

LINE	DIRECTION	DISTANCE
L1	N01° 23'14"W (N00° 21'32"W)	272.45 (272.67)
L2	N01° 23'14"W (N01° 23'14"W)	31.85 (31.85)
L3	S01° 14'53"E (S00° 12'54"E)	270.55 (269.01)
L4	S48° 50'10"W (S49° 52'54"W)	213.45 (213.48)
L5	N67° 10'45"W (N66° 08'01"W)	292.51 (293.06)
L6	N57° 22'55"W (N56° 19'55"W)	94.47 (95.13)
L7	N63° 08'24"W (N62° 05'14"W)	191.66 (191.66)
L8	N05° 43'10"W (N04° 40'00"W)	35.60 (35.60)
L9	S01° 14'53"E (S00° 12'54"E)	268.97 (269.01)
L10	S48° 50'10"W (S49° 52'54"W)	213.48 (213.48)
L11	N67° 10'45"W (N66° 08'01"W)	293.06 (293.06)
L12	N57° 22'55"W (N56° 19'55"W)	95.13 (95.13)
L13	N63° 08'24"W (N62° 05'14"W)	210.66 (210.66)
L14	S08° 45'51"W (S08° 45'51"W)	92.35 (92.35)
L15	N80° 33'59"W (N80° 33'59"W)	123.76 (123.76)
L16	N01° 23'14"W (N01° 23'14"W)	84.95 (84.95)

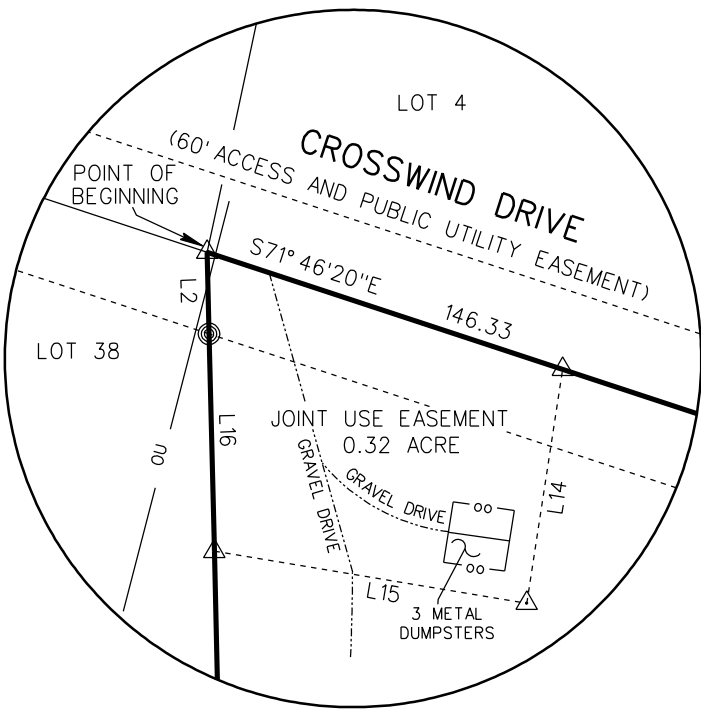
LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- 1/2" IRON ROD SET
- X- WIRE FENCE
- () RECORD INFORMATION
- PUE PUBLIC UTILITY EASEMENT
- // IRON FENCE
- CA COVERED AREA
- oo- WOOD FENCE

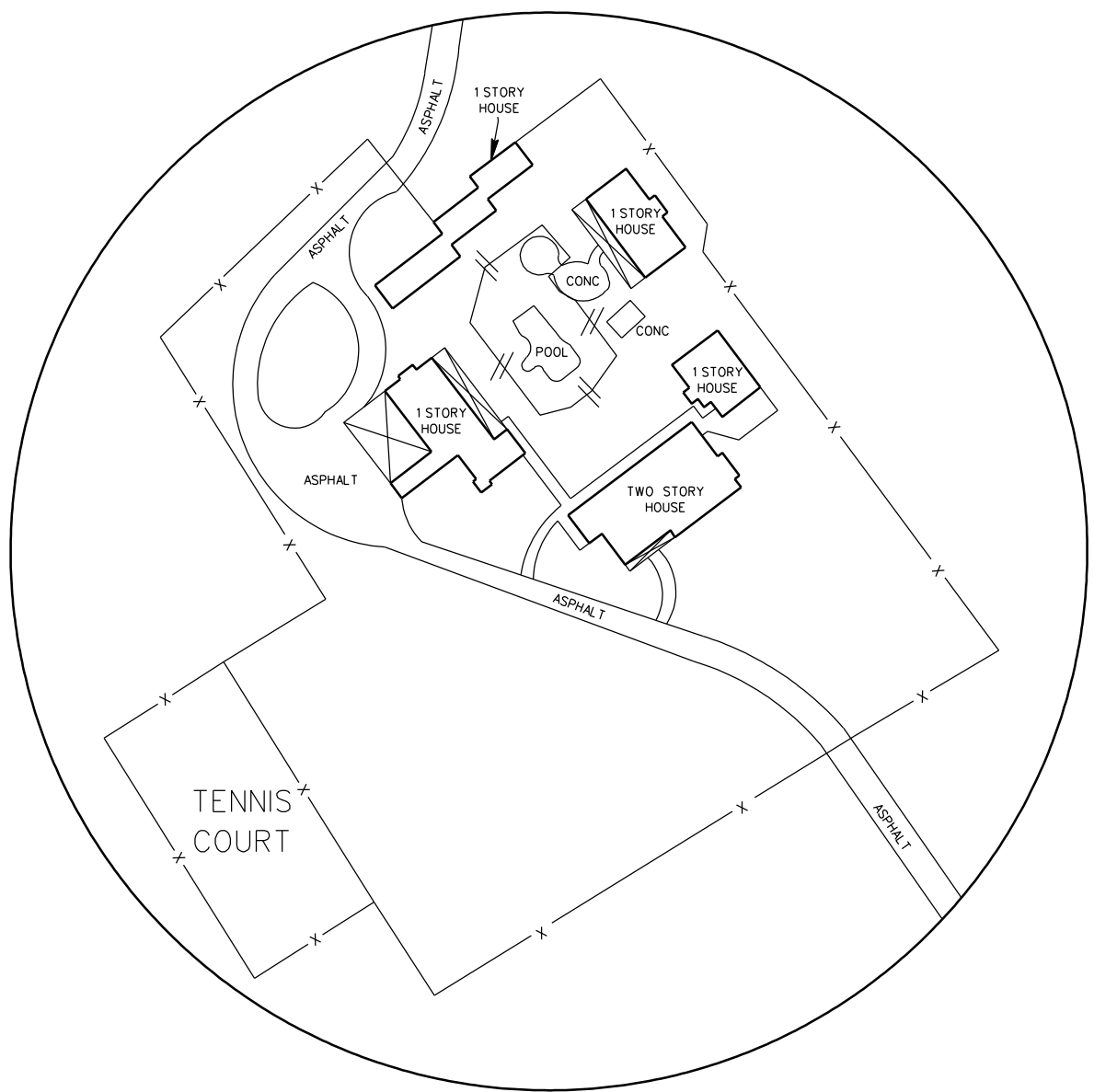
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	246.20	47° 01'16"	300.00	S48° 12'46"E	239.35
C2	133.06	22° 40'17"	336.27	N36° 01'09"W	132.19
C3	117.08	15° 43'41"	426.50	S50° 17'47"W	116.71
C4	416.06	59° 35'44"	400.00	N28° 32'03"E	397.55
C5	115.39	44° 04'39"	150.00	S26° 47'51"W	112.57
C6	225.72	86° 35'58"	149.34	S74° 56'42"W	204.84
C7	71.66	13° 41'12"	300.00	N62° 22'52"W	71.49
C8	30.14	05° 45'24"	300.00	S60° 13'51"E	30.13
C9	221.89	47° 05'09"	270.00	S48° 16'16"E	215.70
C10	113.84	17° 48'30"	366.27	N33° 36'27"W	113.38
C11	80.20	11° 35'19"	396.50	S52° 21'34"W	80.06
C12	447.21	59° 35'23"	430.00	N28° 31'52"E	427.33
C13	92.33	44° 05'01"	120.00	S26° 46'44"W	90.07
C14	145.18	63° 59'05"	130.00	S80° 49'43"W	137.75
C15	65.49	13° 53'49"	270.00	N62° 23'12"W	65.33
C16	33.16	05° 45'29"	330.00	S60° 15'44"E	33.15

DETAIL B

NOTE:
0.32 ACRE JOINT USE EASEMENT
TO BE RECORDED AT A FUTURE DATE



DETAIL A



HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
TEXAS FIRM NO. 100587-00

LAND TITLE SURVEY OF LOT 15,
THE LANDING AT BLANCO SUBDIVISION,
VOLUME 2, PAGES 44-47,
PLAT RECORDS, BLANCO COUNTY, TEXAS

EASEMENTS, AS LISTED IN SCHEDULE B OF TITLE RESOURCES GUARANTY
GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 2330015-CPK
EFFECTIVE JULY 31, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN
HEREON UNLESS LISTED BELOW.

THERE ARE NO BUILDING SETBACK RESTRICTIONS FOR LOT 15 ACCORDING
TO THE SUBDIVISION RESTRICTIVE COVENANTS.

EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN VOLUME
426, PAGE 355, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.
(BLANKET TYPE)

EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN VOLUME
68, PAGE 181, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

SUBJECT TO WATER WELL EASEMENT AGREEMENT RECORDED IN DOCUMENT
NO. 200646, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

SUBJECT TO ANY CLAIMS THAT MAY ARISE DUE TO THE CITY OF BLANCO
WATER SUPPLY LINE RELOCATION TO LONDON LANE UTILITY EASEMENT
AS REVEALED IN THE T-47, DATED AUGUST 10, 2023.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO ROBERT POUNDS AND
CAMILLE POUND, TITLE RESOURCES GUARANTY COMPANY, INDEPENDENCE
TITLE COMPANY AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND
OF THE LOT SHOWN HEREON AND THAT THERE ARE NO DISCREPANCIES,
CONFLICTS, ENCROACHMENTS, VISABLE UTILITY LINES OR EASEMENTS
KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS
ACCESS TO AND FROM AN ACCESS EASEMENT.

08-17-23

DATE *Randall H. Hambright*

RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



UPDATED 08-17-23 TO REFLECT NEW TITLE COMMITMENT

DATE: 01-14-22
FILE NAME: 022-012
JOB NO: 022-012