

EASEMENTS, AS LISTED IN SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE GF NO. 2023851 EFFECTIVE NOVEMBER 28, 2023 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN CLERKS FILE NO. 20184068, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET TYPE)

RIGHT OF WAY EASEMENT TO CENTRAL TEXAS ELECTRIC COOPERATIVE, RECORDED IN CLERKS FILE NO. 20220701, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS. (BLANKET TYPE)

SUBJECT TO ROAD ACCESS AND UTILITY EASEMENT AGREEMENT, RECORDED IN REGISTER NO. 20194388 OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS.

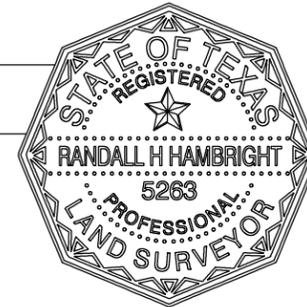
I, RANDALL H. HAMBRIGHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO TIMOTHY HENKE AND ERRICA WILLIAMS-HENKE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, FREDERICKSBURG TITLES, INC. AND LENDER THAT A SURVEY HAS BEEN MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION 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 PRIVATE ROADWAY.

08-07-24

DATE

Randall Hambright

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



LEGEND

- 1/2" IRON ROD FOUND
- ⊞ ELECTRIC UTILITY BOX
- ⊞ WATER METER
- () RECORD INFORMATION
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- OSSF ONSITE SEWAGE FACILITY
- ROWE RIGHT OF WAY EASEMENT
- x- WIRE FENCE
- ≠ WOOD FENCE
- ⊕ FIRE HYDRANT
- ⊙ SEPTIC SYSTEM
- PT PROPANE TANK



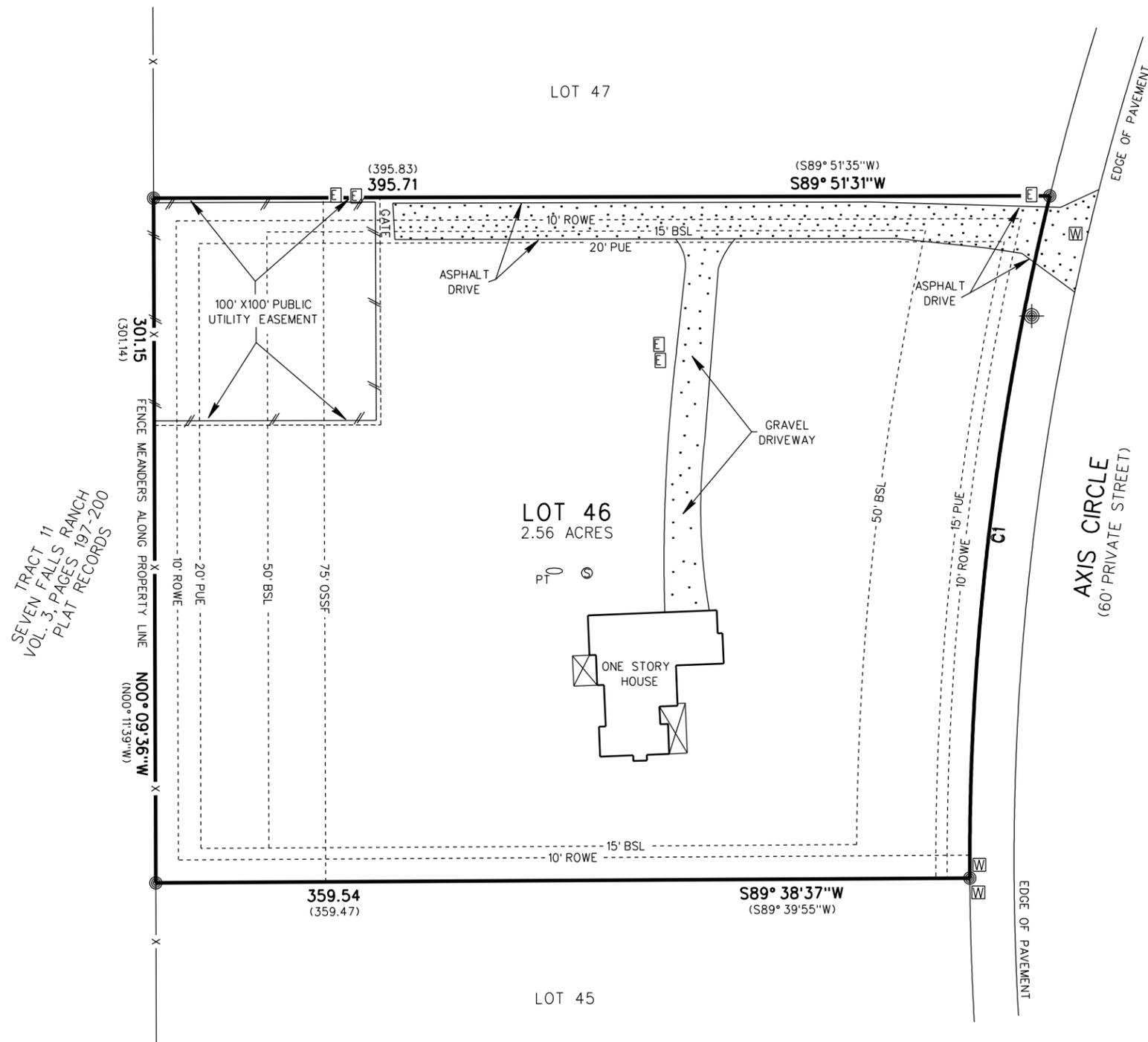
BASIS OF BEARING IS NAD 1983, GRID NORTH
TEXAS CENTRAL ZONE

PROPERTY ADDRESS IS 990 AXIS CIRCLE
FREDERICKSBURG, TEXAS 78624

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 46,
VINEYARD RIDGE SUBDIVISION,
VOLUME 5, PAGES 122-134, PLAT RECORDS,
GILLESPIE COUNTY, TEXAS



SEVEN TRACT 11
VOL. 3, PAGES 197-200
PLAT RECORDS

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	302.73 (302.85)	14° 06' 05" (14° 06' 26")	1230.00 (1230.00)	N06° 43' 09"E (N06° 43' 09"E)	301.96 (302.08)

DATE: 08-07-24
FILE NAME: 024-144
JOB NO: 024-144