



GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (SHADED). THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0455G, DATED 5/8/2024.
5. OWNERSHIP DEED RECORDED IN DOCUMENT NO. 202506034124, DEED RECORDS, COMAL COUNTY, TEXAS.

TREE TABLE

Tag No.	Type	Diameter
635	HACKBERRY	14"
636	PECAN	24.5"
637	ANACUA	4.5"X4"(M)
638	HACKBERRY	7.5"
639	HACKBERRY	15.5"
640	HACKBERRY	7.5"
641	HACKBERRY	15.5"

● IRF	IRON ROD FOUND (SIZE NOTED)	D.R.C.C.T.	DEED RECORDS, COMAL COUNTY, TEXAS
⊕	TEMPORARY BENCHMARK	P.R.C.C.T.	PLAT RECORDS, COMAL COUNTY, TEXAS
⊕	EXIST. ELECTRIC METER	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
⊕	EXIST. IRRIGATION CONTROL VALVE	R.O.W.	RIGHT OF WAY
⊕	EXIST. WATER METER	()	RECORD PLAT/DEED BEARINGS AND DISTANCES
⊕	EXIST. POWER POLE	F.F.E.	FINISHED FLOOR ELEVATION
⊕	EXIST. TELEPHONE PEDESTAL	X 619.31'	SPOT ELEVATION
⊕	EXIST. CLEAN OUT	4	BICYCLE PARKING COUNT
⊕	EXIST. GUY ANCHOR	■	PROPOSED PAVING (ADA ROUTE/PARKING)
⊕	EXIST. AC UNIT	▨	PROPOSED CRUSHED GRANITE
---	PROPERTY LINE	▨	PROPOSED CONCRETE (APRON)
- - -	ADJOINER LINE	▨	EXIST. CONCRETE
○-○-○-○	EXIST. CHAINLINK FENCE	▨	EXIST. STONE AREA/WORK
— — —	EXIST. WOOD FENCE	▨	EXIST. WOOD DECK
— — —	EXIST. EDGE OF PAVEMENT		
—OHE—	EXIST. OVERHEAD UTILITY		

TREE LEGEND

○ CRITICAL ROOT ZONE = DIAMETER EQUAL IN FEET TO TWICE THE NUMBER OF INCHES OF THE TREE'S TRUNK DIAMETER

(M) MULTI-TRUNK

CONCEPT PLAN 1

LOT 3, N.C.B.1059

KUEHLER ADDITION
VOL. 46, PG. 430

DEED RECORDS, COMAL COUNTY, TEXAS
ADDRESS: 330 KESSLER ST, NEW BRAUNFELS TX

PREPARED FOR

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SURVEYOR

DILLO DEV



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