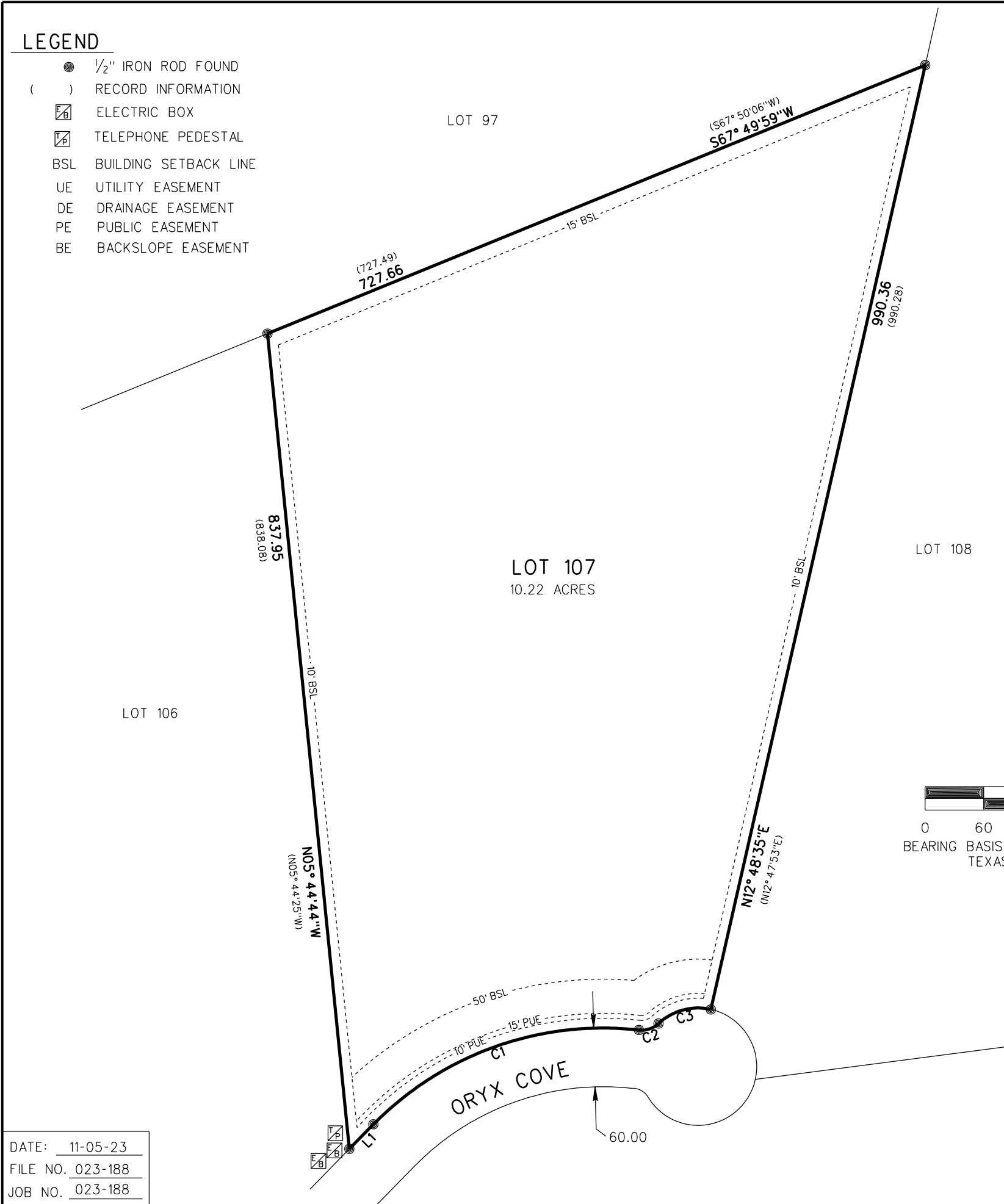


LEGEND

- 1/2" IRON ROD FOUND
- () RECORD INFORMATION
- ⎓ ELECTRIC BOX
- ⎓ TELEPHONE PEDESTAL
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PE PUBLIC EASEMENT
- BE BACKSLOPE EASEMENT



EASEMENTS, AS LISTED IN SCHEDULE B OF NATIONAL INVESTORS TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 8993-23-41039TP EFFECTIVE SEPTEMBER 30, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

SUBJECT TO PUBLIC DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT RECORDED IN VOLUME 2, PAGE 59-67, PLAT RECORDS, BLANCO COUNTY, TEXAS.

EASEMENT AND RIGHT-OF-WAY TO TEXAS POWER AND LIGHT RECORDED IN VOLUME 51, PAGE 461, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

BLANKET UTILITY EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN VOLUME 340, PAGE 350, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

SUBJECT TO A PERPERUAL ACCESS EASEMENT FOR INGRESS AND EGRESS RECORDED IN VOLUME 340, PAGE 371, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

SUBJECT TO A CONSERVATION EASEMENT RECORDED IN CLERKS FILE NO. 2006-065523, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO BUYER, NATIONAL INVESTORS TITLE INSURANCE COMPANY, PATTEN TITLE COMPANY AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY 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. (PRIVATE ROAD)

DATE 11-05-23

Randall H. Hambright

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



LINE	DIRECTION	DISTANCE
L1	N44° 25' 32" E (N44° 30' 12" E)	35.20 (35.43)

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	298.79 (298.89)	51° 52' 22" (51° 53' 24")	330.03 (330.03)	N70° 29' 10" E (N70° 26' 54" E)	288.69 (288.78)
C2	21.63 (21.44)	49° 33' 59" (49° 07' 20")	25.00 (25.00)	N71° 36' 08" E (N71° 49' 55" E)	20.96 (20.79)
C3	57.89 (58.14)	55° 16' 13" (55° 30' 49")	60.01 (60.01)	N75° 00' 40" E (S75° 01' 39" E)	55.67 (55.89)

DATE: 11-05-23
FILE NO. 023-188
JOB NO. 023-188

HAMBRIGHT LAND SURVEYING

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

BOUNDARY SURVEY OF LOT 107,
RANCHES OF BRUSHY TOP SUBDIVISION,
VOLUME 2, PAGES 59-67,
PLAT RECORDS, BLANCO COUNTY, TEXAS