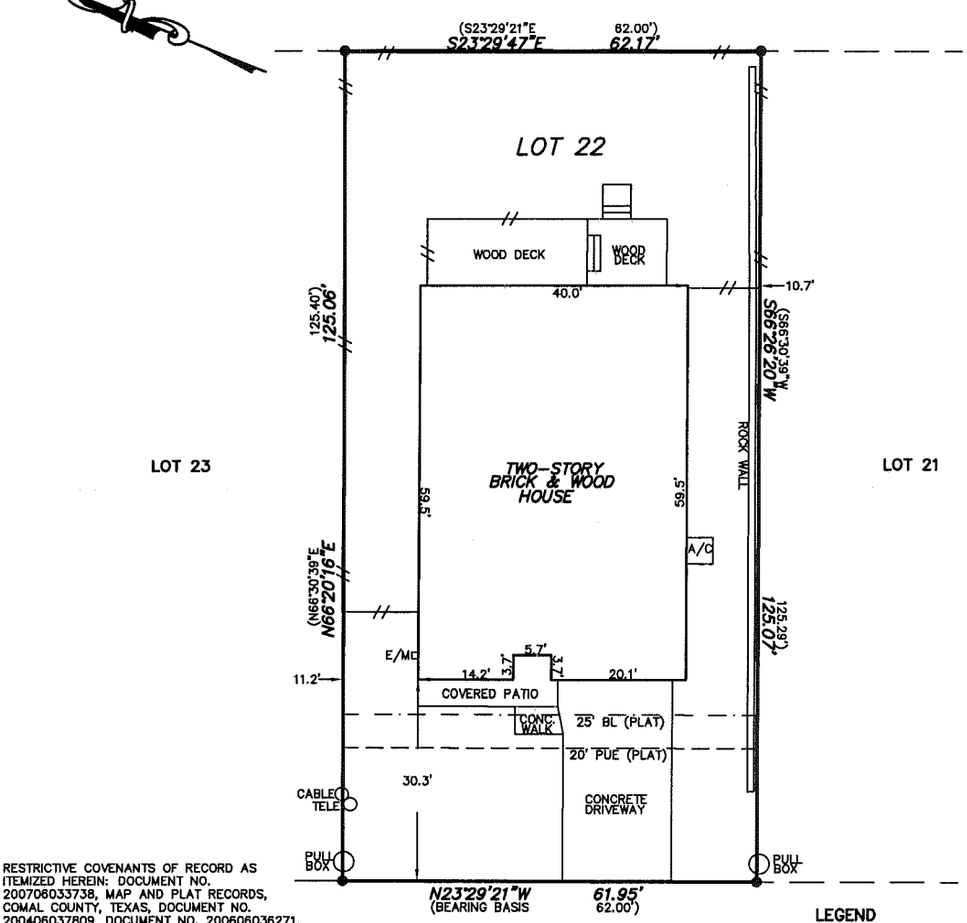
CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com

SCALE
1" = 20'



RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: DOCUMENT NO. 200706033738, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS, DOCUMENT NO. 200406037809, DOCUMENT NO. 200606036271, DOCUMENT NO. 200906002863, DOCUMENT NO. 200906030557, DOCUMENT NO. 201106044611, DOCUMENT NO. 201206017633, DOCUMENT NO. 201306005999, DOCUMENT NO. 201306011760, DOCUMENT NO. 201306051616, DOCUMENT NO. 201306051617, DOCUMENT NO. 201306052861, DOCUMENT NO. 201306052990, DOCUMENT NO. 201506001586, DOCUMENT NO. 201706011866 AND DOCUMENT NO. 201706037963, OF THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

DRAINAGE EASEMENT AS RECORDED IN DOC. NO. 200406037808, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

ELECTRIC EASEMENT AS RECORDED IN VOLUME 71, PAGE 264, DEED RECORDS AND DOC. NO. 200706048316, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT EXCEPT AS TO BLANKET RIGHTS OF INGRESS/EGRESS)

LEGEND

- ● = IRON ROD FOUND
- ○ = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- ( ) = RECORD PER PLAT
- -//- = WOOD FENCE
- -x- = WIRE FENCE
- -o-o- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊠ = POWER POLE
- ⟵ = GUY WIRE ANCHOR

ADDRESS: 362 MAPLE WAY, NEW BRAUNFELS, TEXAS

LEGAL DESCRIPTION: LOT 22, BLOCK 18, MAGNOLIA SPRINGS UNIT- 1, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200706033738, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
GEORGE E. LUCAS
4160
PROFESSIONAL
LAND SURVEYOR

BUYER: TERRY J. MATHEWS AND THERESA R. MATHEWS
TITLE CO: ALAMO TITLE COMPANY
G.F.#: SAT-14-4000141800425-SH **LENDER:** CORNERSTONE HOME LENDING, INC.

PLAN No.: 2018-0323 **SURVEY DATE:** MAY 1, 2018

GEORGE E. LUCAS R.P.L.S. 4160