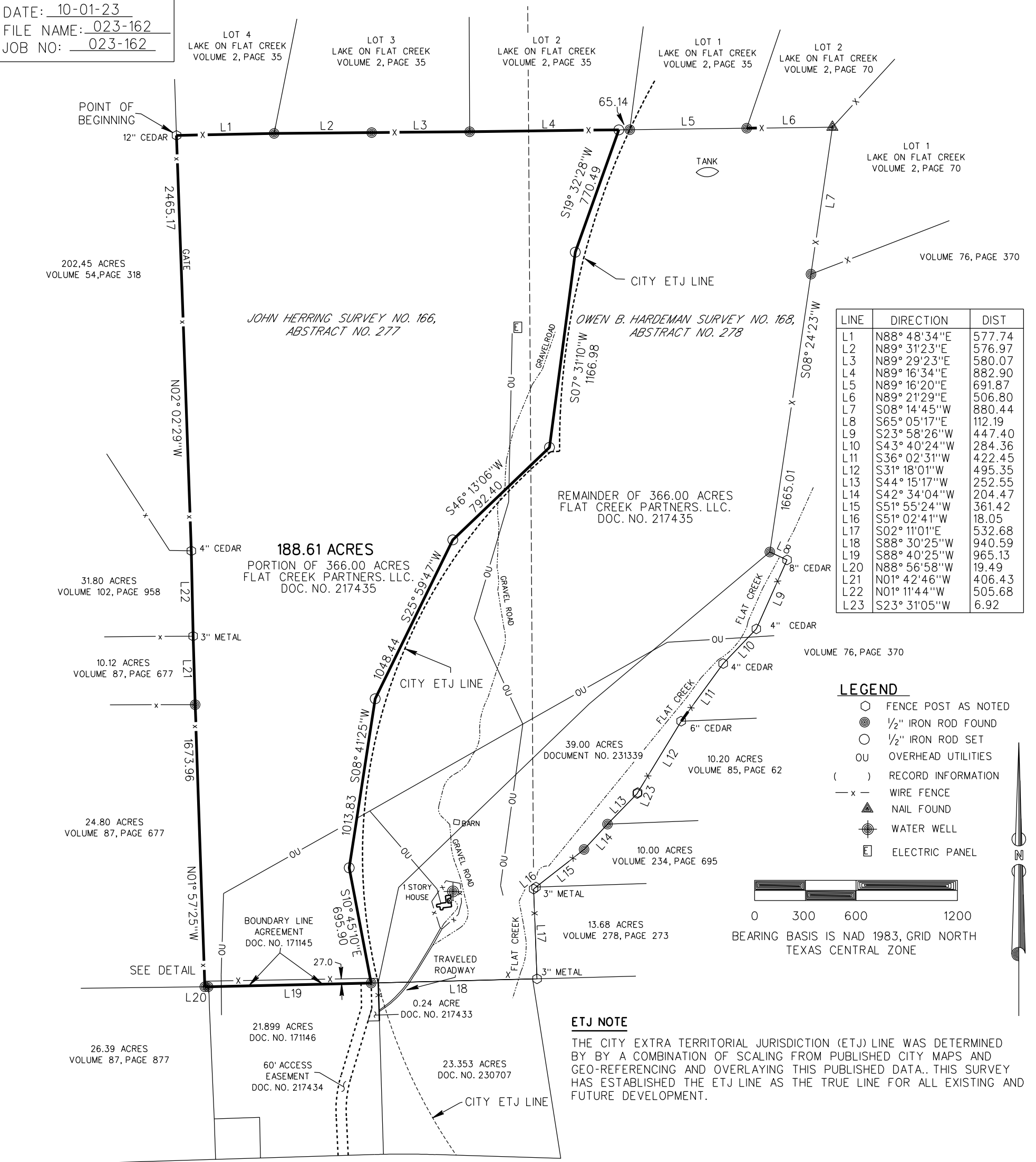
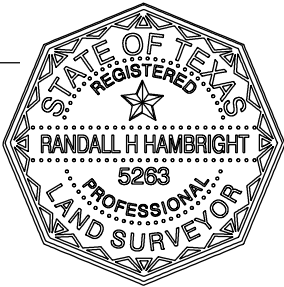


DATE: 10-01-23
FILE NAME: 023-162
JOB NO: 023-162



I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO HILL COUNTRY PROPERTIES JC83, LLC, TEXAN TITLE INSURANCE COMPANY, HILL COUNTRY TITLE AND LENDER THAT THIS SURVEY HAS BEEN MADE UPON 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 A 60 FOOT WIDE ACCESS EASEMENT AS SHOWN HEREON.

DATE 10-01-23
Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



EASEMENTS, AS LISTED IN SCHEDULE B OF TEXAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 223-1204 FFECTIVE SEPTEMBER 25, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

UTILITY EASEMENT TO SOUTHWESTERN STATES TELEPHONE CO. RECORDED IN VOLUME 68, PAGES 76-77, DEED RECORDS, BLANCO COUNTY, TEXAS. (BLANKET TYPE)

QUIT CLAIM DEED TO RIGHT OF WAY OR EASEMENT RECORDED IN VOLUME 75, PAGE 11, DEED RECORDS, BLANCO COUNTY, TEXAS. (REFERS TO TRAVELED ROADWAY AS SHOWN HEREON)

AFFADAVIT AS TO RIGHT OF WAY OR EASEMENT RECORDED IN VOLUME 75, PAGE 12, DEED RECORDS, BLANCO COUNTY, TEXAS. (REFERS TO TRAVELED ROADWAY AS SHOWN HEREON.)

EASEMENT TO PEDERNALES ELECTRIC COOP. DATED MAY 28, 1971. bLANKET TYPE)

EASEMENT RECORDED IN VOLUME 115, PAGES 313-320, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

ABANDONED ROADWAY (OLD AUSTIN TO FREDERICKSBURG ROAD) HAS BEEN DEEMED BY THE COUNTY OF BLANCO, TEXAS TO BE NON-EXISTENT.

SUBJECT TO PEDERNALES ELECTRIC COOP. EASEMENT RECORDED IN DOCUMENT NO. 21743, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

MAP TO ACCOMPANY FIELD NOTE NO. 023-162

SURVEY OF 188.61 ACRES SITUATED IN THE JOHN HERRING SURVEY NO. 166, ABSTRACT NO. 277 AND THE OWEN B. HARDEMAN SURVEY NO. 168, ABSTRACT NO. 278, BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING

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TEXAS FIRM NO. 100587-00
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