



13300 Old Blanco Rd #201
San Antonio, TX 78216
(210)369-9509

Borrower/Owner: JUSTIN ALCORN
Address: 1133 TX 46
NEW BRAUNFELS, TX 78130
GF No. 115002630

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

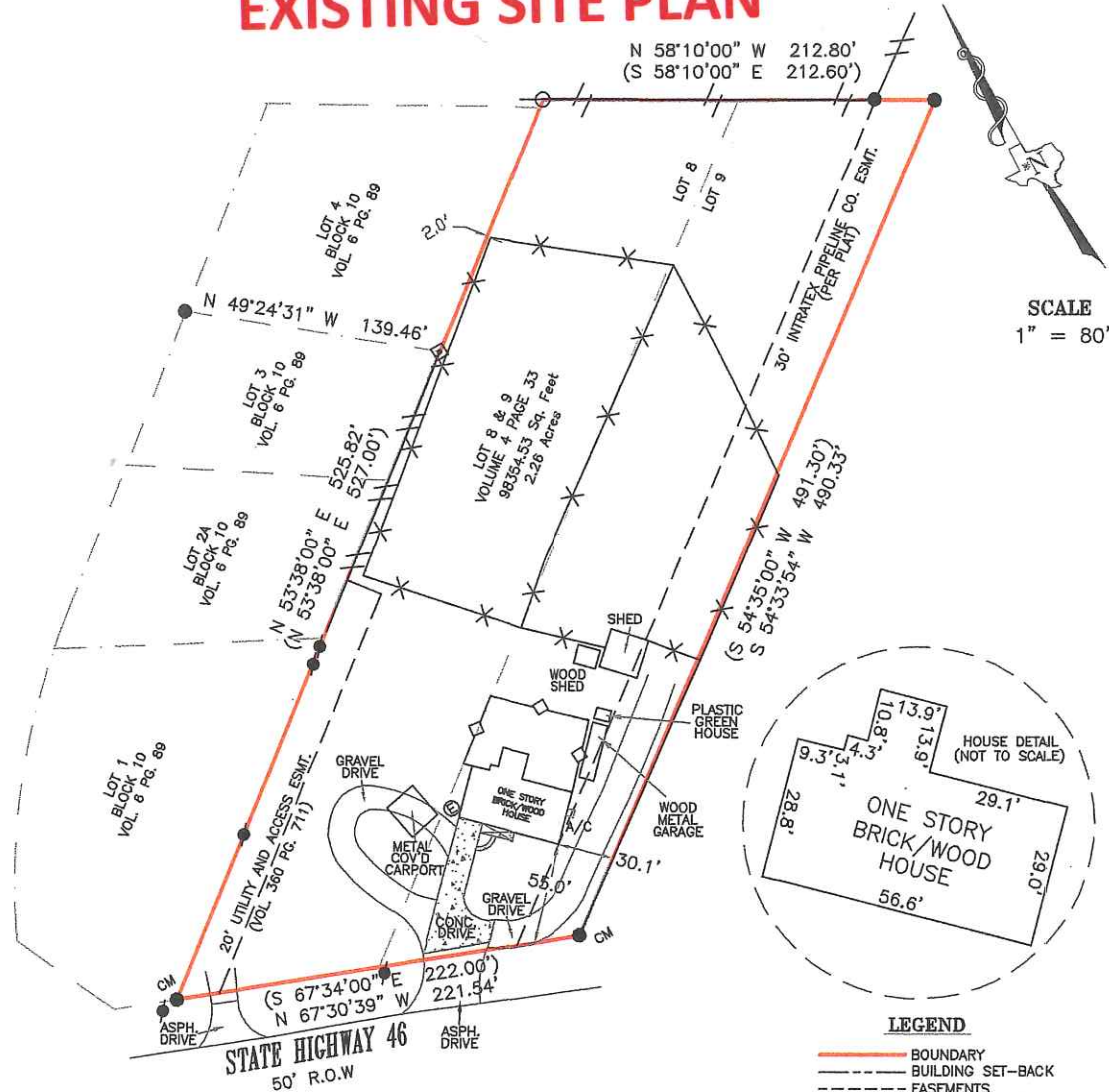
X
X



LEGAL DESCRIPTION

Being Lots 8 and 9, of SEIDEL'S SUBDIVISION, an addition to Comal/Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 4, Page 33, of the Plat Records of Comal County, Texas and in Volume 4, Page 9, of the Plat Records of Guadalupe County, Texas.

EXISTING SITE PLAN



SCALE
1" = 80'

LEGEND

- BOUNDARY
- - - BUILDING SET-BACK
- - - EASEMENTS
- - - MISC-CONCRETE
- - - ADJOINER
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- CM CONTROL MONUMENT
- CALCULATED POINT
- FOUND IRON ROD
- FENCE POST
- ⚡ PP (POWER POLE)
- Ⓜ EM (ELECTRIC METER)

NOTES

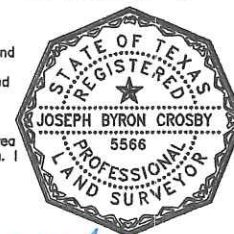
1. BEARINGS AND DISTANCES IN () BASED ON RECORD PLAT VOLUME 4, PAGE , PLAT RECORDS COMAL COUNTY, TEXAS.

Item No. 1, Schedule B, has been deleted in its entirety.

10a) 30 foot Easement along the easterly property line of Lot 9, as shown on plat and as granted to Intratex Gas Company, a Texas corporation recorded in Volume 429, Page 115, Deed Records of Guadalupe County, Texas.

10b) A 20.0 foot Utility and access easement out of your Lot (8) Eight of the Seidel Subdivision and conveyed to Lawrence W. Bundwick and wife Joyce Bundwick as recorded in Vol. 557 Pg. 751 of the Guadalupe County, Texas.

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



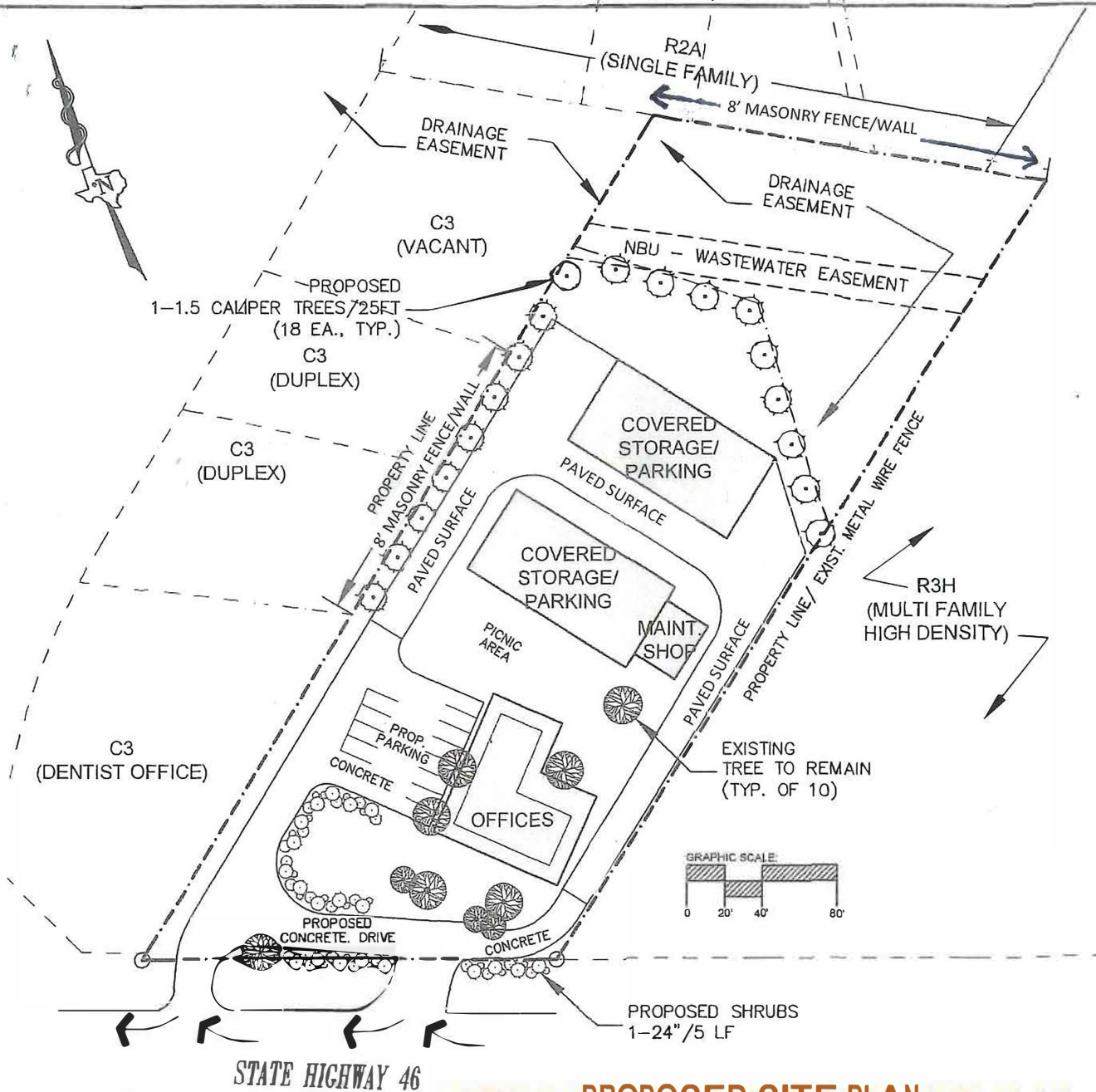
SURVEY: A.S.	DATE	03/31/17
DRAWN	E.P.T.	
CHECKED	AR	
APP'D	JBC	
SCALE	1"=80'	PAGE 1 OF 1
JOB NO.	170302154	
TEXAS FIRM #10194244		

ACCORDING TO FEMA MAP NO.48091C0455F WITH AN EFFECTIVE DATE OF SEPTEMBER 02, 2009, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566

SUP DEVIATIONS:

- 1- GRAVEL COMPACTED BASE COURSE SURFACING FOR MAINTENANCE AREA ACCESS.
- 2- MASONRY RESIDENTIAL BUFFER FENCE (EXISTING WOOD FENCE(S) TO REMAIN).



PROPOSED SITE PLAN

24/7 DESIGN



ARCHITECTURE & PLANNING

1133 HIGHWAY 46
NEW BRAUNFELS, TEXAS

ARCHITECT:
MARK A. STUART
605 Ridgcliff Drive, New Braunfels, Texas 78132, USA
Tel: (830) 557-4444

SITE PLAN
PROPOSED IMPROVEMENTS

DATE:
08/22/2017

DRAWN BY:
AS

CHECKED BY:
MS

CHECKED BY:

REV.:

REV. DATE:

SHEET:

SCALE:
1"=80'-0"

NOTES: PLAT AMENDMENT REQUIRED TO COMBINE
2 LOTS INTO 1.

A1