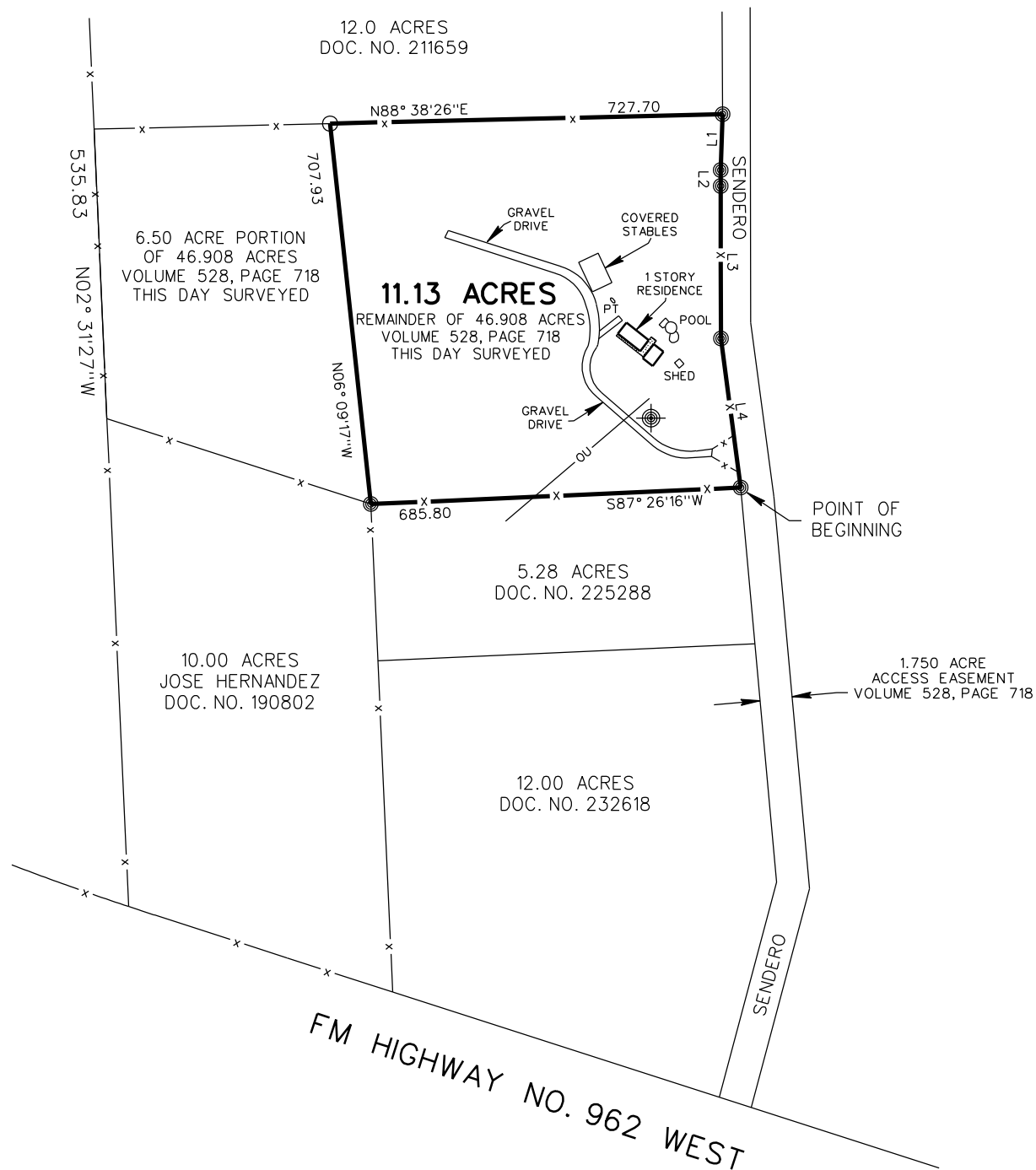




LOT 21
BLOCK A
ROUND MOUNTAIN PRESERVE
DOC. NO. 200251

12.0 ACRES
DOC. NO. 211659

6.50 ACRE PORTION
OF 46.908 ACRES
VOLUME 528, PAGE 718
THIS DAY SURVEYED

11.13 ACRES
REMAINDER OF 46.908 ACRES
VOLUME 528, PAGE 718
THIS DAY SURVEYED

5.28 ACRES
DOC. NO. 225288

10.00 ACRES
JOSE HERNANDEZ
DOC. NO. 190802

12.00 ACRES
DOC. NO. 232618

1.750 ACRE
ACCESS EASEMENT
VOLUME 528, PAGE 718

FM HIGHWAY NO. 962 WEST

LINE	DIRECTION	DISTANCE
L1	S02° 06'28"W	103.43
L2	S00° 06'13"E	29.31
L3	S00° 05'49"E	282.29
L4	S07° 36'24"E	277.94

DATE: 05-07-24
FILE NAME: 024-078
JOB NO: 024-078-2

HAMBRIGHT LAND SURVEYING

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

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 24-111 EFFECTIVE APRIL 25, 2024 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

SUBJECT TO THE BLANCO COUNTY, TEXAS DEVELOPMENT RULES AND REGULATIONS, DATED MAY 28, 2019, REVISED APRIL 27, 2021, MAY 9, 2023, JANUARY 23, 2024 AND ANY REVISION THEREAFTER.

SUBJECT TO THE RIGHTS OF OTHERS IN AND TO NON-EXCLUSIVE EASEMENT DESCRIBED IN VOLUME 528, PAGE 718, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

SUBJECT TO A UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOP. DESCRIBED IN DOCUMENT NO. 163366, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

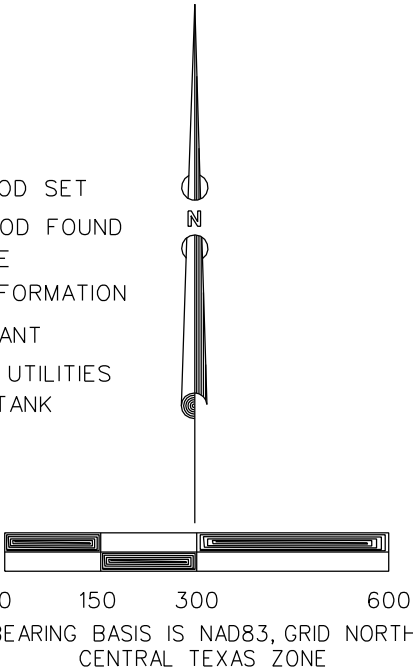
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO MILLICENT G. ATHANUS AND NICHOLAS F. ATHANUS, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTYWIDE TITLE AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THERE 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.

DATE 05-07-24
Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- x - WIRE FENCE
- () RECORD INFORMATION
- ⊕ FIRE HYDRANT
- OU OVERHEAD UTILITIES
- PT PROPANE TANK



MAP TO ACCOMPANY FIELD NOTE NO. 024-078-2

LAND TITLE SURVEY OF 11.13 ACRES SITUATED IN THE
T. & N.O. RAILROAD COMPANY SURVEY NO. 1,
ABSTRACT NO. 604, BLANCO COUNTY, TEXAS