

# Original Survey

EASEMENTS, AS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 22-272 EFFECTIVE MARCH 1, 2022 AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON UNLESS LISTED BELOW.

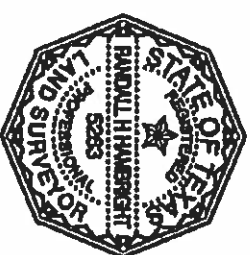
AN EASEMENT OF UNSPECIFIED FEET IN WIDTH IS RESERVED ALONG THE SIDE, FRONT AND REAR LOT LINES FOR INSTALLATION OF UTILITIES AND MAINTENANCE OF SAID UTILITIES, AS STATED IN RESTRICTIONS RECORDED IN VOLUME 108, PAGE 874, VOLUME 109, PAGE 489, VOLUME 116, PAGE 106, VOLUME 116, PAGE 270, AND VOLUME 146, PAGE 91 DEED RECORDS, BLANCO COUNTY, TEXAS SUBDIVISION UTILITY EASEMENT TO PEDERNALES ELECTRIC CO-OP, INC., DATED MAY 20, 1985, RECORDED IN VOLUME 117, PAGE 280, DEED RECORDS OF BLANCO COUNTY, TEXAS. (BLANKET EASEMENT)

EASEMENT TO UNITED PRODUCERS PIPE LINE COMPANY, RECORDED IN VOLUME 45, PAGE 377, DEED RECORDS OF BLANCO COUNTY, TEXAS. (DOES NOT AFFECT)

I, RANDALL H. HAMBRICHT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO GORDON CROW AND DANA CROW, FIRST AMERICAN TITLE GUARANTY COMPANY, COUNTYWIDE TITLE AND LENDER THAT I HAVE MADE A SURVEY ON THE GROUND OF THE LOTS 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.

DATE 03-17-22

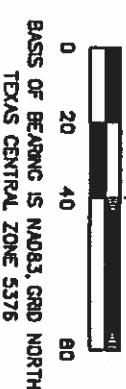
*Randall H. Hambricht*  
RANDALL H. HAMBRICHT, R.P.L.S.  
TEXAS REGISTRATION NO. 5283  
COUNTY SURVEYOR, BLANCO COUNTY, TEXAS



REMAINDER OF  
23.355 ACRES  
VOLUME 212, PAGE 729

## LEGEND

- 1/2" IRON ROD FOUND
- OU OVERHEAD UTILITIES
- UE UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- WIRE FENCE
- WOOD FENCE
- WATER METER
- ( ) RECORD INFORMATION
- ③ SANITARY SEWER MANHOLE



SURVEY OF LOT 338, RANCHERS ESTATES, UNIT 1,  
VOLUME 1, PAGE 165 AND LOT 34, RANCHER ESTATES,  
UNIT 1, VOLUME 1, PAGE 104, PLAT RECORDS,  
BLANCO COUNTY, TEXAS

## HAMBRICHT LAND SURVEYING

P.O. BOX 226  
JOHNSON CITY, TEXAS 76836  
PHONE (817) 868-2574  
TEXAS FIRM NO. 00087-00  
EMAIL: HAMBRICHTSURVEYING@GMAIL.COM

PROPERTY ADDRESS IS 613 RANCHVIEW DRIVE

DATE: 03-17-2022  
FILE NAME: 022-058  
JOB NO: 022-058

