

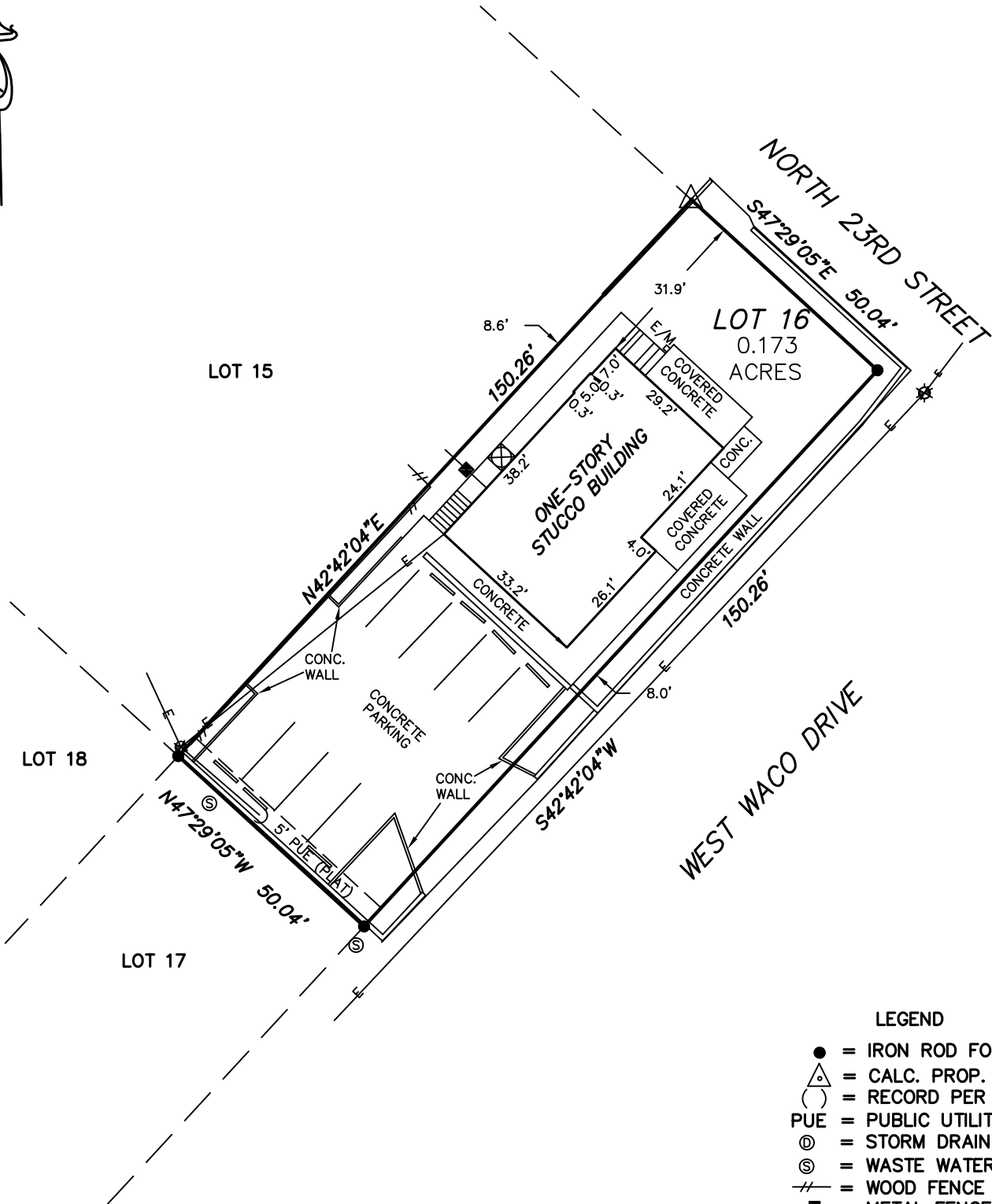
CELCO SURVEYING
REG. # 10193975
TEL: 830-214-5109

SURVEY PLAT

18018 OVERLOOK LOOP, SUITE 105
UNIT 239
SAN ANTONIO, TEXAS 78259
eddie@celcosurveying.com
www.celcosurveying.com

SCALE
1" = 30'

BASIS OF BEARING IS THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.



LEGEND

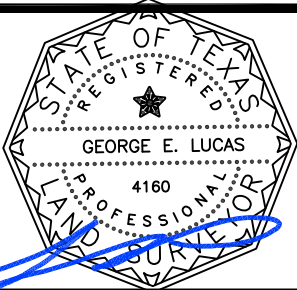
- = IRON ROD FOUND
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- PUE = PUBLIC UTILITY EASEMENT
- ⊙ = STORM DRAIN
- Ⓢ = WASTE WATER
- = WOOD FENCE
- = METAL FENCE
- ☆ = LIGHT POLE
- ⊕ = POWER POLE
- = O/H POWERLINE
- = GUY WIRE ANCHOR
- ⊗ = AIR CONDITIONER
- E/M = ELECTRIC METER

ADDRESS: 400 NORTH 23RD STREET, WACO, TEXAS

LEGAL DESCRIPTION: LOT 16, IN BLOCK 2, OF THE WILLOW WOOD ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 275, PAGE 10 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS.

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, TSPS LAND TITLE SURVEY.



BUYER: PEERS HOLDING, LTD
TITLE CO: AMERICAN GUARANTY TITLE
G.F.#: 22-11-7626

LENDER: N/A

PLAN No.: 2022-2388

SURVEY DATE: NOVEMBER 23, 2022

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