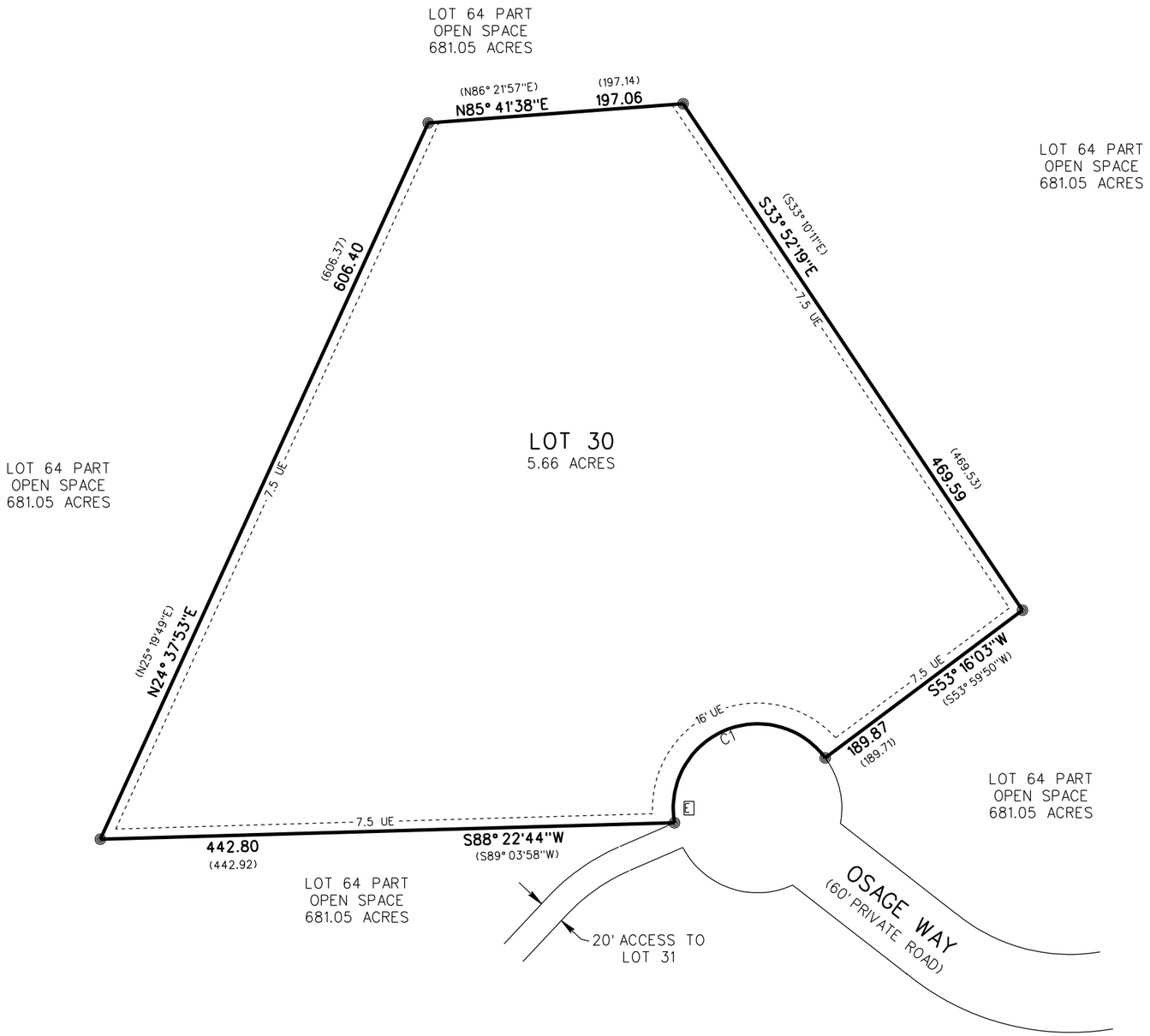


EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 23-771940-HB EFFECTIVE NOVEMBER 21, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

INGRESS AND EGRESS EASEMENT RECORDED IN VOLUME 50, PAGE 636, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN VOLUME 347, PAGES 855-857, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (BLANKET TYPE)

UNOBSTRUCTED TWENTY FOOT WIDE EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 72, PAGE 34, DEED RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

EASEMENT TO PEDERNALES ELECTRIC COOP., RECORDED IN DOCUMENT NO. 212728, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO STEVEN TREY FYFE AND CARY DAMRON FYFE, FIRST NATIONAL TITLE INSURANCE COMPANY, CAPITAL TITLE OF TEXAS 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 PRIVATE ROADWAY.

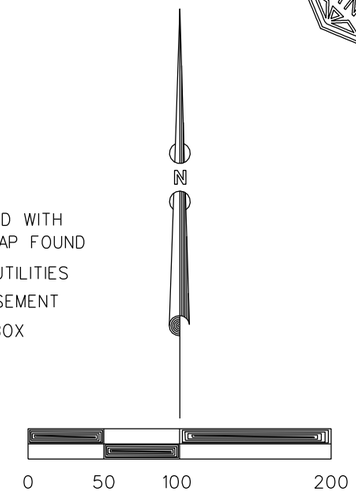
12-06-23
DATE

Randall H. Hambright
RANDALL H. HAMBRIGHT, R.P.L.S.
TEXAS CERTIFICATE NO. 5263
COUNTY SURVEYOR, NLANCO COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
RANDALL H HAMBRIGHT
5263
PROFESSIONAL
LAND SURVEYOR

LEGEND

◉	5/8" IRON ROD WITH ALUMINUM CAP FOUND
OU	OVERHEAD UTILITIES
UE	UTILITY EASEMENT
E	ELECTRIC BOX



BASIS OF BEARING IS NAD83, GRID NORTH
TEXAS CENTRAL ZONE 5376

NOTE:

UTILITY EASEMENT LOCATIONS AND WIDTH ARE DERIVED FROM THE PRESERVE AT WALNUT SPRINGS SUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 1 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS AS REFERENCED IN THE RESTRICTIVE COVENANTS RECORDED IN CLERKS DOCUMENT NO. 215772. OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.

DATE: 12-06-23
FILE NAME: 023-201
JOB NO: 023-201

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 30, THE COMBINED PLAT OF THE PRESERVE AT WALNUT SPRINGS SUBDIVISION, VOLUME 2, PAGES 23-33, PLAT RECORDS, BLANCO COUNTY, TEXAS