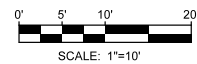
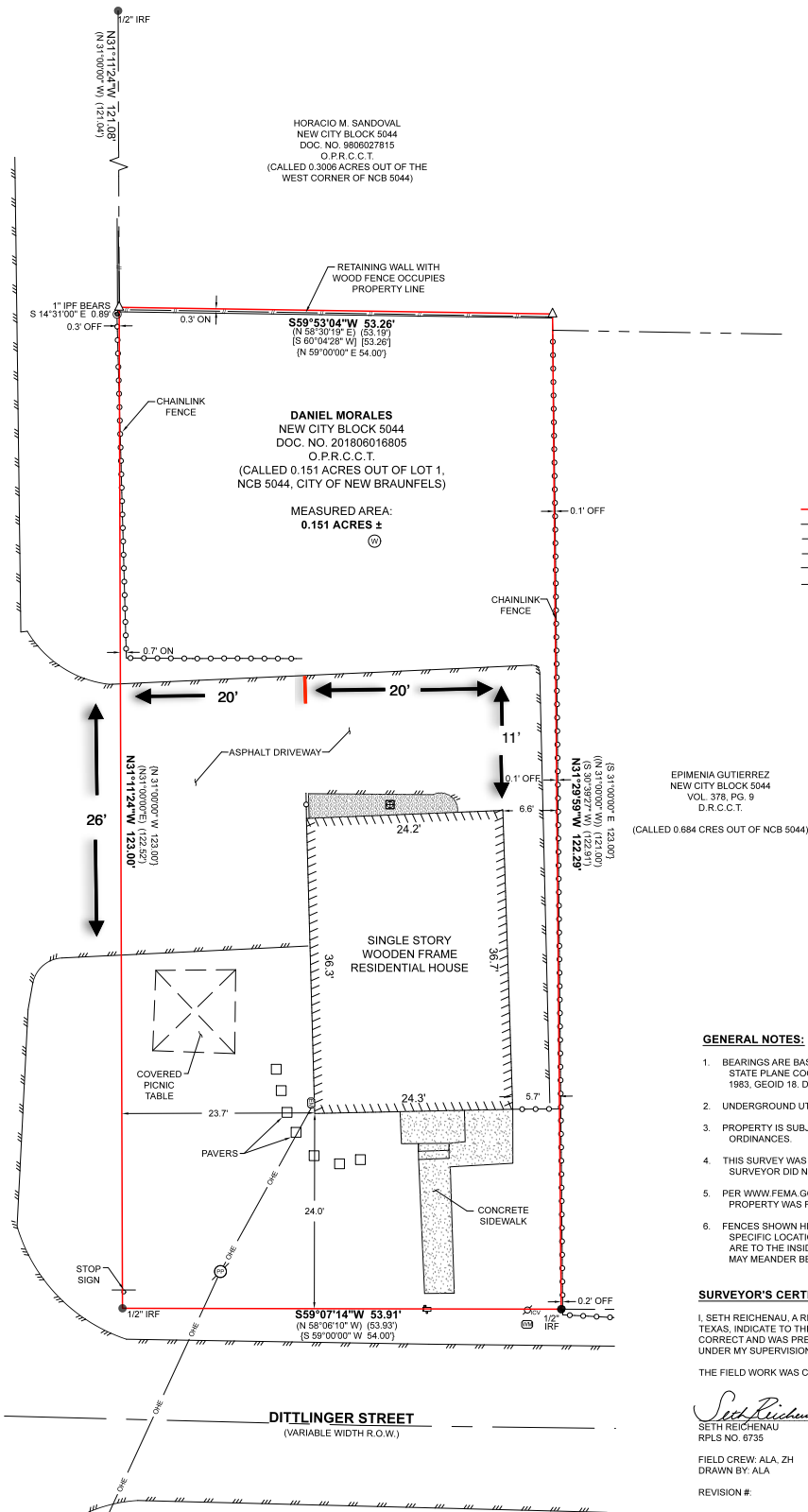


SOUTH WASHINGTON AVENUE
(60' WIDE R.O.W.)



LEGEND

- IRF IRON ROD FOUND (SIZE NOTED)
- IPF IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- ⊕ IRRIGATION CONTROL VALVE
- ⊖ ELECTRIC METER
- ⊙ WATER METER
- ⊕ POWER POLE
- ⊖ BREAKLINE
- ⊕ SIGN
- ⊖ AC UNIT
- ⊕ MAILBOX
- ⊖ WATER SPOGOT
- ⊕ CONCRETE
- ⊖ GRAVEL
- PROPERTY LINE
- - - ADJOINER LINE
- ○ ○ CHAINLINK FENCE
- || WOOD FENCE
- /// EDGE OF PAVEMENT
- OVERHEAD UTILITY
- R.O.W. RIGHT OF WAY
- () DOC. NO. 201806016805 BEARINGS AND DISTANCES
- [] DOC. NO. 9806027815 BEARINGS AND DISTANCES
- () VOL. 378, PG. 9 BEARINGS AND DISTANCES
- () VOL. 586, PG. 388 (PRIOR DEED) BEARINGS AND DISTANCES
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.T. DEED RECORDS, COMAL COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER

EPIMENIA GUTIERREZ
NEW CITY BLOCK 5044
VOL. 378, PG. 9
D.R.C.T.
(CALLED 0.684 CRES OUT OF NCB 5044)

GENERAL NOTES:

1. 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).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
3. PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
5. PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48091C0455G, DATED 5/8/2024.
6. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEANDER BETWEEN MEASURED LOCATIONS.

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 PLAN 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 15, 2025

Seth Reichenau
SETH REICHENAU
RPLS NO. 6735
JULY 24, 2025

FIELD CREW: ALA, ZH
DRAWN BY: ALA

REVISION #:



AS-BUILT SURVEY 0.151 ACRE TRACT

OUT OF LOT 1, NEW CITY BLOCK 5044,
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
ADDRESS: 215 DITTLINGER STREET, NEW BRAUNFELS, TX

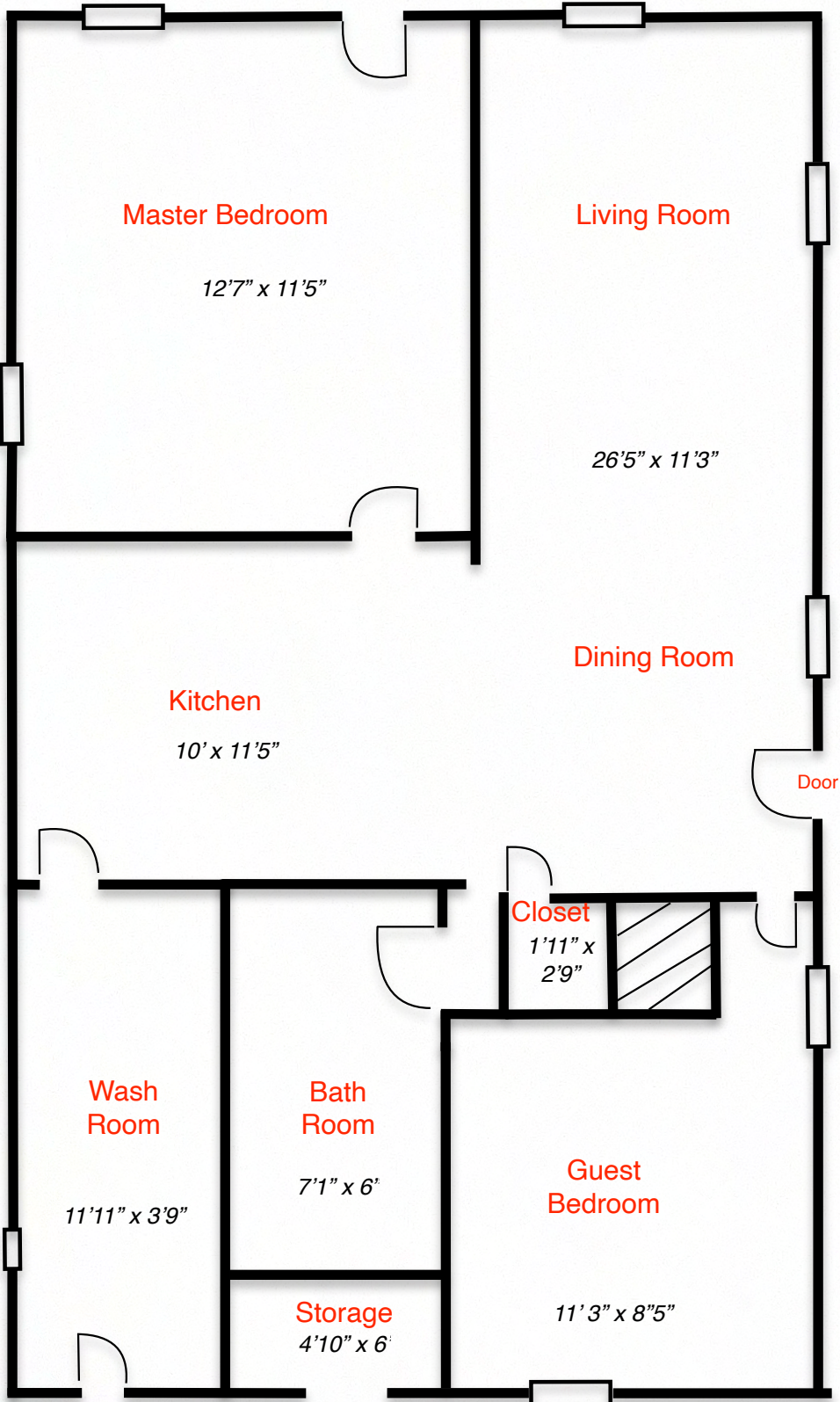
PREPARED FOR
Daniel Morales

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. 25095
SHEET 1 OF 1

Daniel Morales,
the property owner, acknowledged 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 plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.”

Regards,
Daniel Morales,

Dittlinger St.



Washington St.