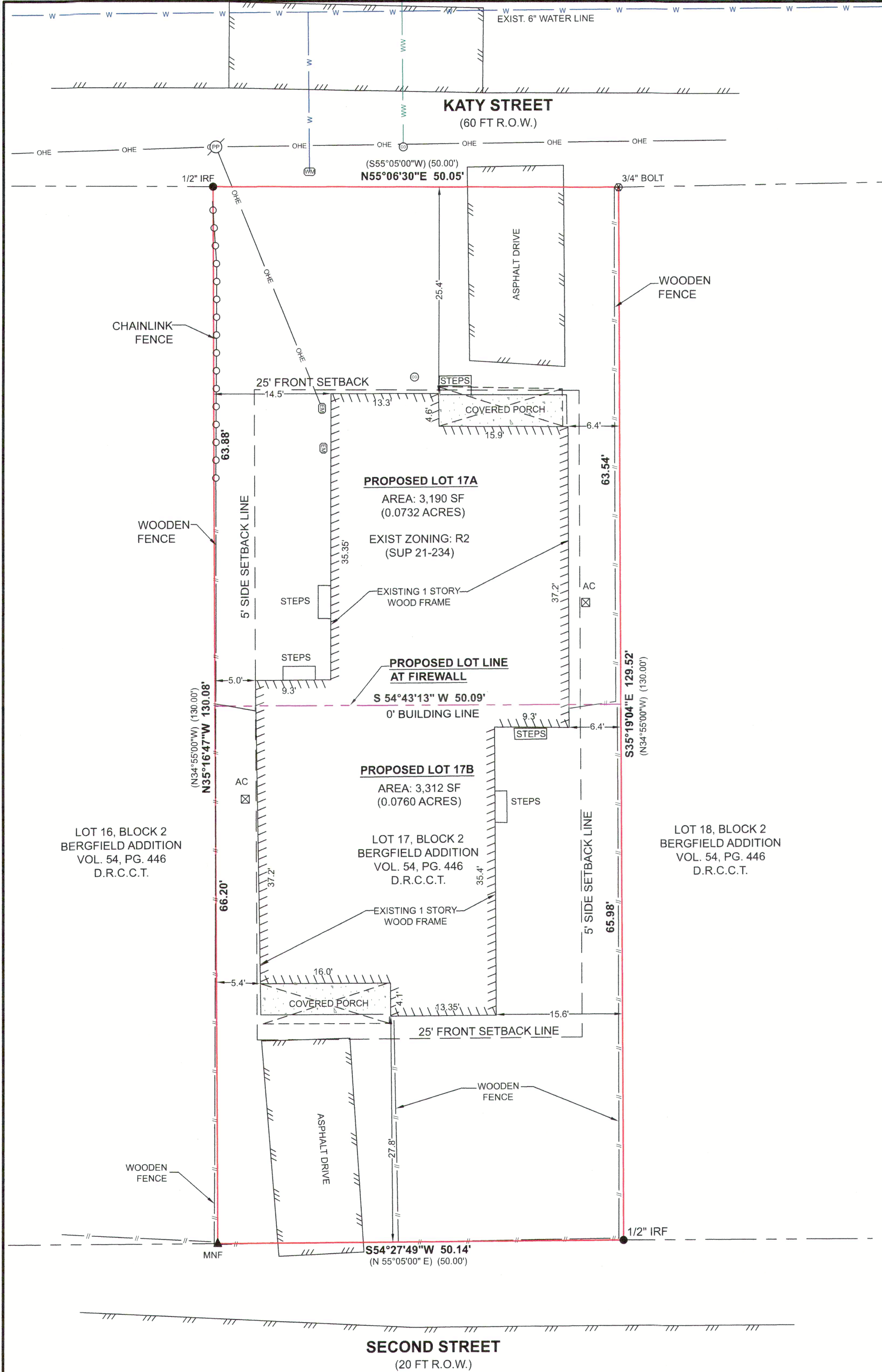




GENERAL NOTES:

1. THE PURPOSE OF THIS SITE PLAN IS TO APPLY FOR A SPECIAL USE PERMIT TO ALLOW FOR A TOWNHOME USE ON THE SUBJECT PROPERTY AND PROPOSE A LOT LINE AT THE EXISTING FIREWALL ON THE SHOWN DUPLEX BUILDING.
2. 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).
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES, NOR DOES THE SURVEYOR GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE EXACT IN THE LOCATION INDICATED.
4. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
6. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0445F DATED 9/2/2009.
7. OWNERSHIP DEED RECORDED IN DOCUMENT NO. 201906041534, COMAL COUNTY RECORDS.

LEGEND

- IRF IRON ROD FOUND (SIZE NOTED)
- IPF IRON PIPE FOUND (SIZE NOTED)
- ▲ MAG NAIL FOUND
- ⊗ BOLT FOUND (SIZE NOTED)
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDED COMAL COUNTY, TEXAS
- D.R.C.C.T. PLAT RECORDED COMAL COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- EM ELECTRIC METER
- WM WATER METER
- CO CLEAN OUT
- PP POWER POLE
- WV WATER VALVE
- AC AC UNIT
- BREAKLINE
- WASTEWATER LINE
- WATER LINE
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINER LINE
- WOOD FENCE
- EDGE OF PAVEMENT
- OVERHEAD UTILITY
- CONCRETE

OWNER'S CERTIFICATION

I, COMAL COUNTY HABITAT FOR HUMANITY, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISION 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.

Seth Reichenau DATE 7/31/23

SURVEYOR'S CERTIFICATION

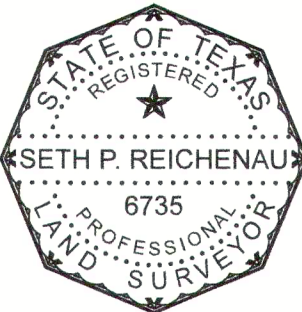
I, SETH REICHENAU, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

THE FIELD WORK WAS COMPLETED ON JULY 21, 2023.

Seth Reichenau JULY 28, 2023
SETH REICHENAU
RPLS NO. 6735

FIELD CREW: ALA & TCP
DRAWN BY: WJW

REVISION #:



SITE DATA TABLE

ZONING:	R2 (SUP 21-234)
LOT AREA:	PROPOSED LOT 17A (3,190 SQUARE FEET) PROPOSED LOT 17B (3,312 SQUARE FEET)
BUILDING SETBACK:	FRONT YARD (25') SIDE YARD (5') REAR YARD (0')

SPECIAL USE PERMIT SITE PLAN

LOT 17, BLOCK 2

OF BERGFELD ADDITION, VOLUME 54 PAGES 445-446,
DEED RECORDS, COMAL CO., TX.
ADDRESS: 2679 KATY STREET, NEW BRAUNFELS, TX

PREPARED FOR
COMAL COUNTY HABITAT FOR HUMANITY
1269 Industrial Drive
New Braunfels, TX 78130

SURVEYOR
DILLO DEV
engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

JOB NO. 23060
SHEET 1 OF 1