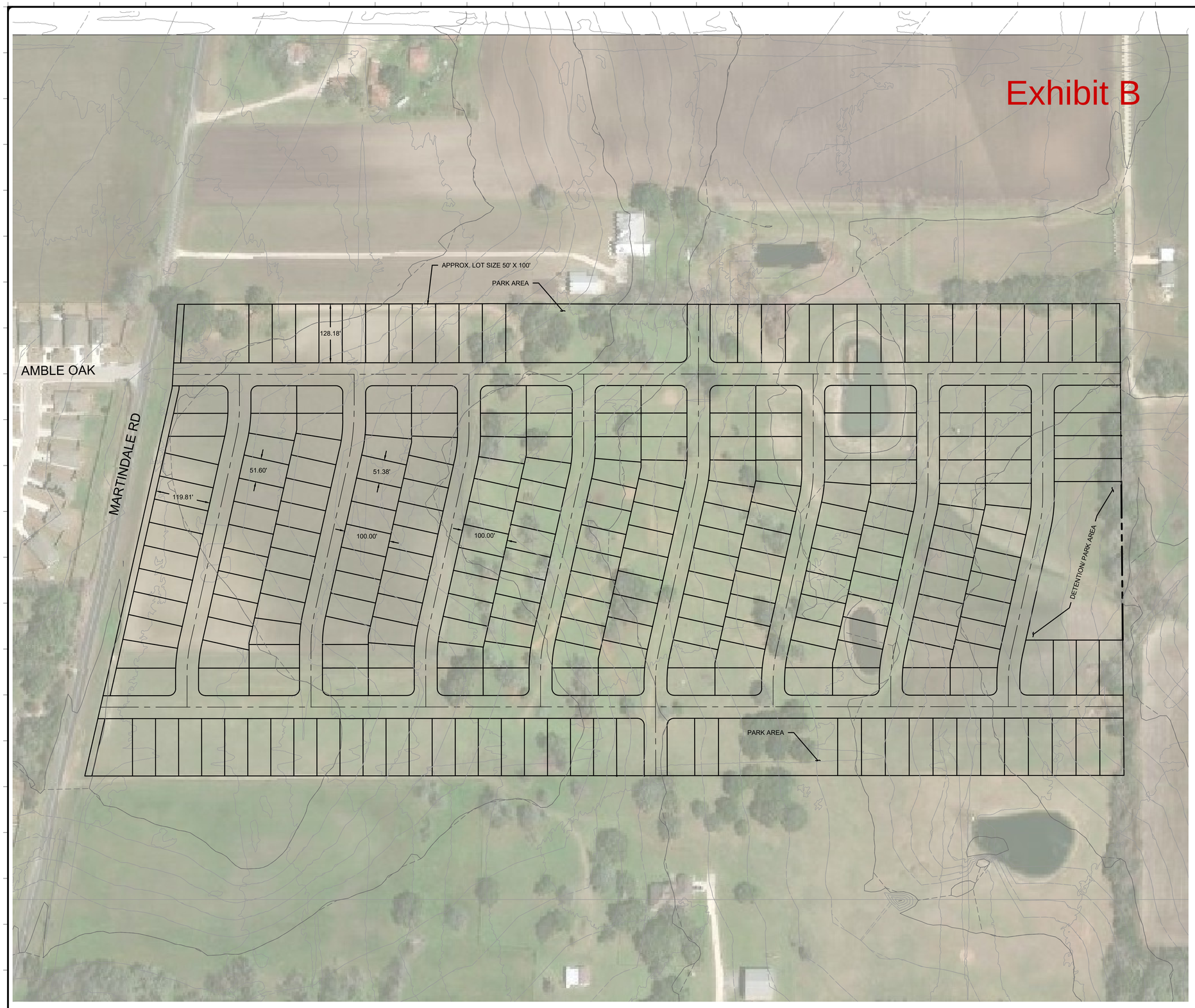

N

0' 50' 100' 200'
SCALE IN FEET

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- P—OH — EXISTING OVERHEAD POWER
- UGE — EXISTING UNDERGROUND POWER
- W — W — EXISTING WATER UTILITY
- SS — EXISTING SANITARY SEWER UTILITY
- PROPOSED LOT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. PROPERTY INFORMATION:
   - 2.1. LOCATED IN CITY ETJ
   - 2.2. NOT ZONED
   - 2.3. LIKELY R1 IF INCORPORATED INTO CITY
     - 2.3.1. FRONTAGE 50'-60' MINIMUM
   - 2.4. MARTINDALE EXPANSION (LIKELY 15' ROW DEDICATION ALONG FRONTAGE)

KEYNOTES (XX)

01 XXXXX
02 XXXXX
03 XXXXX
04 XXXXX

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

KNOW WHAT'S BELOW.
811 BEFORE YOU DIG.

TX2 ENGINEERING
FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235

THIS DOCUMENT ISSUED ON 04 September 2025

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EXISTING SITE PLAN

<PROJECT NAME>
<ADDRESS>
<CITY>, TX, <ZIP>

YR: 2025

REVISIONS

REV.	DATE	DESCRIPTION	BY

DRAWN BY:	TNT
QA/QC BY:	TNT
PROJECT NO.:	###-####
PERMIT #:	

C3.0

SHEET

DWG: Z:\025-0030 Seguin Single Family Development\40-Design\AutoCAD\Final Plans\Xref\025-0030 PBASE 3.dwg USER: TrevorTast
DATE: Sep 04, 2025 1:23pm XREFS: MartindaleRd-Bndy1(S) 025-0030 ELIDAR - GROUND