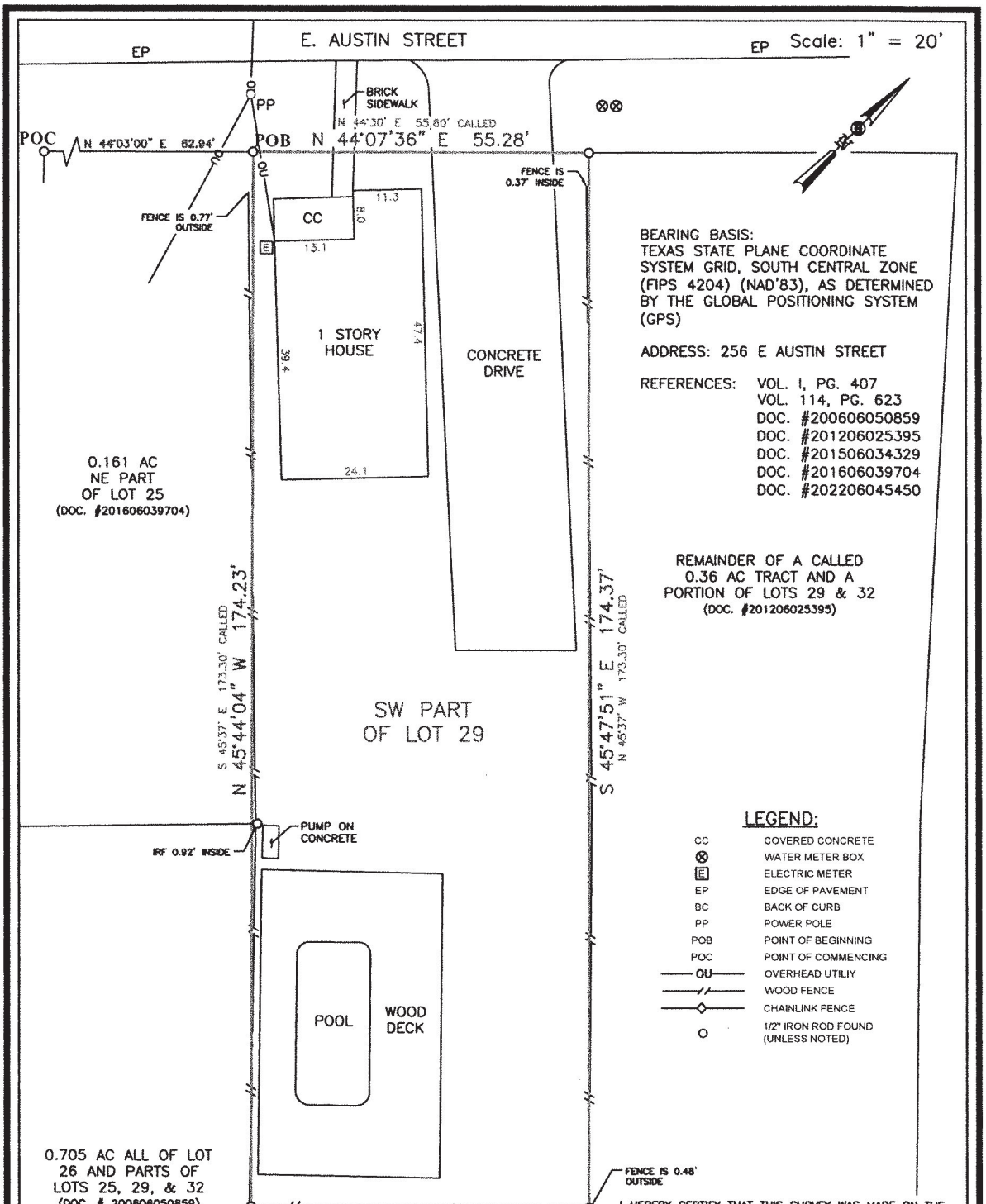


BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS)

ADDRESS: 256 E AUSTIN STREET

REFERENCES:
VOL. I, PG. 407
VOL. 114, PG. 623
DOC. #200606050859
DOC. #201206025395
DOC. #201506034329
DOC. #201606039704
DOC. #202206045450

REMAINDER OF A CALLED 0.36 AC TRACT AND A PORTION OF LOTS 29 & 32 (DOC. #201206025395)

LEGEND:

CC	COVERED CONCRETE
⊗	WATER METER BOX
E	ELECTRIC METER
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
PP	POWER POLE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
—OU—	OVERHEAD UTILIY
—//—	WOOD FENCE
—◇—	CHAINLINK FENCE
O	1/2" IRON ROD FOUND (UNLESS NOTED)

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.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO.: FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. #244470-CSSF DATED: SEPTEMBER 11, 2024 THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

STATE OF TEXAS REGISTERED JOHN MARK HICKMAN 7001 PROFESSIONAL LAND SURVEYOR

JOHN MARK HICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR

7001
TEXAS REGISTRATION NO.

JOB # TXSUR-025-0062
DATE: 10/3/25

A

2 OF 2

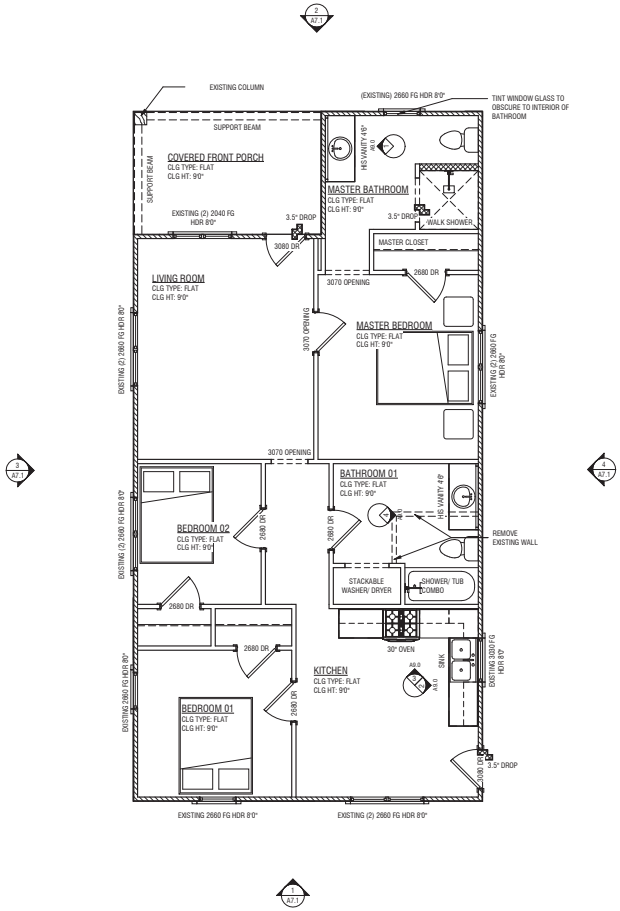
SURVEY SHOWING ALL THAT PARCEL OF LAND, SITUATED IN THE CORPORATE LIMITS OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, KNOWN AS THE SOUTHWEST PART OF LOT NO. 29, NEW CITY BLOCK NO. 5092. ALSO BEING THE SAME TRACT DESCRIBED IN DOCUMENT NO. 202206045450 OFFICIAL PUBLIC RECORDS COMAL COUNTY, TEXAS.

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

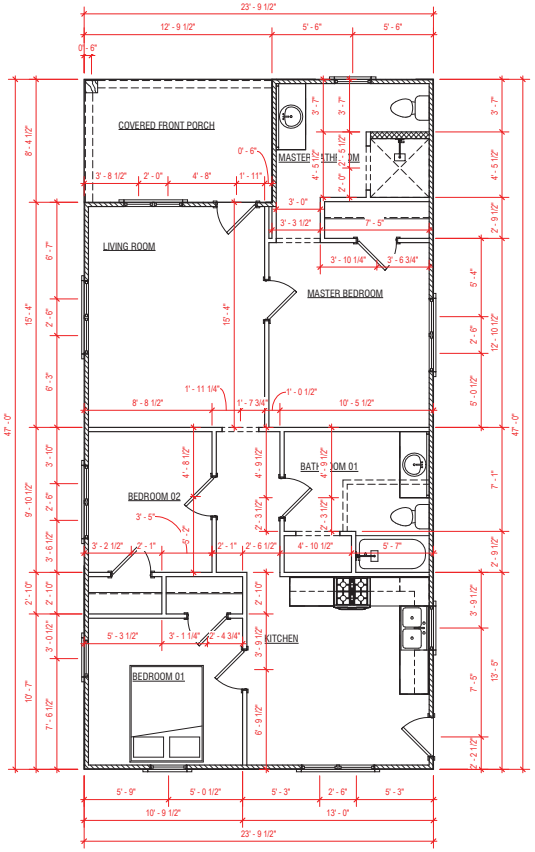
DRAWN BY: PME
CHECKED BY: JMH
DATE: 10/03/2025
SCALE: AS SHOWN
FILE: TXSUR-025-0062

PREPARED BY:

Trihydro CORPORATION
New Braunfels Branch Office
Texas Survey Firm 10194320
1672 Independence Dr., Ste 315
New Braunfels, Texas 78132
(P) 830/625.0337 (F) 830/626.3601



1 A7.1 FIRST FLOOR DETAILED LAYOUT
1/4" = 1'-0"



2 FIRST FLOOR DETAILED LAYOUT
1/4" = 1'-0"

AREA SCHEDULE

NAME	AREA	COMMENTS
MAIN CONDITIONED SPACE	1011 SF	
COVERED FRONT PORCH	107 SF	
	1118 SF	

DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND BUILDER THAT HE, "DESIGNER", RELIEVES HIMSELF OF LIABILITIES TO PROBLEMS AT SITE IN REFRENCE TO SAID WORKING DRAWINGS. THESE PLANS ARE PURCHASED BY THE OWNER OF BUILDING AS A MINIMUM SET OF PLANS AND SHOULD BE USED ONLY AS A GUIDELINE. THE BUILDER IS RESPONSIBLE FOR AND SHOULD REVIEW ALL DRAWINGS, SPECIFICATIONS, LOCAL CODES, ELECTRICAL, JOIST, HEADERS, FOUNDATION REQUIREMENTS, SITE RESTRICTIONS, FRAMING AND WOOD LOAD REQUIREMENTS ETC, PRIOR TO COMPLETION OF PLANS AND PRIOR TO ANY CONSTRUCTION.

PROJECT NAME:
EXSITNG COBURN RESIDENCE

SHEET NAME:
FIRST FLOOR PLAN

PROJECT ADDRESS:
272 EAST AUSTIN STREET, NEW BRAUNFELS, TX 78130

SHEET NUMBER:
A4.0

PAPER SIZE:	ARCH D
DATE: Issue Date	
SCALE:	AS NOTED
DRAWN BY:	SEP
CHECKED BY:	CSB

10/31/2024 5:42:11 PM

BMBR SOLUTIONS LLC
Drafting, Design & Estimating
Christopher.blackwell@bmbrsolutions.com

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