

NOTE:

ACCORDING TO A CITY OF JOHNSON CITY VARIANCE THAT WAS ADOPTED DECEMBER 6, 2016, THE SUBDIVISION BUILDING SETBACKS ARE NOW CHANGED TO 20' ON THE FRONT AND BACK AND 8' ON THE SIDE LINES. THIS SURVEYOR WAS NOT PROVIDED ANY OTHER INFORMATION.

DATE: 07-16-24
FILE NAME: 024-132
JOB NO: 024-132

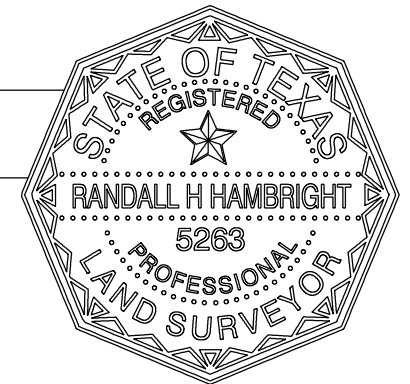
EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 224-734 EFFECTIVE OCTOBER 20, 2021 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

EASEMENT TO PEDERNALES ELECTRIC, RECORDED IN VOLUME 529, PAGES 799-800, OFFICIAL PUBLIC RECORDS, (15 FOOT WIDE BLANKET EASEMENT)

SUBJECT TO ANY RULES, REGULATIONS, BYLAWS, ORDINANCES, OR ANY OTHER MATTERS, EITHER RECORDED OR UNRECORDED, AS PROMULGATED BY THE CITY OF JOHNSON CITY, THE COUNTY OF BLANCO COUNTY, OR ANY OTHER GOVERNING ENTITIES.

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO RYAN BONNETT AND NICHOLE BONNETT, FIRST AMERICAN TITLE INSURANCE COMPANY, HILL COUNTRY TITLE, INC. 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 A PUBLIC ROADWAY.

DATE 07-16-24
Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY



LEGEND

- 1/2" IRON ROD FOUND
- ou - OVERHEAD UTILITIES
- W WATER METER
- #- WOOD FENCE
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- () RECORD INFORMATION



THE BEARING OF BASIS IN NAD 1983, GRID NORTH
TEXAS CENTRAL ZONE 5376

PROPERTY ADDRESS IS 128 BRIANNA CIRCLE

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 LOT 11, BLOCK B,
CREEK VIEW ESTATES, SECTION 2,
VOLUME 3, PAGE 176, PLAT RECORDS,
BLANCO COUNTY, TEXAS**