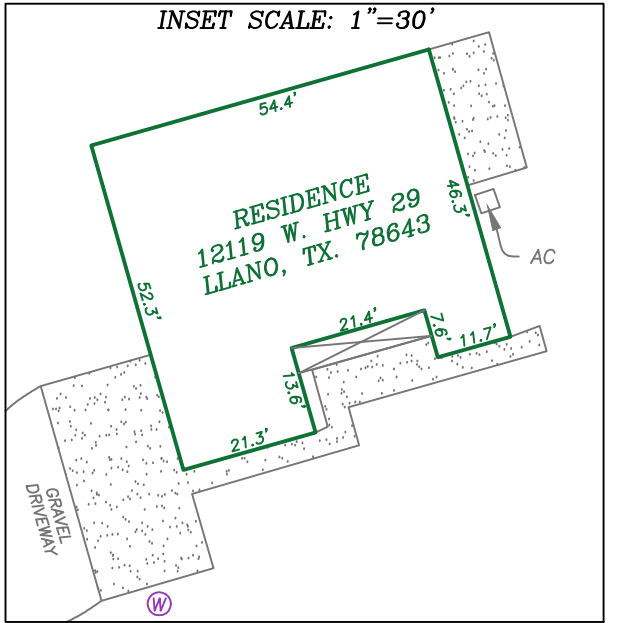
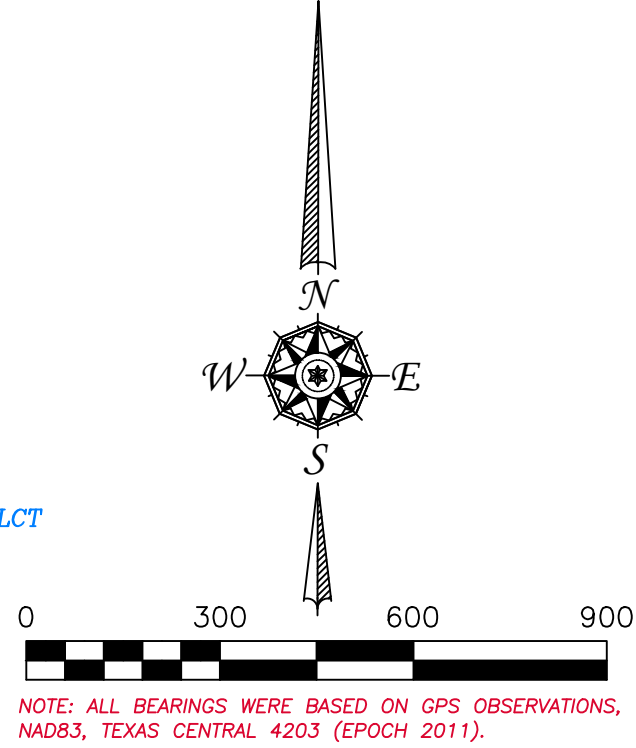
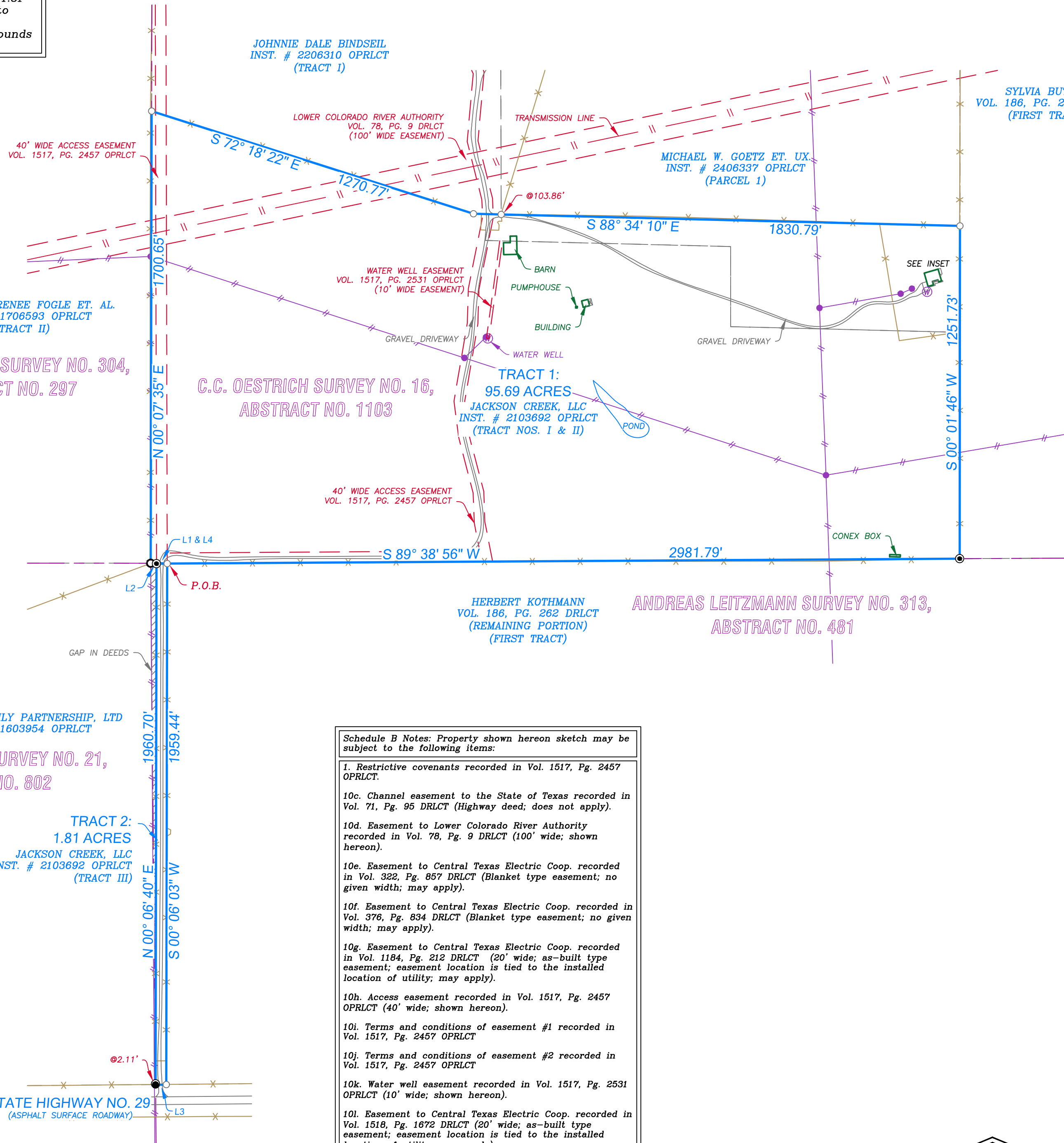


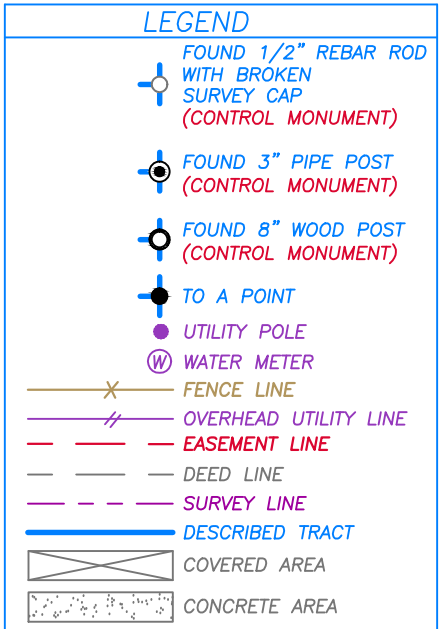
TRACT 1: Survey of a 95.69 acre tract of land out of and part of the C.C. Oestrich Survey No. 16, Abstract No. 1103, Llano County, Texas, said 95.69 acres consisting of those tracts of land described as Tract Nos. I & II in a deed to Jackson Creek, LLC recorded in Instrument No. 2103692, Official Public Records, Llano County, Texas, being further described by metes and bounds and attached hereto for reference:

TRACT 2: 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 and attached hereto for reference:

LLANO COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89° 23' 17" W	40.07'
L2	N 85° 35' 24" W	22.25'
L3	S 87° 36' 48" W	40.46'
L4	N 89° 23' 17" E	40.07'



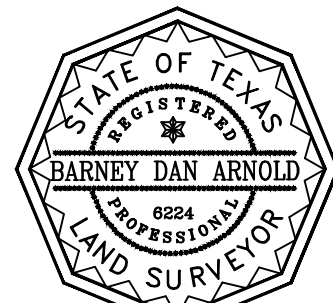
Notes: According to the Flood Insurance Rate Map for Llano County, Texas, Unincorporated Area, Community Panel No. 481234 0175 D and Map No. 48299C0175D, Dated January 29th, 2021, this property is in Zone X, which is defined as areas of minimal flood hazard.

- Schedule B Notes: Property shown hereon sketch may be subject to the following items:
1. Restrictive covenants recorded in Vol. 1517, Pg. 2457 OPRLCT.
 - 10c. Channel easement to the State of Texas recorded in Vol. 71, Pg. 95 DRLCT (Highway deed; does not apply).
 - 10d. Easement to Lower Colorado River Authority recorded in Vol. 78, Pg. 9 DRLCT (100' wide; shown hereon).
 - 10e. Easement to Central Texas Electric Coop. recorded in Vol. 322, Pg. 857 DRLCT (Blanket type easement; no given width; may apply).
 - 10f. Easement to Central Texas Electric Coop. recorded in Vol. 376, Pg. 834 DRLCT (Blanket type easement; no given width; may apply).
 - 10g. Easement to Central Texas Electric Coop. recorded in Vol. 1184, Pg. 212 DRLCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).
 - 10h. Access easement recorded in Vol. 1517, Pg. 2457 OPRLCT (40' wide; shown hereon).
 - 10i. Terms and conditions of easement #1 recorded in Vol. 1517, Pg. 2457 OPRLCT
 - 10j. Terms and conditions of easement #2 recorded in Vol. 1517, Pg. 2457 OPRLCT
 - 10k. Water well easement recorded in Vol. 1517, Pg. 2531 OPRLCT (10' wide; shown hereon).
 - 10l. Easement to Central Texas Electric Coop. recorded in Vol. 1518, Pg. 1872 DRLCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).
 - 10m. Easement to Central Texas Electric Coop. recorded in Vol. 1531, Pg. 1646 DRLCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).
 - 10n. Easement to Central Texas Electric Coop. recorded in Vol. 1585, Pg. 4776 DRLCT (20' wide; as-built type easement; easement location is tied to the installed location of utility; may apply).
 - 10q. Terms & conditions of the current subdivision regulations for Llano County, Texas.



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TBPLS FIRM NO. 101885-00

JDH GF#2025080739L-LL JOB# 2025--253



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I, Barney Dan Arnold, Texas R.P.L.S. No. 6224, do hereby certify that this sketch accurately represents an on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Minimum Standards, and there are no visible easements, overlaps or encroachments except as shown.

JD

08-26-2025