

**STATE OF TEXAS
COUNTY OF LLANO**

TRACT 1: Field notes of a survey of a 95.69 acre tract of land out of and part of the C.C. Oestrich Survey No. 16, Abstract No. 1103, Llano County, Texas, said 95.69 acres consisting of those tracts of land described as Tract Nos. I & II 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. 16 and the Andreas Leitzmann Survey No. 313, Abstract No. 481, 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 III in said Jackson Creek deed, for an angle corner of this described tract;

Thence S 89°23'17" W, 40.07 feet along the common line between said Survey Nos. 16 & 313, same being the common line between said Jackson Creek tracts to a 3" pipe post (control monument) found for a common corner between said Survey Nos. 16 & 313, same being a common corner between said Jackson Creek tracts, for an angle corner of this described tract;

Thence N 85°35'24" W, 22.25 feet along the common line between said Survey Nos. 16 & 313, same being the South line of said Jackson Creek tract, to a 8" wood post (control monument) found for a common corner between said Survey Nos, 16, 313, the T. & N.O. RR. Co. Survey No. 21, Abstract No. 802, Llano County, Texas, and the J.W. Garlisch Survey No. 304, Abstract No. 297, Llano County, Texas, same being a common corner between said Jackson Creek tract, a tract of land described in a deed to Bradley Family Partnership, LTD recorded in Instrument No. 1603954, of said Official Public Records, and a tract of land described as Tract II in a deed to Stephanie Renee Fogle et. al. recorded in Instrument No. 1706593, of said Official Public Records, for the Southwest corner of this described tract;

Thence N 00°07'35" E, 1700.65 feet along the common line between said Survey Nos. 16 & 304, same being the common line between said Jackson Creek tract and said Fogle tract, to a ½" rebar rod with broken survey cap (control monument) found for a common corner between said Jackson Creek tract and a tract of land described as Tract I in a deed to Johnnie Dale Bindseil recorded in Instrument No. 2206310, of said Official Public Records, for the Northwest corner of this described tract;

Thence S 72°18'22" E, 1270.77 feet over and across said Survey No. 16 along the common line between said Jackson Creek tract and said Bindseil tract to a ½" rebar rod with a broken survey cap (control monument) found for a common corner between said Jackson Creek tract and said Bindseil tract, for an angle corner of this described tract;

Thence S 88°34'10" E over and across said Survey No. 16 along the common line between said Jackson Creek tract, said Bindseil tract and a tract of land described as Parcel 1 in a deed to Michael W. Goetz et. ux. recorded in Instrument No. 2406337, of said Official Public Records, at 103.86 feet passing a ½" rebar rod with broken survey cap (control monument) found for a common corner between said Bindseil tract and said Goetz tract; thence continuing along the same course for a total distance of 1830.79 feet to a ½" rebar rod with a broken survey cap (control monument) found in the West line of a tract of land described as First Tract in a

deed to Sylvia Butler recorded in Vol. 186, Pg. 257, of said Deed Records, for a common corner between said Jackson Creek tract and said Goetz tract, for the Northeast corner of this described tract;

Thence S 00°01'46" W, 1251.73 feet over and across said Survey No. 16 along the common line between said Jackson Creek tract and said Butler tract to a 3" pipe post (control monument) found in the common line between said Survey No. 16 and previously mentioned Survey No. 313, same being the North line of previously mentioned Kothmann tract, for a common corner between said Jackson Creek tract and said Butler tract, for the Southeast corner of this described tract;

Thence S 89°38'56" W, 2981.79 feet along the common line between said Survey Nos. 16 & 313, same being the common line between said Jackson Creek tract and said Kothmann tract, to the place of beginning and containing 95.69 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

Barney Dan Arnold, RPLS No. 6224
Arnold Land Surveying & Mapping
306 W. Main St.
Eastland, Tx. 76448
(254)629-8550 Office
arnoldlandsurvey@att.net
TBPLS Firm No. 101885-00



Copies are not official unless seal is embossed.
Copyright Arnold Land Surveying & Mapping