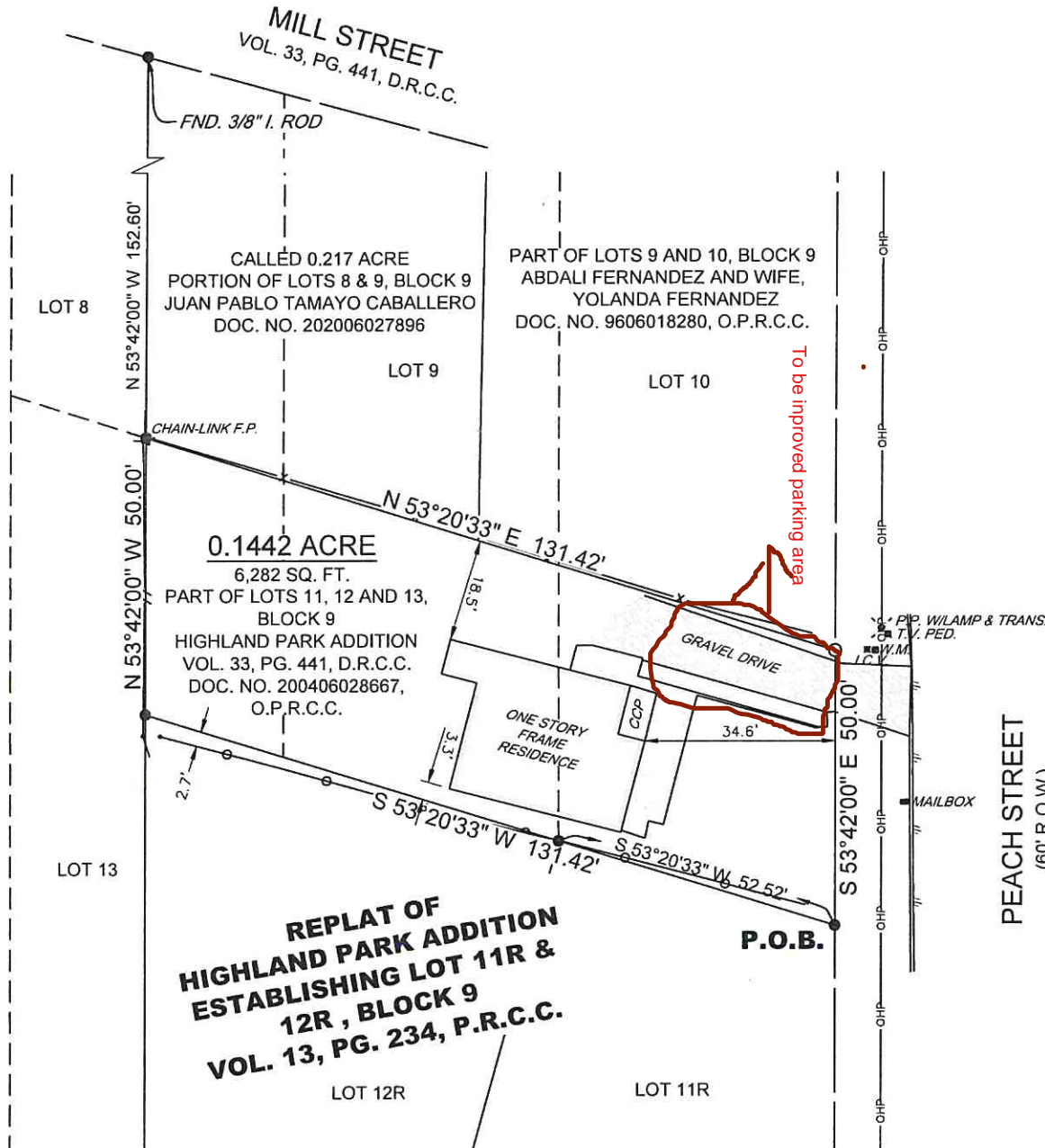
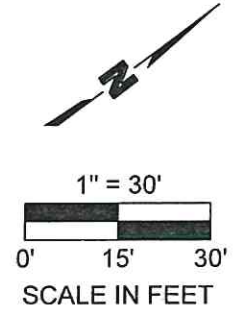


Insured: Lisa Cabrera
Address: 149 N. Peach Street, New Braunfels Tx
G.F. No.: 12358NB

LEGEND

CCP	COVERED CONCRETE PORCH
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
D.R.C.C.	DEED RECORDS OF COMAL COUNTY, TEXAS
P.R.C.C.	PLAT RECORDS OF COMAL COUNTY, TEXAS
O.P.R.C.C.	OFFICIAL PLAT RECORDS OF COMAL COUNTY, TEXAS
A.C.	AIR CONDITIONER UNIT
P.P.	POWER POLE
C.O.	CLEAN OUT
TRANS.	TRANSFORMER
●	FOUND 1/2-INCH IRON ROD UNLESS OTHERWISE NOTED
○	SET 5/8-INCH IRON ROD W/CAP "SUMMIT GEOMATICS, INC."
—	EDGE OF PAVEMENT
—	CHAIN LINK FENCE
—	BOARD FENCE
—	OVERHEAD UTILITY LINE



PEACH STREET
(60' R.O.W.)

VOL. 33, PG. 441, D.R.C.C.

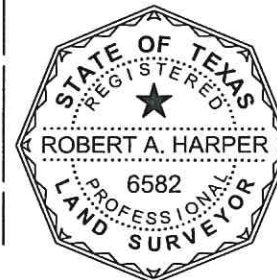
"I, Lisa Cabrera, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all state or federal rules and regulations."

General Notes:

- Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- This survey was made in reliance upon that certain commitment for title insurance issued by Old Republic National Title Insurance Company under G.F. No. 12358NB, dated effective July 23, 2021 and issued on July 30, 2021.
- Property lies in Unshaded Zone "X" as delineated on the Flood Insurance Rate Map for Comal County, Texas and Incorporated Areas, Map No. 48091C0435F, Map Effective September 02, 2009.
- A metes and bounds description of even date has been prepared in conjunction with this survey plat.

I, Robert A. Harper, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the minimum technical standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

Dated this the 24th day of August, 2021.



Robert A. Harper
Robert A. Harper, RPLS No. 6582
Summit Geomatics, Inc.
Tel: (210) 971-4870
rharper@summit-geomatics.com



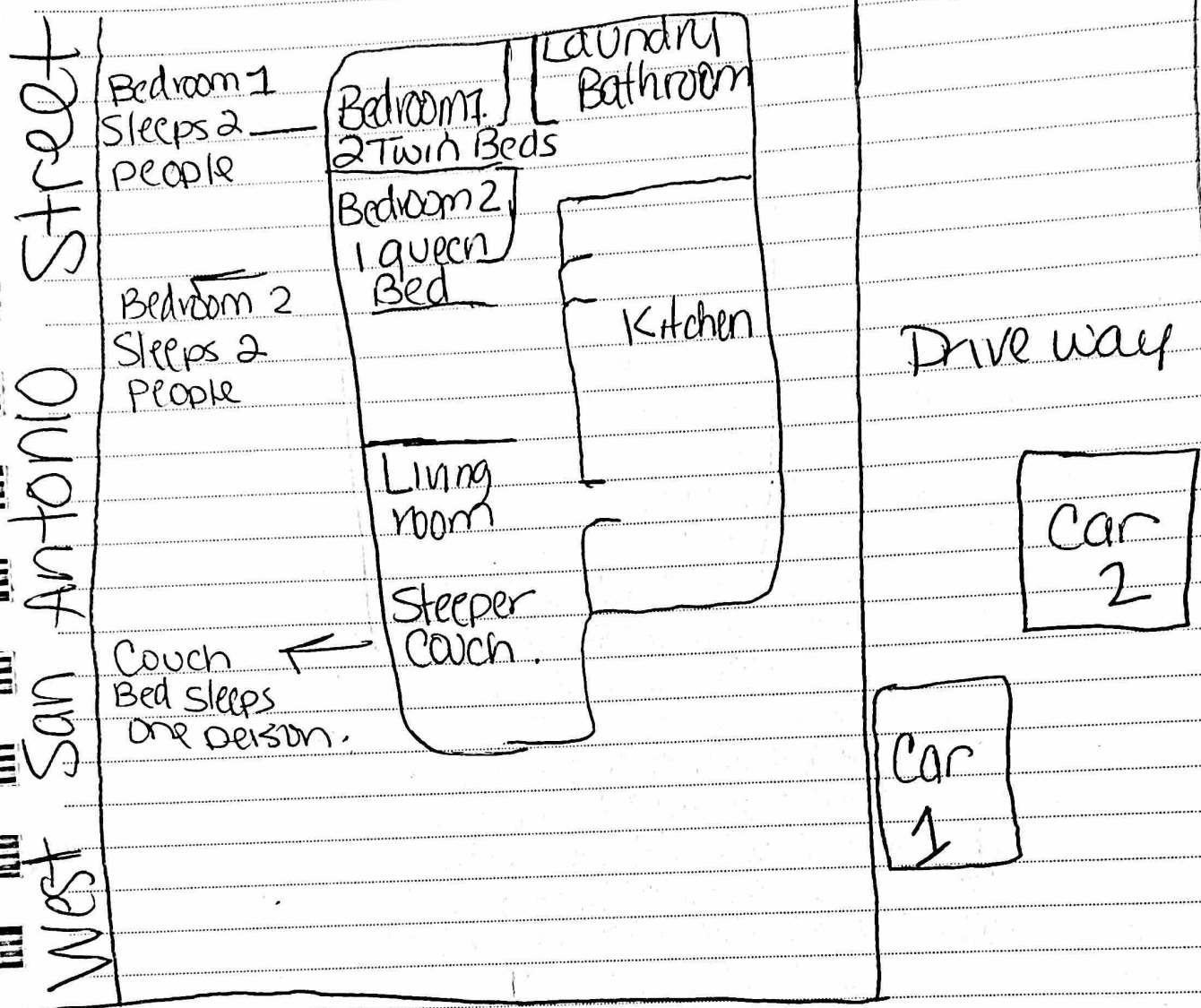
SUMMIT GEOMATICS, INC.
3138 Samar Dr.
San Antonio, Texas 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS Firm No. 10194657

SURVEY PLAT OF
0.1442 ACRE OF LAND
PART OF LOTS 11-13
HIGHLAND PARK ADDITION
SITUATED IN THE
CITY OF NEW BRAUNFELS
COMAL COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1" = 30'	21.0119	08/24/21	1 OF 1

Lisa Cab

This is A 2 Bedroom 1 bathroom Home



149 North Peach Ave - - - -

I Lisa Cabrera the property owner, Acknowledge that the site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the zoning ordinance additionally I understand that City Council approval of this plan in conjunction with rezoning case does not relieve me from adherence to any/all City adopted codes ordinances, at the time of plan submission for building permits nor does it relieve me from adherence to any/all State Rules Regulations.

To whom it may concern:

My name is Lisa Cabrera and I am requesting a special use permit for my home at 149 N Peach Ave in New Braunfels TX. My home is currently zoned C3 and it is currently a rental property.

My dream is to be able to obtain a short term rental permit so that I can use this home as a short term rental. The location of this home is perfect for people coming to New Braunfels for vacationing.

I am steps away from West San Antonio Street and within walking distance to Mexican restaurants, churches, convenience stores and parks. You will notice the map I have included that I am surrounded by commercial properties.

I think my home would be a great fit for my neighborhood as I have already had several neighbors ask me if I would be able to rent it to their family members during the holidays or rent to their extended family members needing a place to stay for short term visits.

I do believe we have another short term rental in the area a couple blocks away from mine.

I also believe it will add value to my surrounding neighbors. I do plan to have minimum age requirements to be able to rent my home along with higher deposits . This is to ensure more quality applicants.

I greatly appreciate your consideration

Kind regards.

Lisa Cabrera