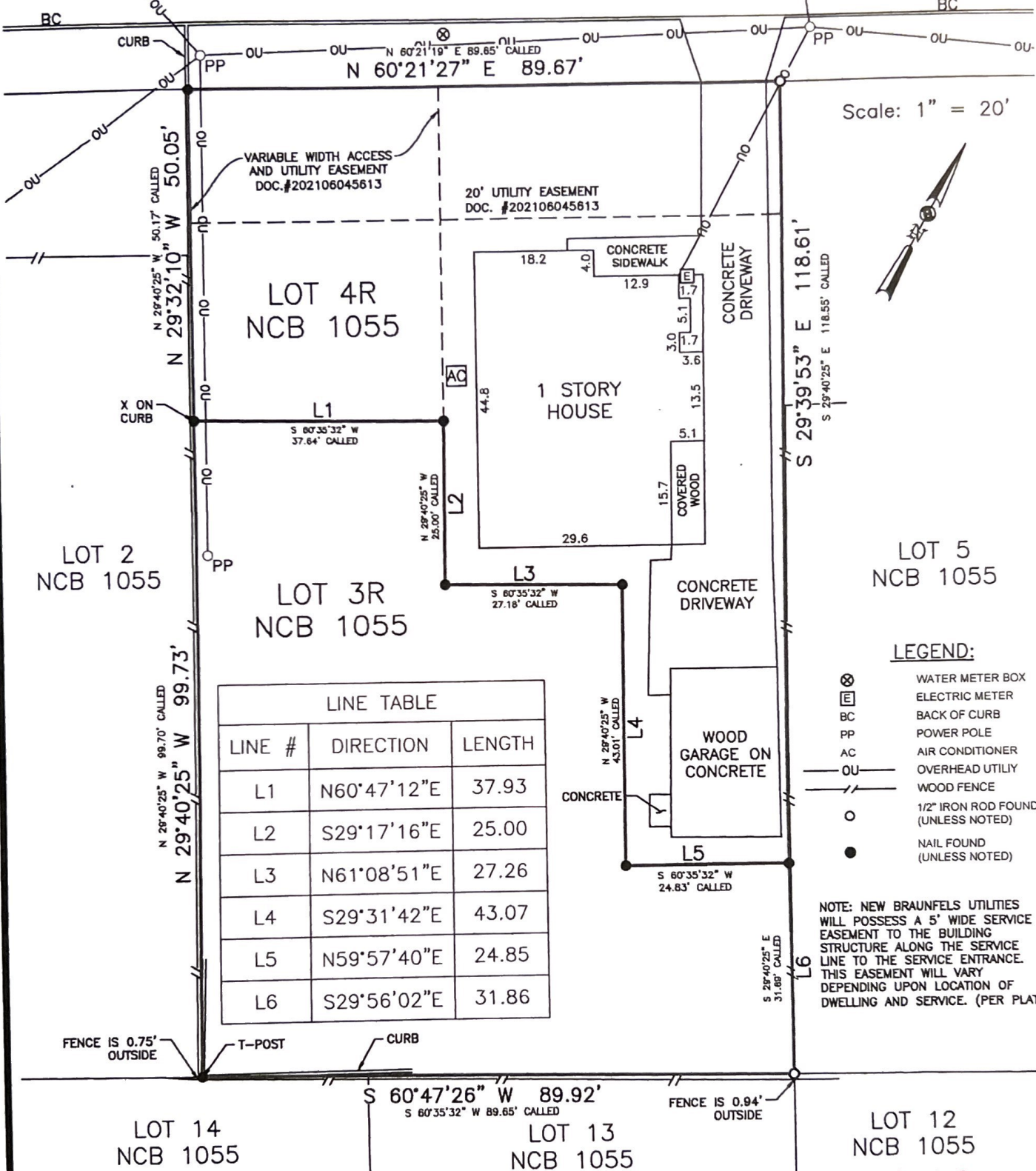


# FAUST STREET

Scale: 1" = 20'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°47'12"E	37.93
L2	S29°17'16"E	25.00
L3	N61°08'51"E	27.26
L4	S29°31'42"E	43.07
L5	N59°57'40"E	24.85
L6	S29°56'02"E	31.86

- LEGEND:**
- WATER METER BOX
  - ELECTRIC METER
  - BACK OF CURB
  - POWER POLE
  - AIR CONDITIONER
  - OVERHEAD UTILITY
  - WOOD FENCE
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - NAIL FOUND (UNLESS NOTED)

NOTE: NEW BRAUNFELS UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE. (PER PLAT)

I TIMOTHY L. DAIGLE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF ZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I BEARING BASIS: UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A ZONING CASE DOES TEXAS STATE PLANE COORDINATE SYSTEM NOT RELIEVE ME FROM ADHERANCE FROM ANY/ALL STATE CITY - ADOPTED GRID, SOUTH CENTRAL ZONE (FIPS CODES/ORDINANCES AT THE TIME OF PLAN OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET 4204) (NAD'83), AS DETERMINED BY SUBMITTAL FOR BUILDING PERMITS. NOR DOES THE GLOBAL POSITIONING SYSTEM (GPS) IT RELIEVE ME FROM ADHERANCE TO ANY/ALL STATE/FEDERAL RULES & REGULATIONS.

ADDRESS: 354 E FAUST STREET

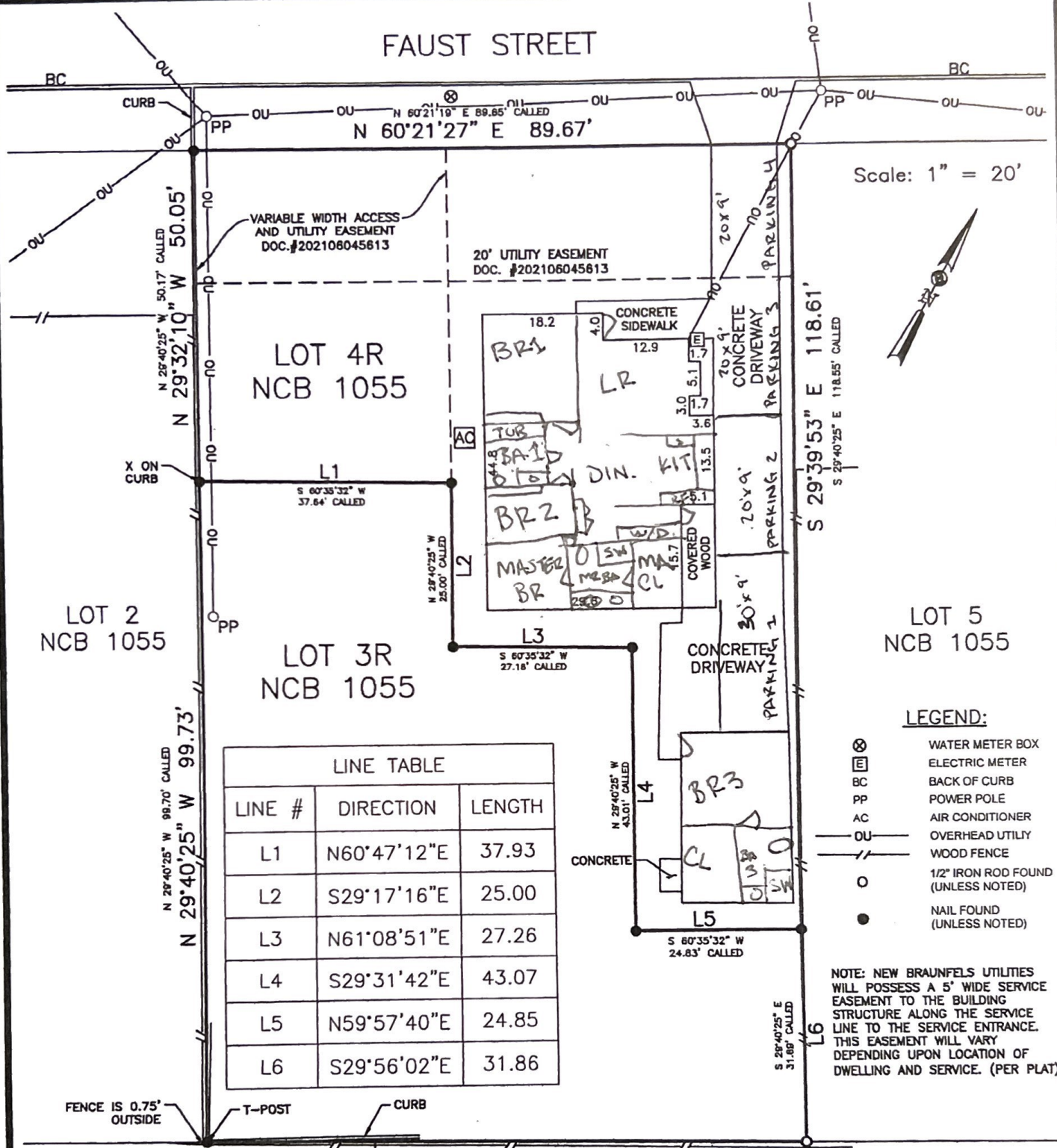
REFERENCES: DOC #202106045613



TITLE CO.: STEWART TITLE GUARANTY COMPANY  
 G.F. #1909865  
 DATED: DECEMBER 29, 2022  
 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

# FAUST STREET

Scale: 1" = 20'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N60°47'12"E	37.93
L2	S29°17'16"E	25.00
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**LEGEND:**

- WATER METER BOX
- ELECTRIC METER
- BACK OF CURB
- POWER POLE
- AIR CONDITIONER
- OVERHEAD UTILITY
- WOOD FENCE
- 
- NAIL FOUND (UNLESS NOTED)

NOTE: NEW BRAUNFELS UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE. (PER PLAT)

FENCE IS 0.75' OUTSIDE T-POST CURB

FENCE IS 0.94' OUTSIDE

LOT 14  
NCB 1055

LOT 13  
NCB 1055

LOT 12  
NCB 1055

I, TIMOTHY L. DUNN, PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR 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 CONNECTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE FROM 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 CITY/STATE OR FEDERAL REGULATIONS.

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

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: STEWART TITLE GUARANTY COMPANY G.F. #1908665 DATED: DECEMBER 29, 2022 THE SURVEYOR HAS NOT ABSTRACTED

ADDRESS: 354 E FAUST STREET

