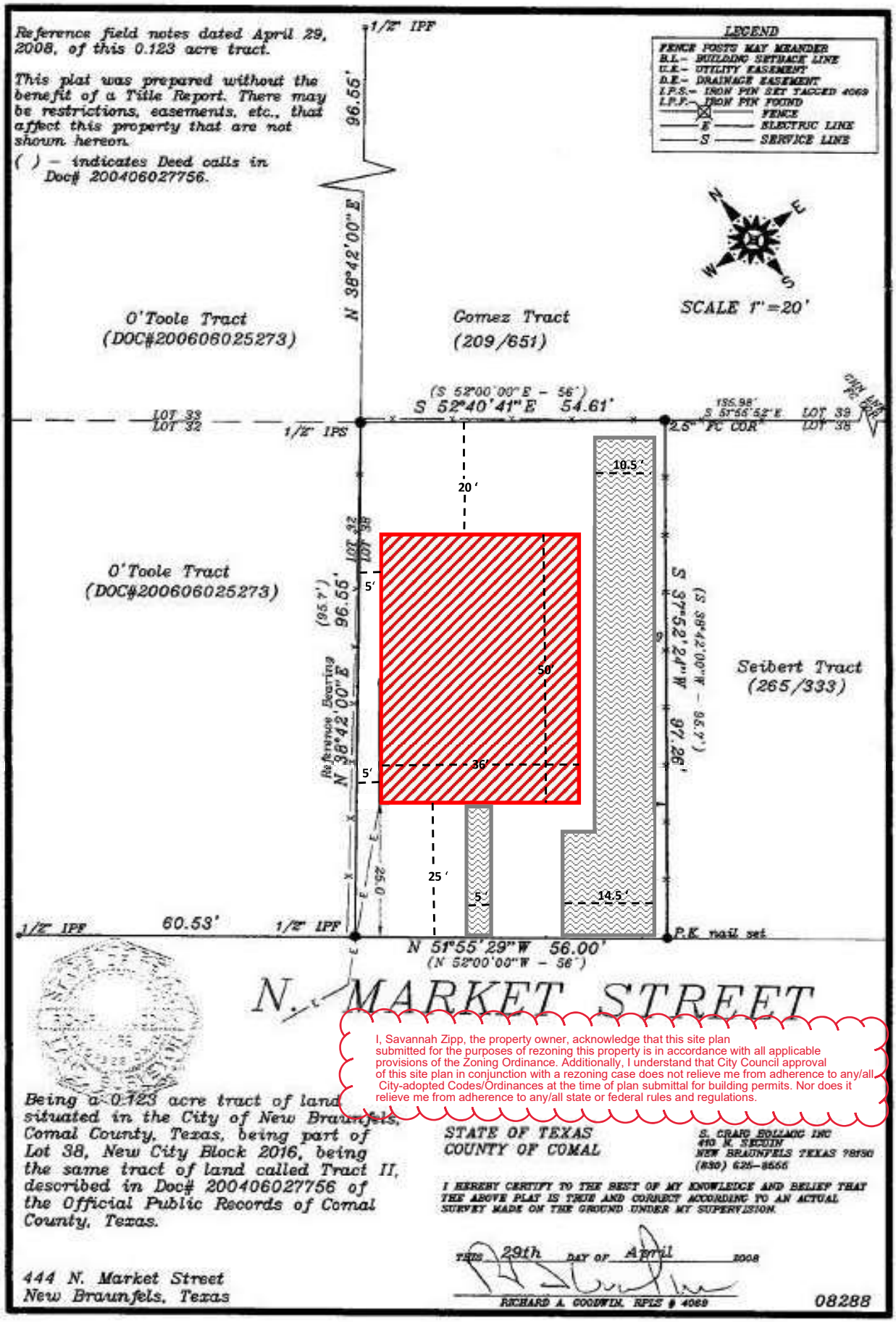
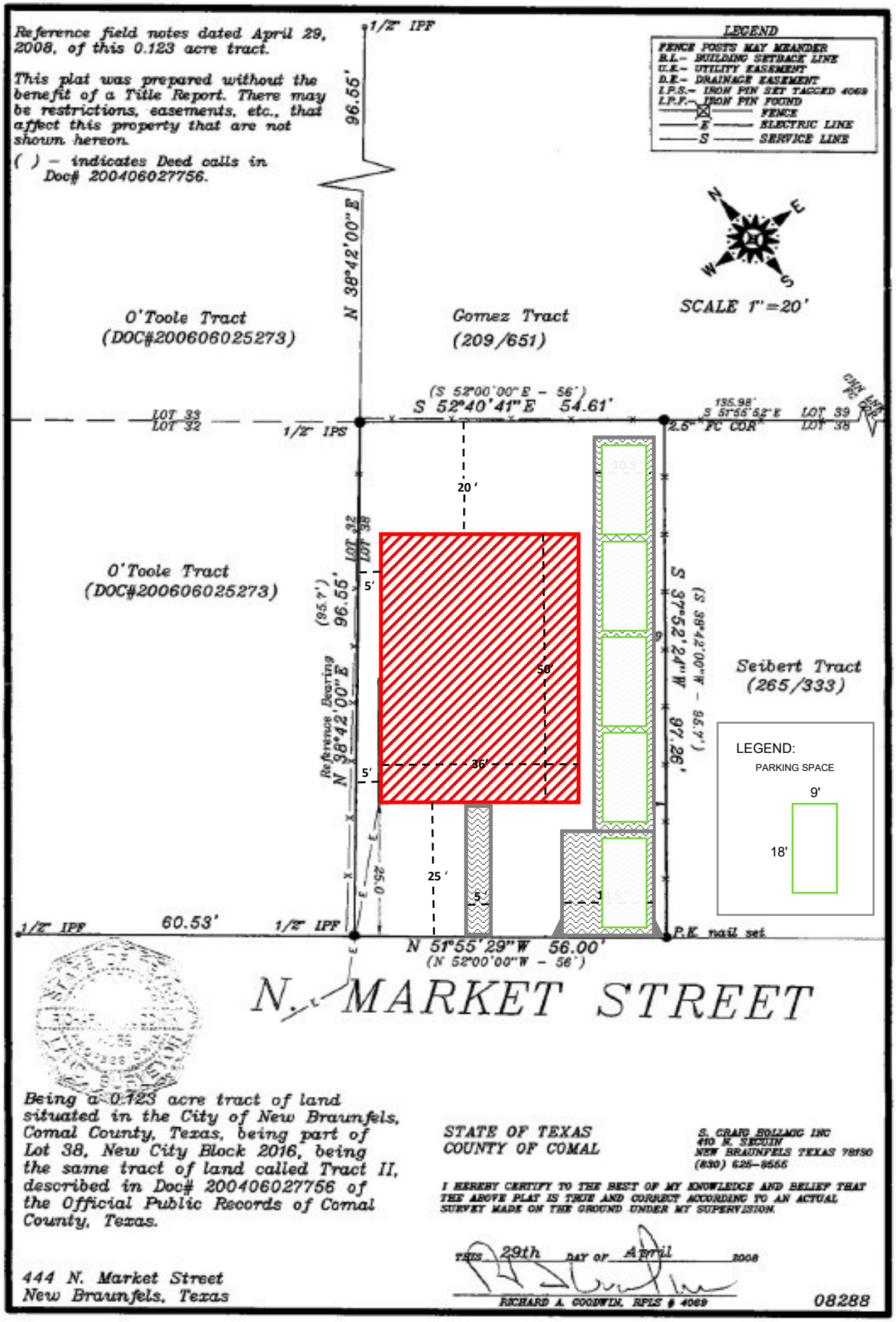

Reference field notes dated April 29, 2008, of this 0.123 acre tract.
This plat was prepared without the benefit of a Title Report. There may be restrictions, easements, etc., that affect this property that are not shown hereon.
( ) – indicates Deed calls in Doc# 200406027756.
LEGEND
FENCE POSTS MAY MEANDER
B.L.– BUILDING SETBACK LINE
U.E.– UTILITY EASEMENT
D.E.– DRAINAGE EASEMENT
I.P.S.– IRON PIN SET TAGGED 4069
I.P.F.– IRON PIN FOUND
FENCE
E ELECTRIC LINE
S SERVICE LINE
SCALE 1"=20'
1/2" IPF
96.55'
N 38°42'00" E
O'Toole Tract
(DOC#200606025273)
Gomez Tract
(209/651)
(S 52°00'00" E – 56')
S 52°40'41" E 54.61'
195.98'
S 51°55'52" E
LOT 33
LOT 32
1/2" IPS
2.5" PC COR
LOT 33
LOT 38
CNTR LINE
10.5'
20'
LOT 32
LOT 38
O'Toole Tract
(DOC#200606025273)
5'
(95.7')
96.55'
Reference Bearing
N 38°42'00" E
50'
36'
5'
S 37°52'21" W
97.29'
(S 38°42'00" W – 95.4')
Seibert Tract
(265/333)
25'
25.0'
5'
14.5'
1/2" IPF
60.53'
1/2" IPF
P.K. nail set
N 51°55'29" W 56.00'
(N 52°00'00" W – 56')
N. MARKET STREET
I, Savannah Zipp, 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 plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.
Being a 0.123 acre tract of land situated in the City of New Braunfels, Comal County, Texas, being part of Lot 38, New City Block 2016, being the same tract of land called Tract II, described in Doc# 200406027756 of the Official Public Records of Comal County, Texas.
STATE OF TEXAS
COUNTY OF COMAL
S. CRAIG BOLLAND INC
410 N. SEGUIN
NEW BRAUNFELS TEXAS 78130
(830) 625-8555
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
THIS 29th DAY OF April 2008
RICHARD A. GOODWIN, RPLS # 4069
444 N. Market Street
New Braunfels, Texas
08288



Being a 0.123 acre tract of land situated in the City of New Braunfels, Comal County, Texas, being part of Lot 38, New City Block 2016, being the same tract of land called Tract II, described in Doc# 200406027756 of the Official Public Records of Comal County, Texas.

444 N. Market Street
New Braunfels, Texas

STATE OF TEXAS
COUNTY OF COMAL

S. CRAIG BOLLAGE INC
410 N. SEGUIN
NEW BRAUNFELS TEXAS 78130
(830) 625-8566

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 29th DAY OF April 2008

RICHARD A. GOODWIN, RPLS # 4069

08288

ATTENTION

All material quantities and quality should be verified prior to construction by owner and contractor. Contractor to verify all dimensions. Contractor shall be responsible for all utility locations on property and compliance with local building codes.

Changes to plans may be required by local building codes; owner and contractor to be responsible and should verify that these plans, details and materials meet minimum requirements for area of construction. These plans have not been reviewed for seismic or high wind areas. Consult local engineer for requirements.

If changes are needed, please feel free to contact LifeStyle Design Service at 1-888-266-3439 and we will be glad to help.

Your modified house plans have been updated to conform to the 2021 IRC code. Your plans will exclude specific local code adoptions as well as any and all engineering including structural, mechanical, plumbing, soils and civil, unless specifically stated in your contract. Note: Some areas may require additional architecture / engineering. Your provided copyright release gives you express permission to work with local professionals, if required by your planning department.

NOTES:

1. TYPICAL WALL CONSTRUCTION.
   EXT. MASONRY VENEER, STUCCO OR WOOD/HARDBOARD/VINYL SIDING ON INSULATING SHEATHING (R-5) ON 2x STUDS @ 16" O.C. (SEE PLANS) W/ BATT INSULATION (R-21) WITH 6 MIL. VAPOR BARRIER.
   INT. 1/2" GYPSUM BOARD ON 2x4 STUDS @ 16" O.C. (U.N.O.) SEE GENERAL NOTE VII.

2. TYPICAL FLOOR CONSTRUCTION.
   1/2" FINISH FLOOR (OPTIONAL) ON 3/4" TONGUE AND GROOVE SUB-FLOORING ON FLOOR FRAMING.

3. TYPICAL CONCRETE FLOOR.
   4" MIN. CONC. SLAB WITH 6x6-W1.4xW1.4 W.W.M. ON 6 MIL. POLY VAPOR BARRIER ON 4" MIN. COMPACTED GRANULAR FILL.

4. FRAMING.
   USE 2-2x12 HEADERS WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE, AS IN GENERAL NOTES SECTIONS V, C-3, ALL OTHER FRAMING SHALL MEET REQUIREMENTS AS STATED IN GENERAL NOTES SECTION V, CARPENTRY. TRUSS MANUFACTURER TO SIZE MEMBERS, FASTENERS, AND SET SPACING OF ALL TRUSSES FOR INDICATED DESIGN LOADS. (MAX. SPACING-24" O.C.)

5. STRUCTURAL.
   THESE PLANS TYPICALLY ARE DESIGNED AND STRUCTURED TO MEET 2021 I.R.C. (MIN.) REQUIREMENTS. ALL PLANS SHOULD BE VERIFIED BY A LOCAL REGISTERED ENGINEER TO MEET ALL LOCAL BUILDING CODE REQUIREMENTS.

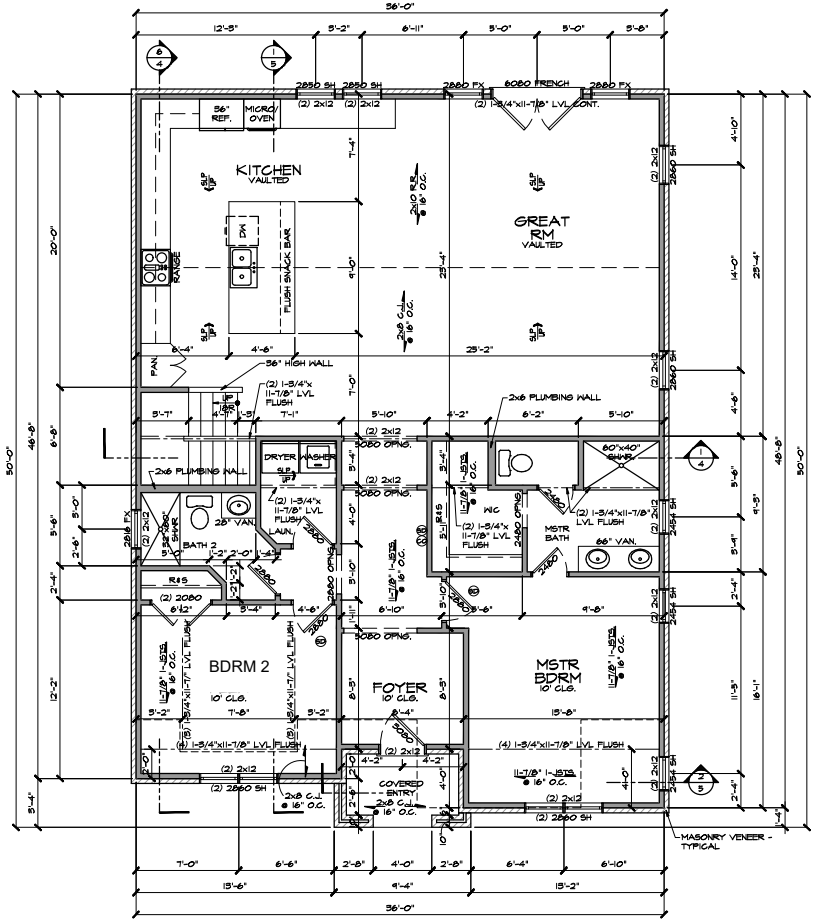
Important:

Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to LifeStyle Design Service for justification and/or corrections before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439

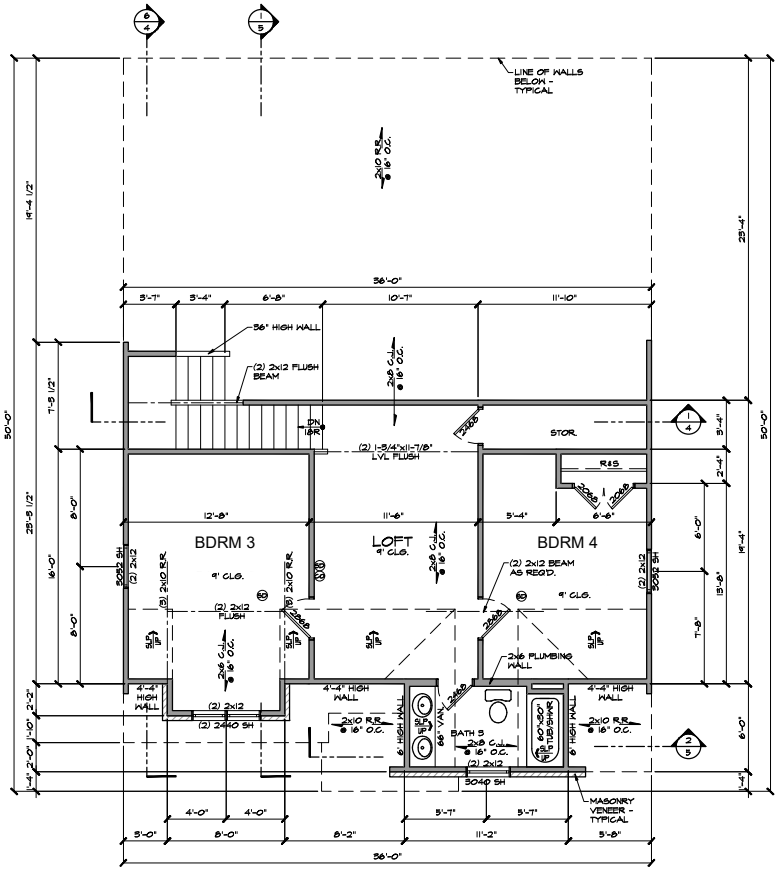
SD = SMOKE DETECTOR

SDCO = SMOKE DETECTOR/CARBON MONOXIDE DETECTOR

Note:
Door & window sizes noted in foot & inches.
Example: 3050 = 3'-0" x 5'-0"



MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

These plans were originally designed by Home Patterns

PLAN INFORMATION	
ISSUED:	2 August 2023
DRAWN BY:	LS
CHECKED BY:	
REVISIONS:	

SQUARE FOOTAGE CALCS.	
MAIN LEVEL:	1691
UPPER LEVEL:	604
TOTAL LIVING:	2580
BASEMENT:	N/A
BONUS ROOM:	N/A
GARAGE:	N/A
DECK/PORCH:	423

444 N Market

MAIN & UPPER LEVEL FLOOR PLANS

PROJECT NUMBER: 2023-245

LifeStyle DESIGN SERVICE
2528 Lafayette Rd. Wayzata, MN 55391 Ph (888) 266-3439 Fx (651) 852-0090