

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	49.94	12° 26' 26"	230.00	N58° 11' 28" W	149.84

LINE	DIRECTION	DISTANCE
L1	S61° 20' 01" E	193.61

FENCE IS 13.5 OUTSIDE
OF PROPERTY LINE

ANN'S WAY

LOT 16

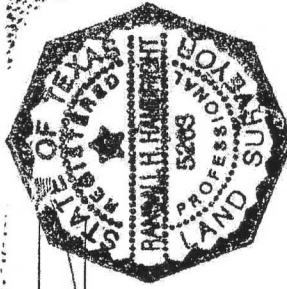
LOT 17
5.01 ACRES

LOT 18

LOT 13

50' DRAINAGE
EASEMENT

LOT 12



DATE
09-26-14

SURVEYOR

RANDALL H. HAMBRIGHT, R.P.L.S. NO. 5263

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO TODD A. TRAMMELL, NATIONAL INVESTORS TITLE INSURANCE COMPANY, GUARDIAN 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, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

EASEMENTS, AS LISTED IN SCHEDULE B OF NATIONAL INVESTORS TITLE INSURANCE COMPANY'S COVENANT FOR TITLE INSURANCE OF NO. 2014324, EFFECTIVE SEPTEMBER 18, 2014 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON EXCEPT AS LISTED BELOW.

BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 58, PAGE 475, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

ELECTRIC UTILITY EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE BY DEED RECORDED IN VOLUME 188, PAGE 288 OF THE DEED RECORDS, BLANCO COUNTY, TEXAS. (BLANKET EASEMENT)

LEGEND

- 1/2" IRON ROD FOUND
- OU OVERHEAD UTILITIES
- x—x— WIRE FENCE
- ⊙ WATER WELL
- UE UTILITY EASEMENT
- () RECORD INFORMATION
- BSL BUILDING SETBACK LINE



PROPERTY ADDRESS IS 306 ANN'S WAY

HAMBRIGHT LAND SURVEYING

P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
FAX (830) 868-2576
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM

SURVEY OF LOT 17,
UNIT 3, LANDONS CROSSING SUBDIVISION,
VOLUME 1, PAGES 236-243, PLAT RECORDS,
BLANCO COUNTY, TEXAS

DATE: 09-26-14
FILE NAME: 014-226
JOB NO: 014-226