



JAMES E. LATHAM

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RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 4, PAGE 90, ALSO REFERENCED IN CABINET 1, SLIDE 137A, PLAT RECORDS; VOLUME 270, PAGE 798, DEED RECORDS; VOLUME 727, PAGE 345, REAL PROPERTY RECORDS, BURNET COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

A BLANKET UTILITY ACCESS EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 280, PAGE 186 DEED RECORDS, BURNET COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

A 30' ACCESS EASEMENT RECORDED IN VOLUME 562, PAGE 203, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

- LEGEND
- = IRON ROD FOUND
 - △ = CALC. PROP. COR.
 - = PER PLAT
 - BL = BUILDING LINE
 - = WOOD FENCE
 - ⚡ = POWER POLE
 - = GUY WIRE ANCHOR

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	193.12	756.07	192.59	S06°15'59" W

CELCO SURVEYING
REG. #: 10193975
TEL: 830-214-5109
eddie@celcosurveying.com
www.celcosurveying.com

SURVEY PLAT

18018 OVERLOOP LOOP, SUITE 105
UNIT 239
SAN ANTONIO, TEXAS 78259

CATEGORY 1A CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSFS LAND TITLE SURVEY.

BUYER: FRENCH SMITH
TITLE CO: INDEPENDENCE TITLE
PLAN No.: 2022-1419

LENDER: TEXAS MORTGAGE COMPANY
G.F.#: 2228968-ROL
SURVEY DATE: JUNE 5, 2022

ADDRESS: COUNTY ROAD 423 (A/K/A: GREGG DRIVE)

LEGAL DESCRIPTION:
LOT 9, BLOCK 'A', THE OAKS AT SPICEWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 90, ALSO REFERENCED IN CABINET 1, SLIDE 137A, PLAT RECORDS, BURNET COUNTY, TEXAS.

