



LINE	DIRECTION	DISTANCE
L1	S88° 36' 23" W	30.02
L2	S00° 58' 37" E	53.37
L3	S34° 00' 42" E	214.11
L4	S30° 50' 38" E	106.90
L5	S16° 51' 55" E	124.85
L6	S08° 56' 56" E	74.81
L7	S08° 56' 56" E	142.75
L8	S10° 50' 47" E	297.67
L9	S83° 24' 08" E	31.38
L10	N01° 43' 20" W	85.04

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 23*-107 EFFECTIVE MAY 4, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

SUBJECT TO UTILITY EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN DOCUMENT NO. 181413. OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (EXHIBIT "A" IS NOT ATTACHED IN DOCUMENT, THEREFORE EXACT LOCATION CANNOT BE DETERMINED).

SUBJECT TO UTILITY EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN VOLUME 515, PAGE 763, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (EXHIBIT "A" DOES NOT CONTAIN ENOUGH INFORMATION TO DETERMINE EXACT LOCATION).

SUBJECT TO ROADWAY EASEMENT RECORDED IN VOLUME 83, PAGE 504, DEED RECORDS, BLANCO COUNTY, TEXAS.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO JOSEPH SCOTT HAYS AND MICHELLE ELAINE. HYAS, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTYWIDE 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 INGRESS AND EGRESS EASEMENT.

DATE 05-22-23
Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- x - x - WIRE FENCE
- FENCE POST
- () RECORD INFORMATION
- ▲ NAIL FOUND
- △ CALCULATED POINT
- OU OVERHEAD UTILITIES



0 100 200 400
BEARING BASIS IS NAD 1983, GRID NORTH

MAP TO ACCOMPANY FIELD NOTE NO. 023-070

DATE: 05-22-23
FILE NAME: 023-070
JOB NO: 023-070

HAMBRIGHT LAND SURVEYING

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

SURVEY OF 11.95 ACRES SITUATED IN THE
JOHN R. JONES SURVEY NO. 161,
ABSTRACT NO. 325, BLANCO COUNTY, TEXAS