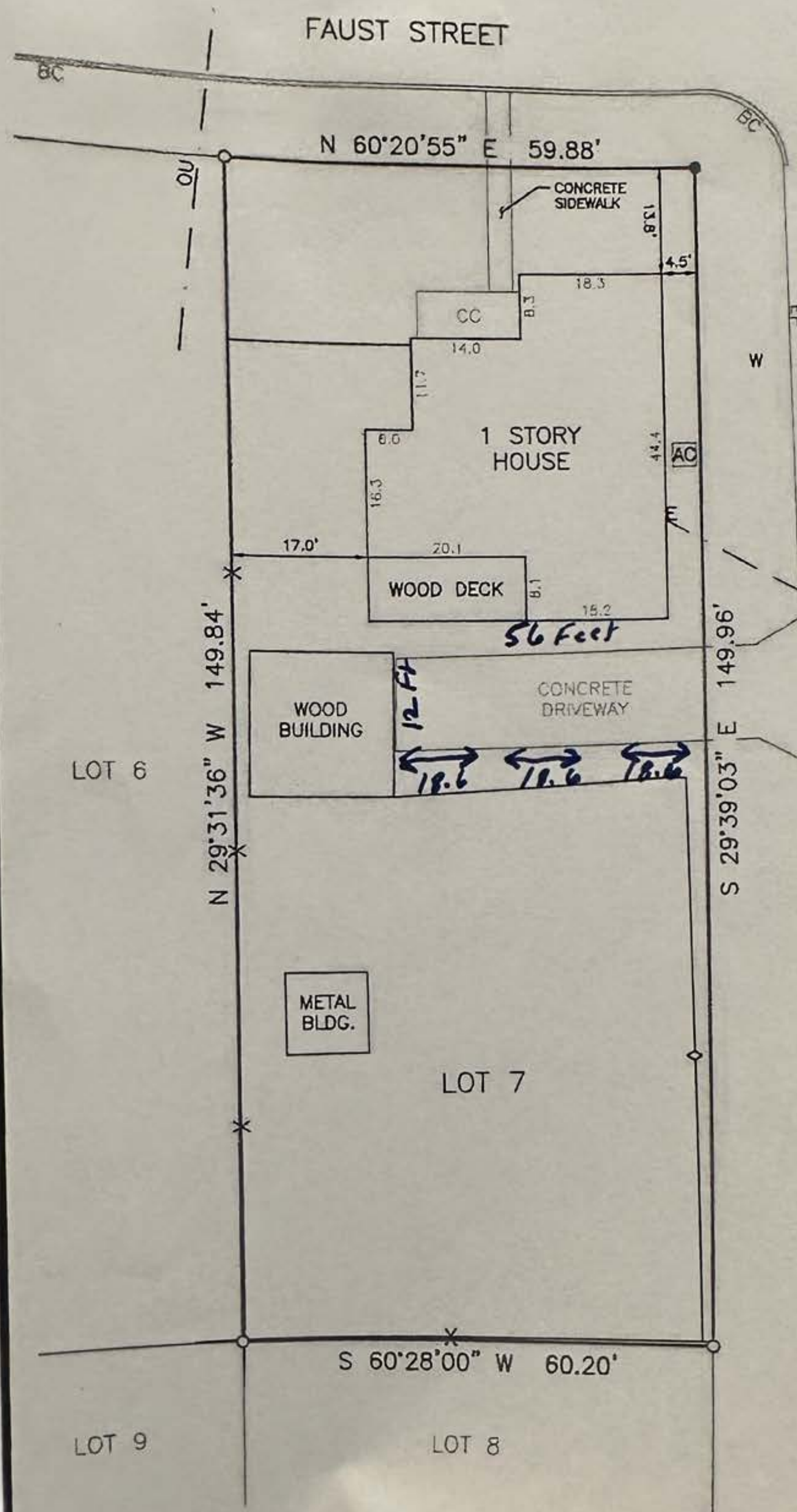


Scale: 1" = 20'



I, Jeff Coulter, the property owner, acknowledge that the site plans submitted for the purpose of rezoning this property in accordance with all applicable provisions of the zoning ordinance. Additionally, I understand that city council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any all city adopted codes/ordinances at the time of plan submittal for building permits: nor does it relieve me for adherence to any all state or federal rules and regulations.

Jeff Coulter
8/15/2024

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS)

ADDRESS: 296 E. FAUST STREET
REFERENCES: VOL 46, PGS. 430-431
VOL 114, PG. 623

LEGEND:

- CC COVERED CONCRETE
- W WATER METER BOX
- E ELECTRIC METER
- BC BACK OF CURB
- EP EDGE OF PAVEMENT
- OU OVERHEAD UTILITIES
- AC AIR CONDITIONER
- X WIRE FENCE
- ◇ CHAINLINK FENCE
- FOUND 1/2" REBAR
- SET 1/2" REBAR

SURVEY PLAT SHOWING LOT 7, NEW CITY BLOCK 1054, KUEHLER ADDITION, AS RECORDED IN VOLUME 46, PAGES 430-431, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: ALAMO TITLE INSURANCE G.F. #SAT-14-4000142200222-SH DATED: MARCH 21, 2022 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

Trihydro
CORPORATION
New Braunfels Branch Office
Texas Survey Firm 10194320
1011 West County Line Road
New Braunfels, Texas 78130
(P) 830/625.0337 (F) 830/626.3801

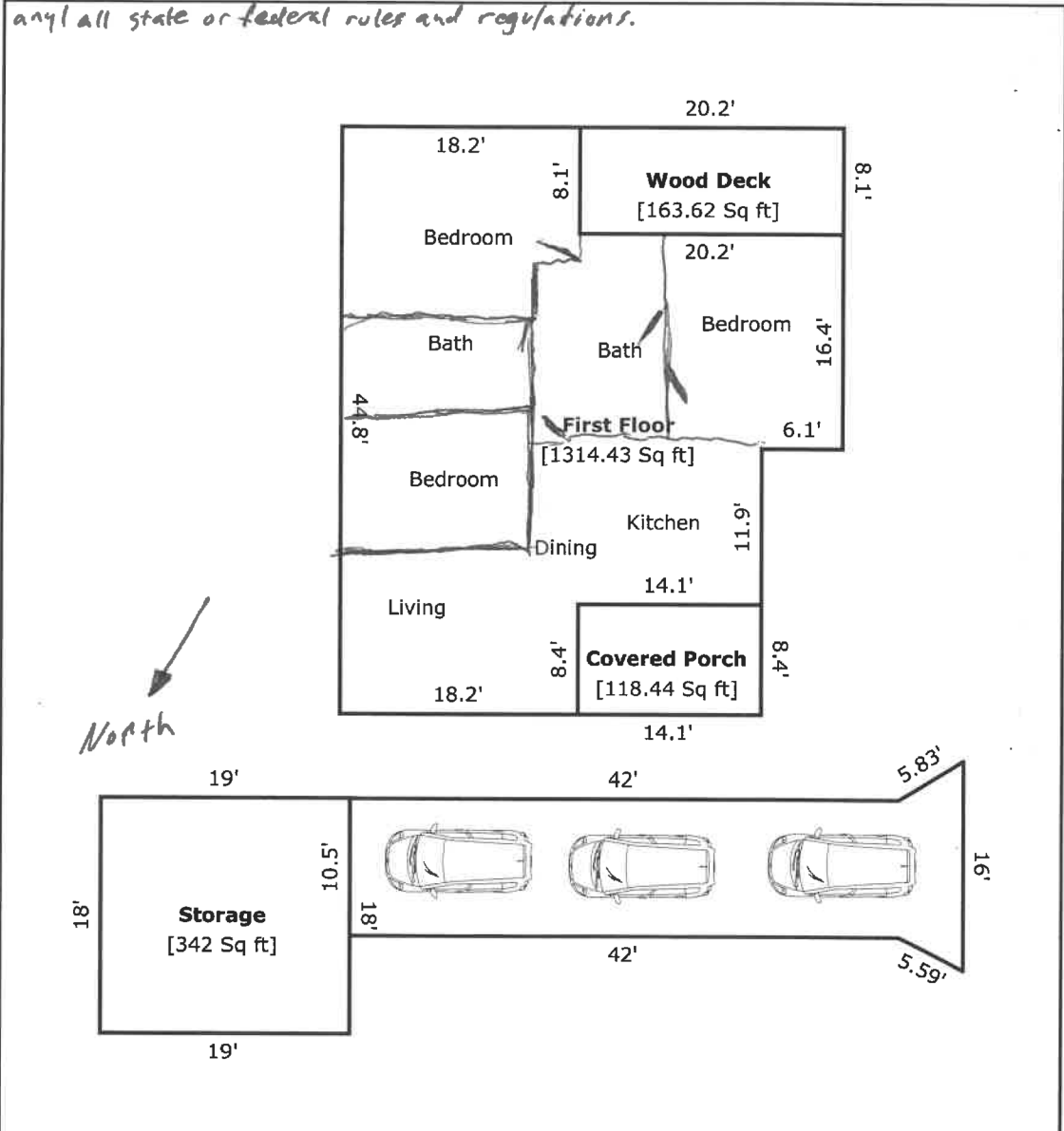


Abel P. Stendahl
ABEL P. STENDAHL
REGISTERED PROFESSIONAL LAND SURVEYOR
6754
TEXAS REGISTRATION NO.
JOB # 202-200-112
DATE: 4/15/22

Building Sketch

Borrower/Client			
Property Address 296 E Faust Sketch			
City	County	State	Zip Code
Lender			

I Jeff Coulter, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the zoning ordinance. Additionally, I understand that city council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all city adopted Codes/ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1314.43 Sq ft	44.8 x 18.2 =	815.36
		14.1 x 11.9 =	167.79
		20.2 x 16.4 =	331.28
Total Living Area (Rounded):	1314 Sq ft		
Non-living Area			
Wood Deck	163.62 Sq ft	8.1 x 20.2 =	163.62
Driveway	507.25 Sq ft	0.5 x 5 x 2.5 =	6.25
		47 x 10.5 =	493.5
		0.5 x 5 x 3 =	7.5
Covered Porch	118.44 Sq ft	14.1 x 8.4 =	118.44
Storage	342 Sq ft	18 x 19 =	342