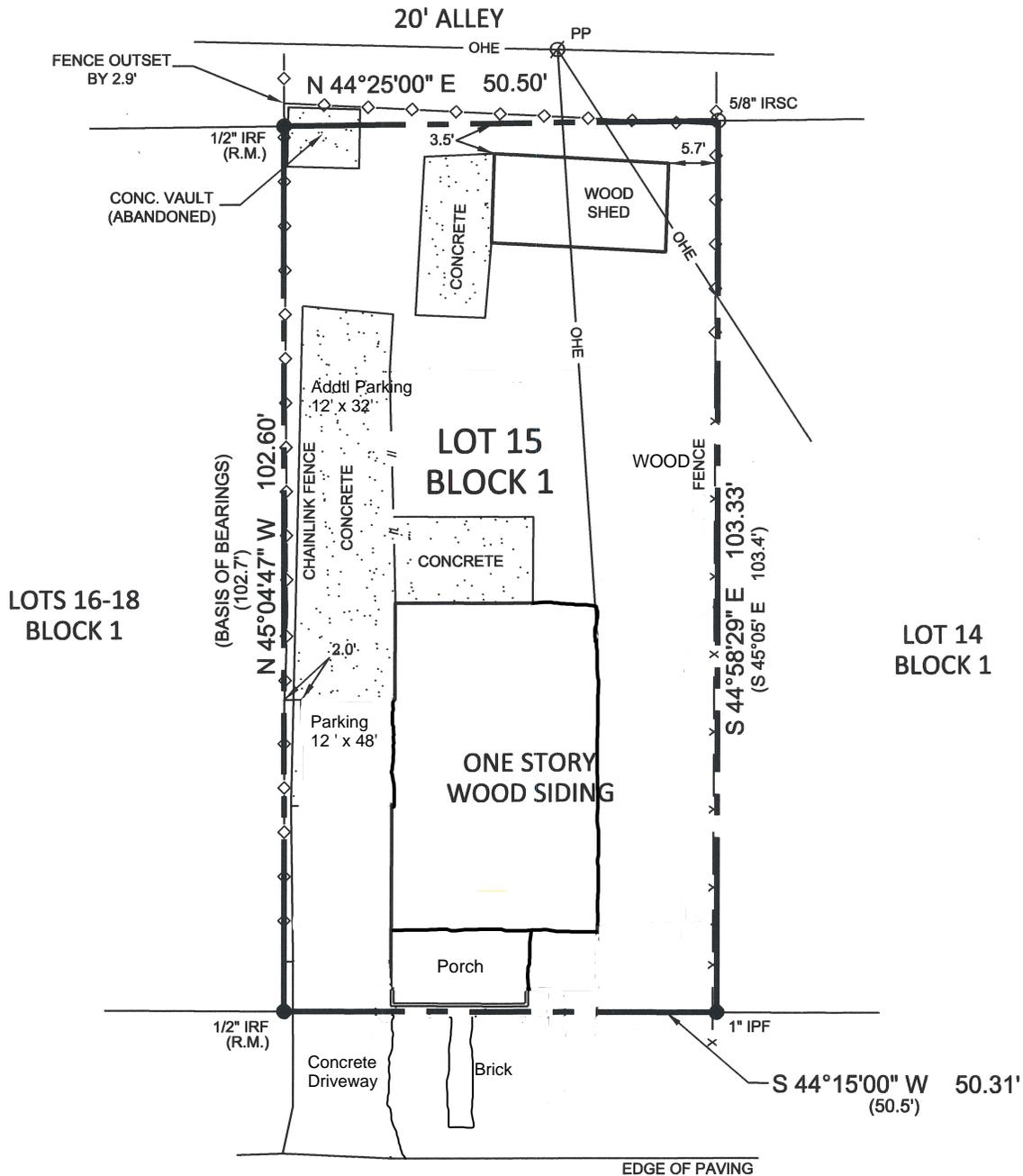


LEGEND

- IRF = IRON ROD FOUND
- IRSC = IRON ROD SET WITH CAP STAMPED "MAESTAS ASSOC"
- IPF = IRON PIPE FOUND
- (N 00°00'00" E) = RECORD BEARING AND DISTANCE
- (R.M.) = RECORD MONUMENT
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
- PP = POWER POLE
- WM = WATER METER



SCALE 1" = 20'



OASIS STREET
(30' R.O.W.)

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

"I Darren Saxton, 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 the plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations."



KEITH C. KEPPLER, RPLS
TEXAS NO. 6271

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE SOUTHWEST LINE OF LOT 15 OF MILLTOWN SUBDIVISION AS RECORDED IN VOLUME 67, PAGE 419, DEED RECORDS OF COMAL COUNTY, TEXAS.
2. THE SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF. NO. 13226NB, EFFECTIVE ON NOVEMBER 30, 2021, ISSUED ON DECEMBER 8, 2021 WITH REGARDS TO THE EXISTENCE OF RECORDED EASEMENTS, RESTRICTIONS, AND/OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. ONLY THOSE MATTERS AFFECTING THE SUBJECT PROPERTY IDENTIFIED IN THE REFERENCED TITLE COMMITMENT ARE SHOWN.
3. PROPOSED INSURED: DARREN SAXTON
4. SURVEY WAS COMPLETED ON DECEMBER 16, 2021.

REFERENCE:

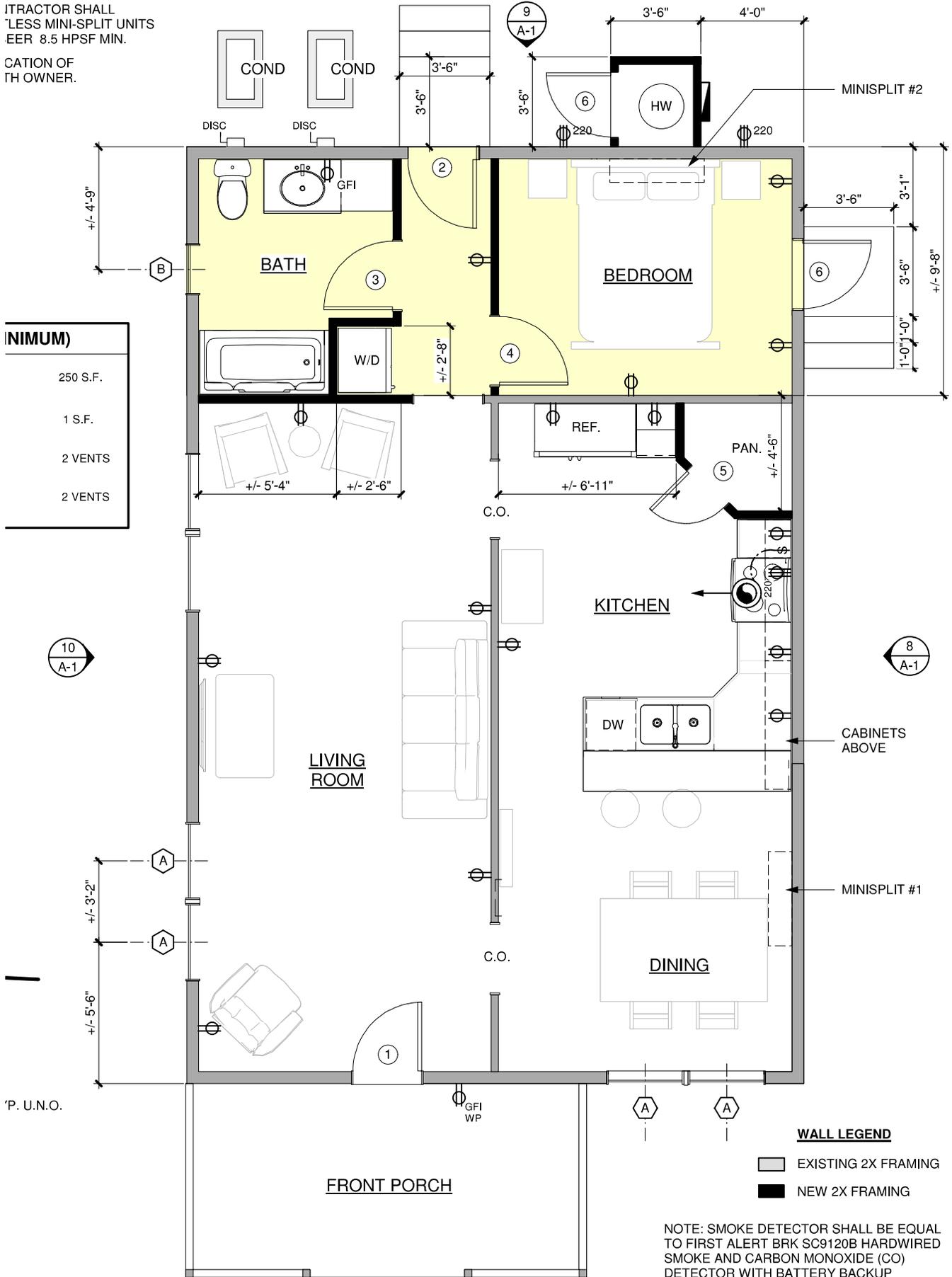
1. PLAT OF MILLTOWN SUBDIVISION, VOLUME 67, PAGE 419, DEED RECORDS OF COMAL COUNTY, TEXAS.

MAESTAS		8122 DATAPOINT DR., STE. 840 SAN ANTONIO, TX 78229 (210) 366-1988
TBPE No.: F-333	TBPLS No.: 10194506	
BOUNDARY AND IMPROVEMENT SURVEY OF		
ADDRESS: 639 OASIS STREET LOT 15, BLOCK 1 MILLTOWN SUBDIVISION NEW BRAUNFELS, COMAL COUNTY, TEXAS RECORDED IN VOLUME 67, PAGE 419, D.R.C.C.T.		
PROJECT NO.: M189-17	DATE: 12/17/2021	
DRWN BY: KCK	CHKD BY: KCK	SHEET NO.: 1 OF 1

TRACTOR SHALL
 LESS MINI-SPLIT UNITS
 EER 8.5 HPSF MIN.

CAUTION OF
 THE OWNER.

MINIMUM)	
250 S.F.	
1 S.F.	
2 VENTS	
2 VENTS	



6 FLOOR PLAN/ ELECTRICAL PLAN
 Scale: 1/4" = 1'-0"