

EASEMENTS, AS LISTED IN SCHEDULE B OF NATIONAL INVESTORS TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 8993-23-39879 EFFECTIVE 09-07-23 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON, UNLESS LISTED BELOW.

UTILITY EASEMENT TO PEDERNALES ELECTRIC COOP. RECORDED IN HAYS COUNTY CLERKS FILE NO. 19020380. (DOES NOT AFFECT)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO STACY D. BASS, NATIONAL INVESTORS TITLE INSURANCE COMPANY, PATTEN TITLE COMPANY AND LENDER THAT A SURVEY HAS BEEN MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION 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 EASEMENT.

09-19-23

DATE

Randall H. Hambright

RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS REGISTRATION NO. 5263
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS

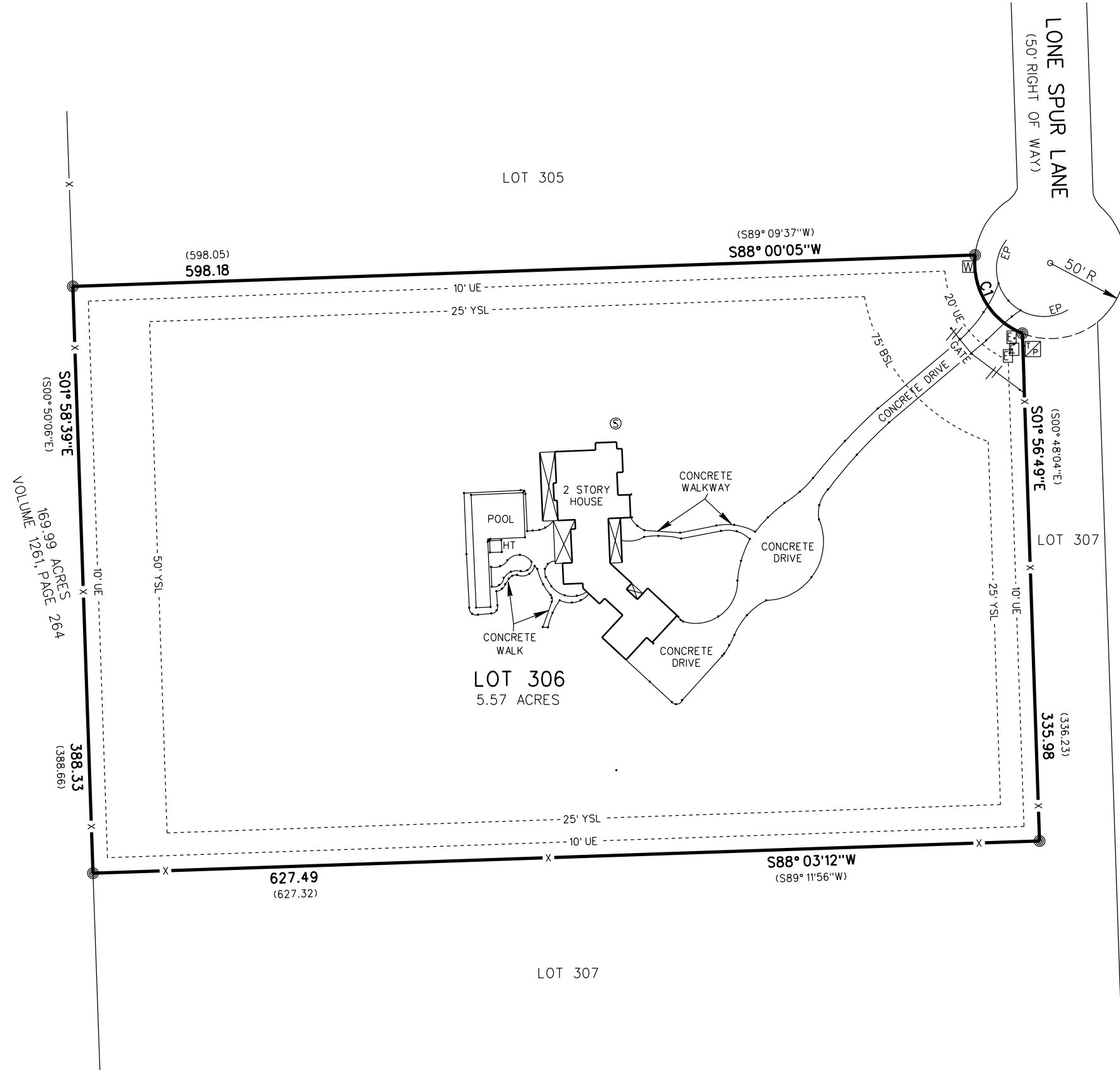


LEGEND

- 1/2" IRON ROD FOUND
- ⊠ TELEPHONE PEDESTAL
- ⊞ ELECTRIC UTILITY BOX
- ⊞ WATER METER
- () RECORD INFORMATION
- PUE PUBLIC UTILITY EASEMENT
- YSL YARD SETBACK LINE
- BSL BUILDING SETBACK LINE
- ⊙ SEPTIC
- x- WIRE FENCE
- EP EDGE OF PAVEMENT
- // WOOD FENCE
- HT HOT TUB



BASIS OF BEARING IS NAD 1983, GRID NORTH TEXAS CENTRAL ZONE



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	65.07 (65.01)	74° 33' 51" (74° 29' 40")	50.00 (50.00)	N31° 06' 50" W (N29° 58' 32" W)	60.57 (60.53)

PROPERTY ADDRESS IS 350 LONE SPUR LANE

HAMBRIGHT LAND SURVEYING

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

LAND TITLE SURVEY OF LOT 306,
LA VENTANA PHASES 4 AND 5 SUBDIVISION,
VOLUME 11, PAGE 37, PLAT RECORDS,
HAYS COUNTY, TEXAS

DATE: 09-19-2023
FILE NAME: 023-158
JOB NO: 023-158

VOLUME 1261, PAGE 264
 169.99 ACRES
 501° 58' 39" E
 (500° 50' 06" E)
 388.33
 (388.66)

(598.05)
598.18

(S89° 09' 37" W)
S88° 00' 05" W

LONE SPUR LANE
(50' RIGHT OF WAY)

(S00° 48' 04" E)
S01° 56' 49" E

(S36° 23')
335.98

S88° 03' 12" W
(S89° 11' 56" W)

627.49
(627.32)

LOT 305

LOT 307

LOT 306
5.57 ACRES

LOT 307