

STATE OF TEXAS
COUNTY OF LLANO

TRACT 2: Field notes of a survey of a 1.81 acre tract of land out of and part of the Andreas Leitzmann Survey No. 313, Abstract No. 481, Llano County, Texas, said 1.81 acres being that same tract of land described as Tract III in a deed to Jackson Creek, LLC recorded in Instrument No. 2103692, Official Public Records, Llano County, Texas, being further described by metes and bounds as follows:

Beginning at a ½” rebar rod with a broken survey cap (control monument) found in the common line between said Survey No. 313 and the C.C. Oestrich Survey No. 16, Abstract No. 1103, Llano County, Texas, for a common corner between said Jackson Creek tract, the remaining portion of a tract of land described as First Tract in a deed to Herbert Kothmann recorded in Vol. 186, Pg. 262, Deed Records, Llano County, Texas, and a tract of land described as Tract II in said Jackson Creek deed, for the Northeast corner of this described tract;

Thence S 00°06'03" W, 1959.44 feet over and across said Survey No. 313 along the common line between said Jackson Creek tract and the remaining portion of said Kothmann tract to a ½” rebar rod with a broken survey cap (control monument) found in the North line of State Highway No. 29 for a common corner between said Jackson Creek tract and the remaining portion of said Kothmann tract, for the Southeast corner of this described tract;

Thence S 87°36'48" W, 40.46 feet over and across said Survey No. 313 along the common line between said Jackson Creek tract and said State Highway No. 29 to a point in the common line between said Survey No. 313 and the T. & N.O. RR. Co. Survey No. 21, Abstract No. 802, Llano County, Texas, for the Southwest corner of said Jackson Creek tract and this described tract;

Thence N 00°06'40" E over and across said Survey No. 313 along the West line of said Jackson Creek tract at 2.11 feet passing a 3” pipe post (control monument) found for the Southeast corner of a tract of land described in a deed to Bradley Family Partnership, LTD recorded in Instrument No. 1603954, of said Official Public Records; thence continuing along the same course for a total distance of 1960.70 feet to a 3” pipe post (control monument) found in the common line between said Survey No. 313 and previously mentioned Survey No. 16, for a common corner between said Jackson Creek tract and previously mentioned Jackson Creek tract, for the Northwest corner of this described tract;

Thence N 89°23'17" E, 40.07 feet along the common line between said Survey Nos. 313 & 16, same being the common line between said Jackson Creek tracts, to the place of beginning and containing 1.81 acres of land.

NOTE: All bearings were based on GPS observations, NAD83, Texas Central 4203 (EPOCH 2011).

SURVEYOR’S CERTIFICATION

I, Barney Dan Arnold, RPLS No. 6224, do hereby certify that these field notes accurately represent an on the ground survey performed under my direct supervision and conforms in all ways to the Texas Board of Professional Land Surveyors Minimum Standards and there are no visible easements, overlaps or protrusions except as shown on attached sketch numbered 2025-253.



Date: 08/26/2025

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