

**NEIGHBORHOOD  
EXAMPLES  
SHOWING  
NO 20' BACKYARD  
SETBACKS**



## Legend

### Permits

- S Septic
- P Piprow/Driveway
- F Floodplain
- U Utility

### Addresses

#### Major Roads

- Farm roads
- Highways

#### Streets

#### Parcels

#### Future Parcels

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Notes

122 W KLINGEMANN ST

0.0 0 0.02 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
Comal County GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

















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1014 Hayselton Ave

















0.0 0 0.02 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_South\_Central\_FIPS\_4204\_Feet  
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## Notes

389 W Klingemann St

















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425 W Klingemann St

0.0 0 0.02 0.0 Miles

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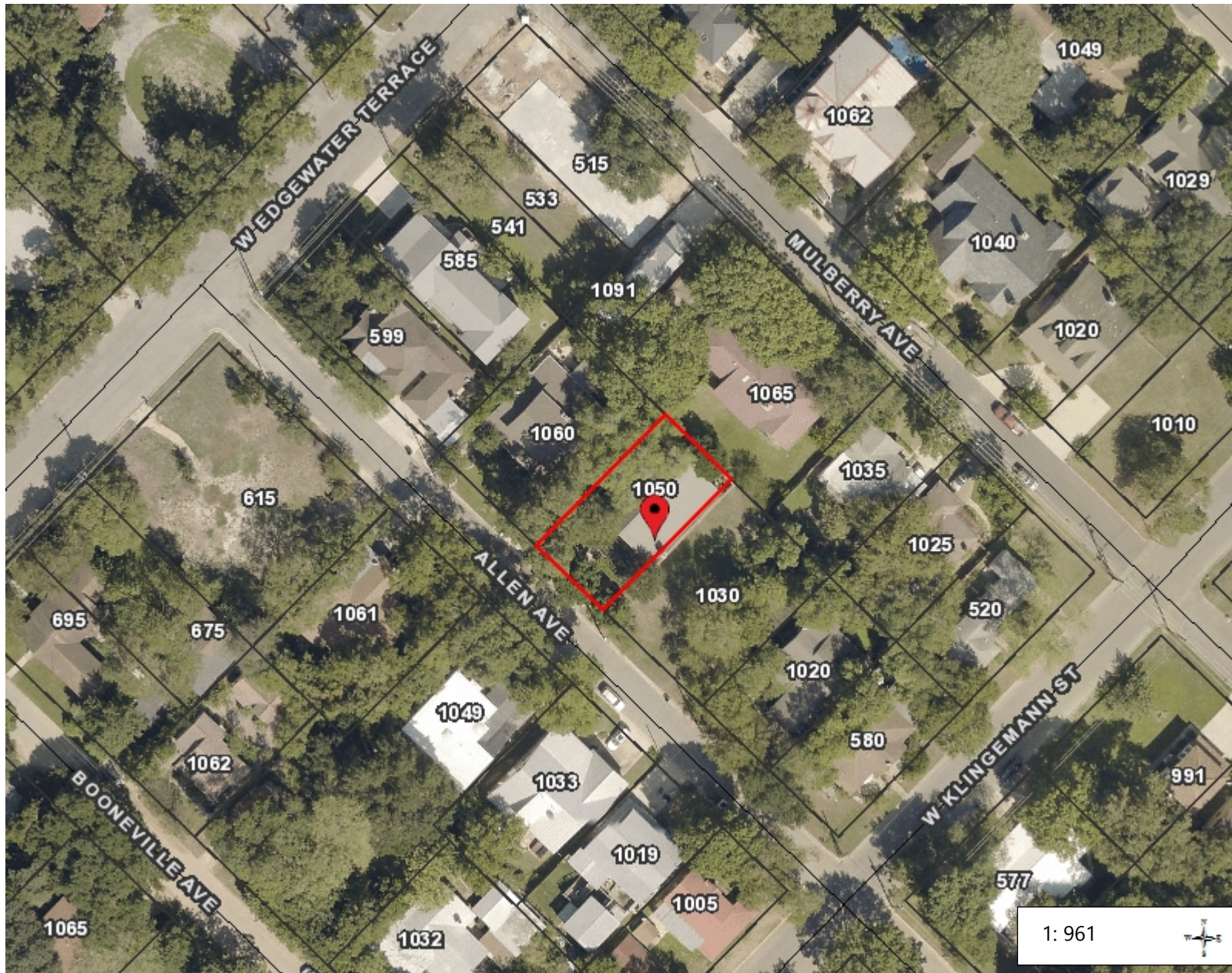












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1050 Allen Ave

0.0 0 0.02 0.0 Miles

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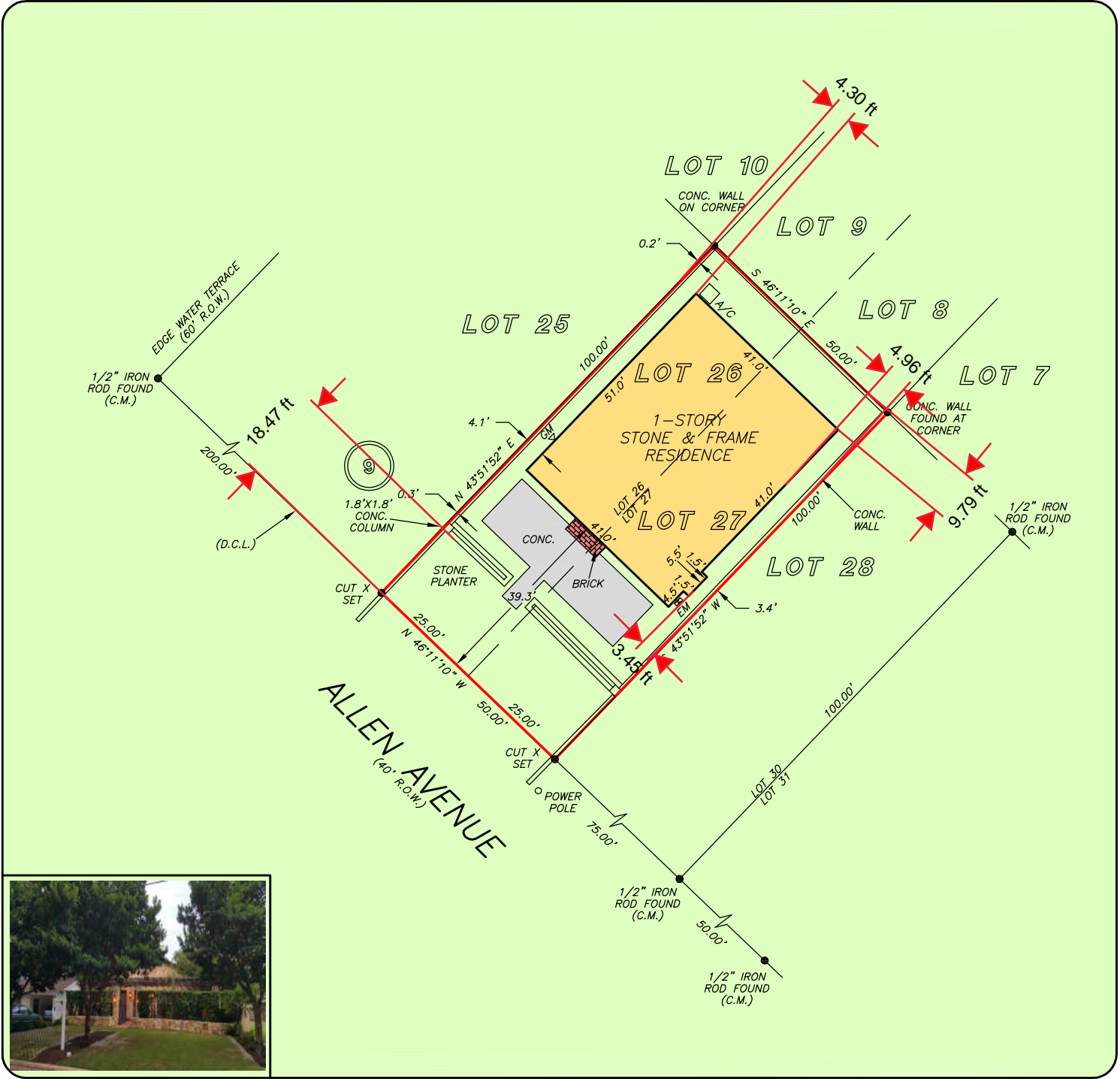


GF NO. 5007NB TRINITY TITLE OF TEXAS  
ADDRESS: 1050 ALLEN AVENUE  
NEW BRAUNFELS, TEXAS 78130  
BORROWER: KATHY F. BOSS

LOTS 26 AND 27, BLOCK 9  
LANDA PARK ESTATES

A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 62, PAGE(S) 463-464 OF THE DEED RECORDS  
OF COMAL COUNTY, TEXAS

SCALE: 1" = 30'



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48091C 0435 F  
MAP REVISION: 09/02/2009  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
INACCURACIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: DOC NO. 201706022193, C.C.M.P.R.

DRAWN BY: JM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY AND  
ABSTRACTING PROVIDED IN THE ABOVE  
REFERENCED TITLE COMMITMENT WAS RELIED  
UPON IN PREPARATION OF THIS SURVEY.

PATRICK TREWITT  
PROFESSIONAL LAND SURVEYOR  
NO. 5677  
JOB NO. SA2017-02688  
NOVEMBER 17, 2017



RENAY SMITH  
830-608-1551



PRECISION  
surveyors

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950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700





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## Notes

515 W Edgewater Terrace

0.0 0 0.02 0.0 Miles

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\\VLEBEN\Shared Drive\Projects\1488 - Residence\CD\1488-02\_DRAWINGS\14-JAN-20\1488-02.dwg

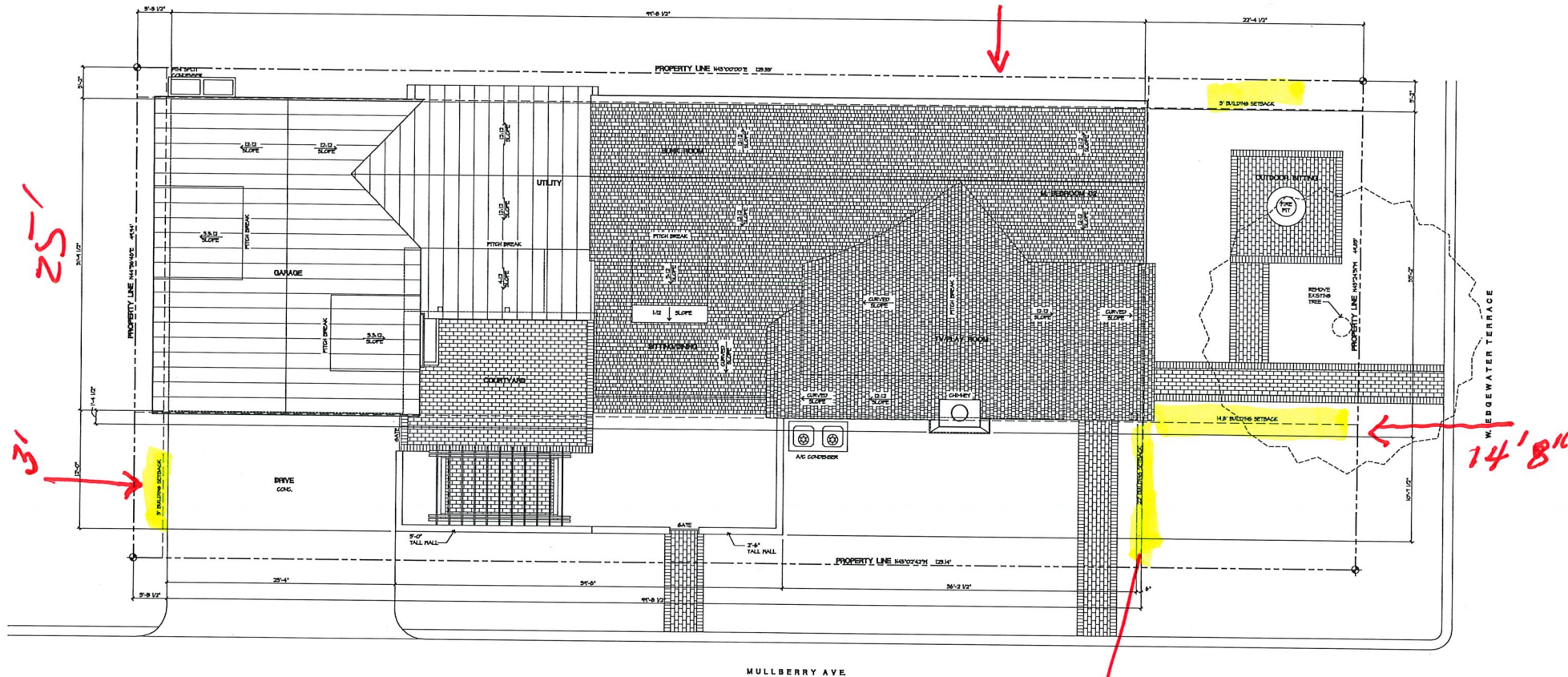
## NOTES TO SHEET

### ROOF NOTES

1. STANDING SEAM METAL ROOF, 24 GA. FIELD FORMED PAN-HEMP GALVANIZED DOUBLE LOCKED, 1" STANDING SEAM FLAT PANEL ROOFING.
2. BROWNSHAW PALLAS ROOF SAM SHAW SHAW ROOFING BY PERMA-STEEL ROOF PRODUCTS, INC. 2023 STATE HST 36, PAVING, OK. 7005 CONTACT: ELATION ROOF - 800.871.1488 PERMA-STEELROOFPRODUCTS.COM
3. ROOFING UNDERLAYMENT, 30#-PAPER SHEET PAPERFLEX UNDERLAYMENT.
4. ROOF DRAINAGE, 36" COX PLYWOOD.
5. ALL EXPOSED ROOF FLASHING 1 DRIP EDGE FLASHING SHALL MATCH METAL ROOF MATERIAL.
6. ROOF PENETRATIONS, FLASHING STACKS, VENTS, AND EXHAUSTS SHALL BE CONSIDERED FROM FRONT ELEVATION VIEW, REAR ELEVATION VIEW.
7. ALL RIDGES AND HIPs SHALL BE DOUBLE-LOCK STANDING SEAM CRAPED.
8. PROPOSED METAL ROOF SHALL BE DOUBLE-LOCK STANDING SEAM CRAPED.

### SITE NOTES

1. EROSION CONTROL, PROVIDE SILT FENCING AND OR OTHER EROSION CONTROL MEASURES DURING CONSTRUCTION.
2. PROTECT EXISTING TREES DURING CONSTRUCTION, PROTECT ROOTS SOIL TO DROP LINES FROM PAVES, CHEMICAL, SOLVENTS AND EXCESSIVE TRAFFIC.
3. BRIDGE PAVEMENT PATTERN, VERIFY W/ OTHER.
4. MAKE CONNECTIONS TO ELEC. METER BY UNDERGROUND.



**Dibello**  
architects, pllc  
388 Comal Avenue  
New Braunfels, Texas 78130  
830.643.1195  
www.dibelloarchitects.com



DATE OF ISSUE:  
CD - OWNER REVIEW 14 DEC. 2014  
CD - OWNER REVIEW 21 JAN. 2020  
CD - OWNER REVIEW 26 FEB. 2020  
CD - GAMES, HALL - 14 JAN. 2020  
CD - APPENDIX OF 12 MAY 2020

**MILLS RESIDENCE**  
515 W. Edgewater Terrace | New Braunfels, TX 78130

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SHEET CONTENTS:  
SITE PLAN/ROOF PLAN

SHEET NUMBER:

**A1.0**

DATE OF PLOT: 12 MAY 2020













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791 W Klingemann St

0.0 0 0.02 0.0 Miles

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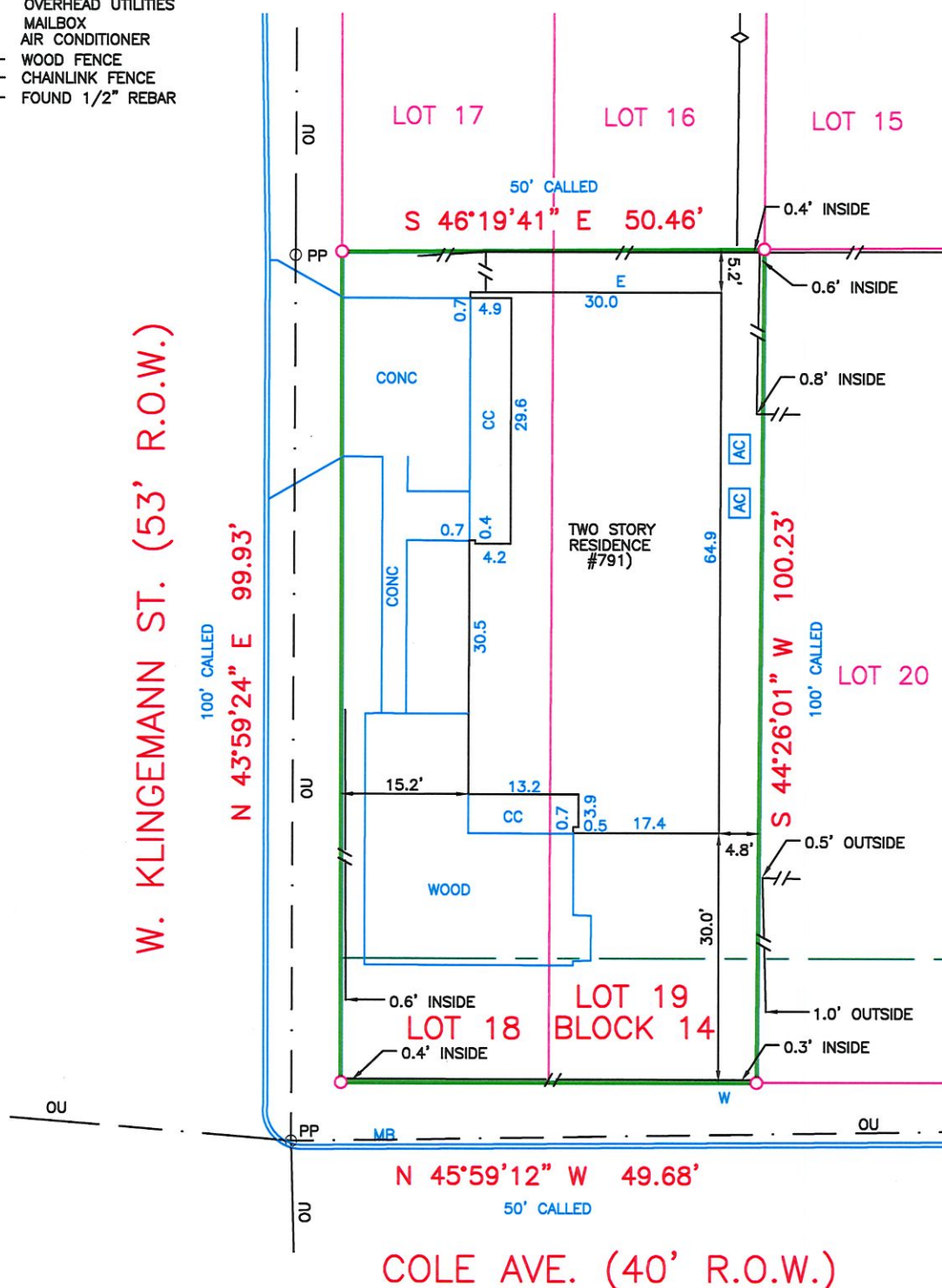






Scale: 1" = 20'

CC	COVERED CONCRETE
W	WATER METER BOX
E	ELECTRIC METER
PP	POWER POLE
OU	OVERHEAD UTILITIES
MB	MAILBOX
AC	AIR CONDITIONER
	WOOD FENCE
	CHAINLINK FENCE
	FOUND 1/2" REBAR



DAVID A. LAMBERTS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
# 4907  
TEXAS REGISTRATION NO.  
**SURVEY NOT VALID UNLESS ORIGINAL  
SIGNATURE IS IN RED INK**  
JOB # 202-000-102  
DATE: 4/3/20



Texas Survey Firm 10194320  
1011 West County Line Road  
New Braunfels, Texas 78130  
(P) 830/625.0337 (F) 830/626.3601







1024 x 682



