

SCALE  
1" = 150'

BEARING BASIS DERIVED FROM TEXAS STATE  
PLANE COORDINATE SYSTEM, TEXAS CENTRAL  
ZONE, NAD 83 DATUM.



EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 82, PAGE 475-476, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 84, PAGE 66-67, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

EASEMENT TO GENERAL TELEPHONE COMPANY AS RECORDED IN VOLUME 129, PAGE 504-506, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

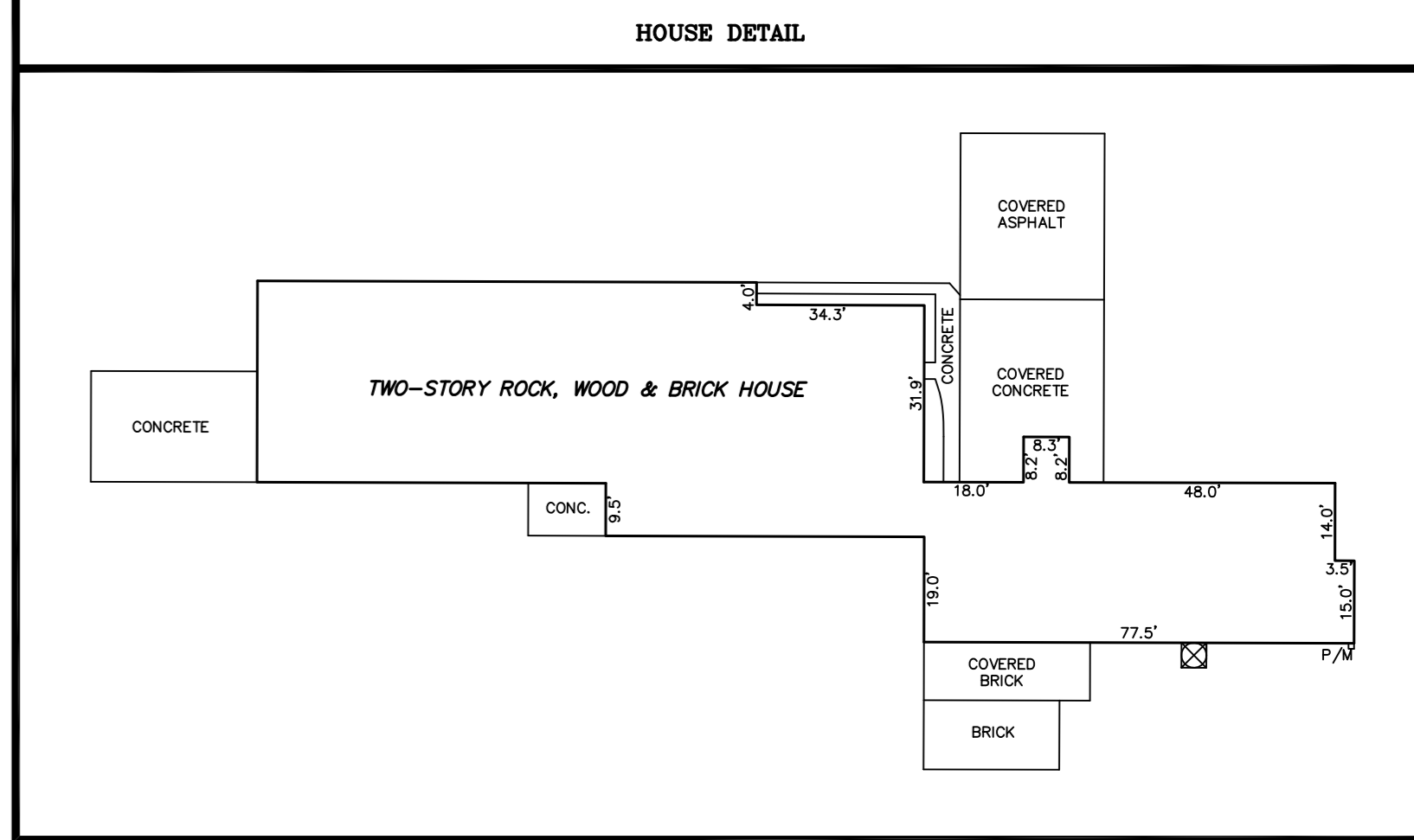
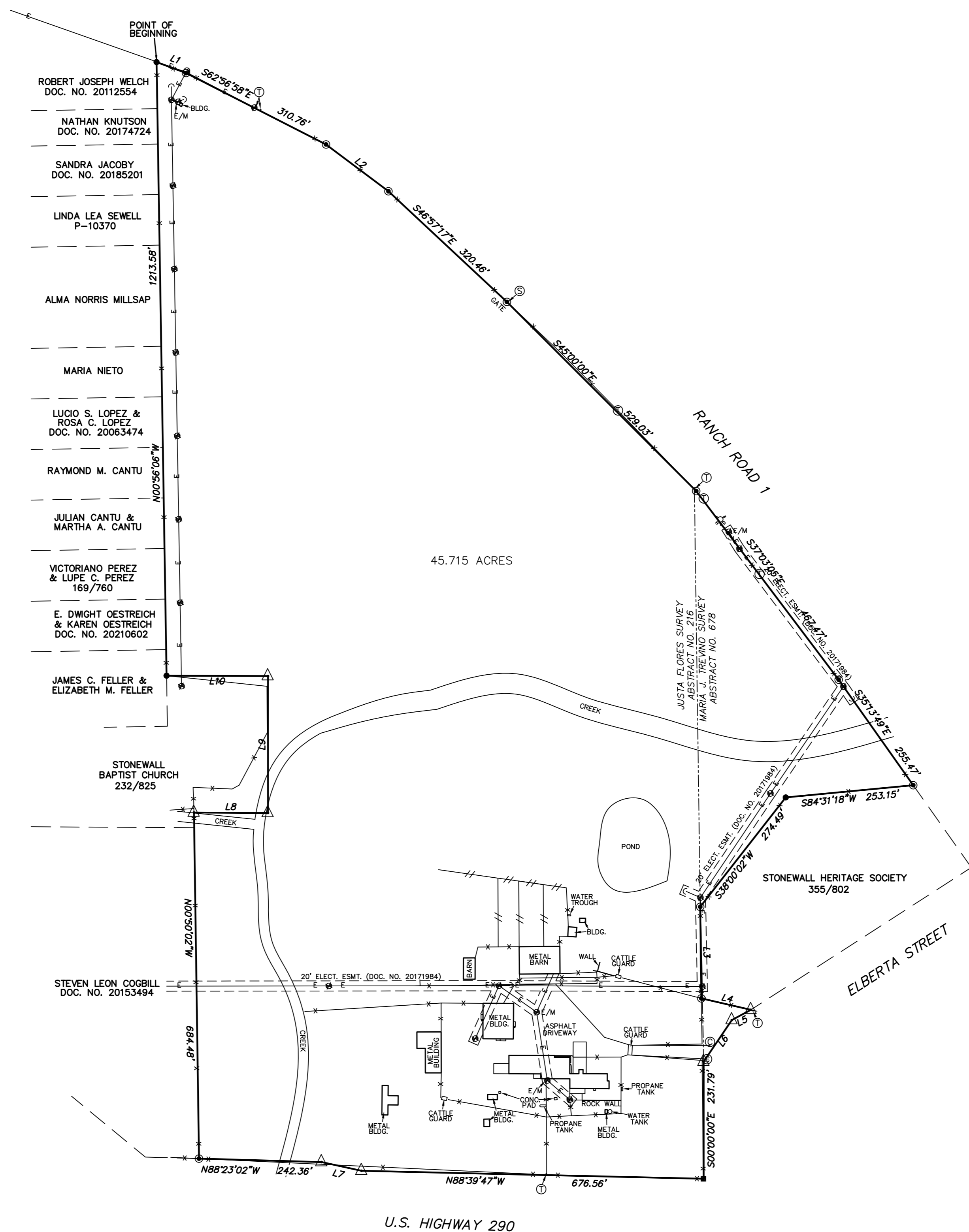
RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 141, PAGE 662-663, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 151, PAGE 372-373, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 177, PAGE 393-394, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

RIGHT-OF-WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., AS RECORDED IN VOLUME 197, PAGE 584-585, DEED RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET EASEMENT--DOES AFFECT THIS TRACT)

LINE	BEARING	LENGTH
L1	S82°36'59"E	62.05'
L2	S53°06'33"E	154.20'
L3	S00°39'59"E	181.11'
L4	S77°00'14"E	100.82'
L5	S61°41'26"W	42.71'
L6	S34°05'53"W	99.11'
L7	N77°40'51"W	80.86'
L8	S89°40'28"E	146.24'
L9	N00°00'00"E	270.66'
L10	N89°46'19"W	200.32'



- LEGEND
- = IRON ROD FOUND
  - ⊙ = FENCE POST PROPERTY CORNER
  - ⊙ = CONCRETE MONUMENT
  - ⊙ = CALC. PROP. COR.
  - = WOOD FENCE
  - = WIRE FENCE
  - ⊙ = POWER POLE
  - ⊙ = GUY WIRE ANCHOR
  - ⊙ = O/H POWERLINE
  - P/M = PROPANE METER
  - E/M = ELECTRIC METER
  - ⊙ = TELEPHONE RISER
  - ⊙ = SIGN
  - ⊙ = 24" CULVERT
  - ⊙ = FIRE HYDRANT
  - ⊙ = AIR CONDITIONER

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

# SURVEY PLAT

301 MAIN PLAZA  
SUITE 387  
NEW BRAUNFELS, TEXAS 78130

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.

BUYER: PV HILL COUNTRY, LLC  
TITLE CO: FIRST AMERICAN TITLE INSURANCE COMPANY  
PLAN No.: 2021-6127

LENDER: N/A  
G.F.#: 221-831  
SURVEY DATE: JULY 6, 2021

ADDRESS: 131 ELBERTA STREET, STONEWALL, TEXAS  
LEGAL DESCRIPTION:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

