

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF EASTLAND

WHEREAS the KEKJ PROPERTIES, LLC, is the record owner of a 150.00 acre tract of land out of and part of the Hiram Peace Survey, Abstract No. 401 Eastland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Greg Haertling, being the owner/agent for the land shown on this plot designated as 1416 RANCH, an Addition to Eastland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, easements and the like shown hereon.

WITNESS my hand at Eastland County, Texas, this

18 day of August, 2022.

By: Greg Haertling (Agent/Owner)

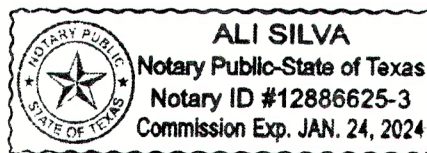
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF EASTLAND Denton

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Greg Haertling, known to me to be the person(s) whose name are subscribed to the foregoing instrument, and acknowledged to me that he/she was acting as owner, and that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. Given under my hand and seal of office this

18th day of August, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plot of 1416 RANCH, was approved by proper action of the Commissioners Court of Eastland County, Texas on this

12 day of Sept, 2022.

JUDGE REX FIELDS

ALI SILVA
Notary Public-State of Texas
Notary ID #12886625-1
Commission Exp. JUN 24, 2024

WITNESS, COUNTY CLERK CATHY JENTHO

Private Road Note: The private roads shown hereon designated as "MUSTANG TRAIL" & "SPUR ROAD" are NOT being adopted into the County Road System, but are hereby being accepted by the County for legal access purposes; the responsibility for maintenance and fee title ownership of "MUSTANG TRAIL" & "SPUR ROAD" will reside with the owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 respectively.

EASEMENT & BUILDING SET-BACK INFORMATION:

1. 10' WIDE DRAINAGE, PUBLIC UTILITY EASEMENT & BUILDING SET-BACK LINE ALONG THE SIDE LINES OF ALL LOTS.
2. 10' WIDE DRAINAGE, PUBLIC UTILITY EASEMENT & BUILDING SET-BACK LINE ALONG THE REAR LINES OF ALL LOTS.
3. 20' WIDE DRAINAGE, PUBLIC UTILITY EASEMENT & BUILDING SET-BACK LINE ALONG ANY DEDICATED ROADWAY.

UTILITY STATEMENT:

SEWER: Sewage/waste water will be confined via private septic systems, all state, county and local regulations will apply (Lot owner responsibility).

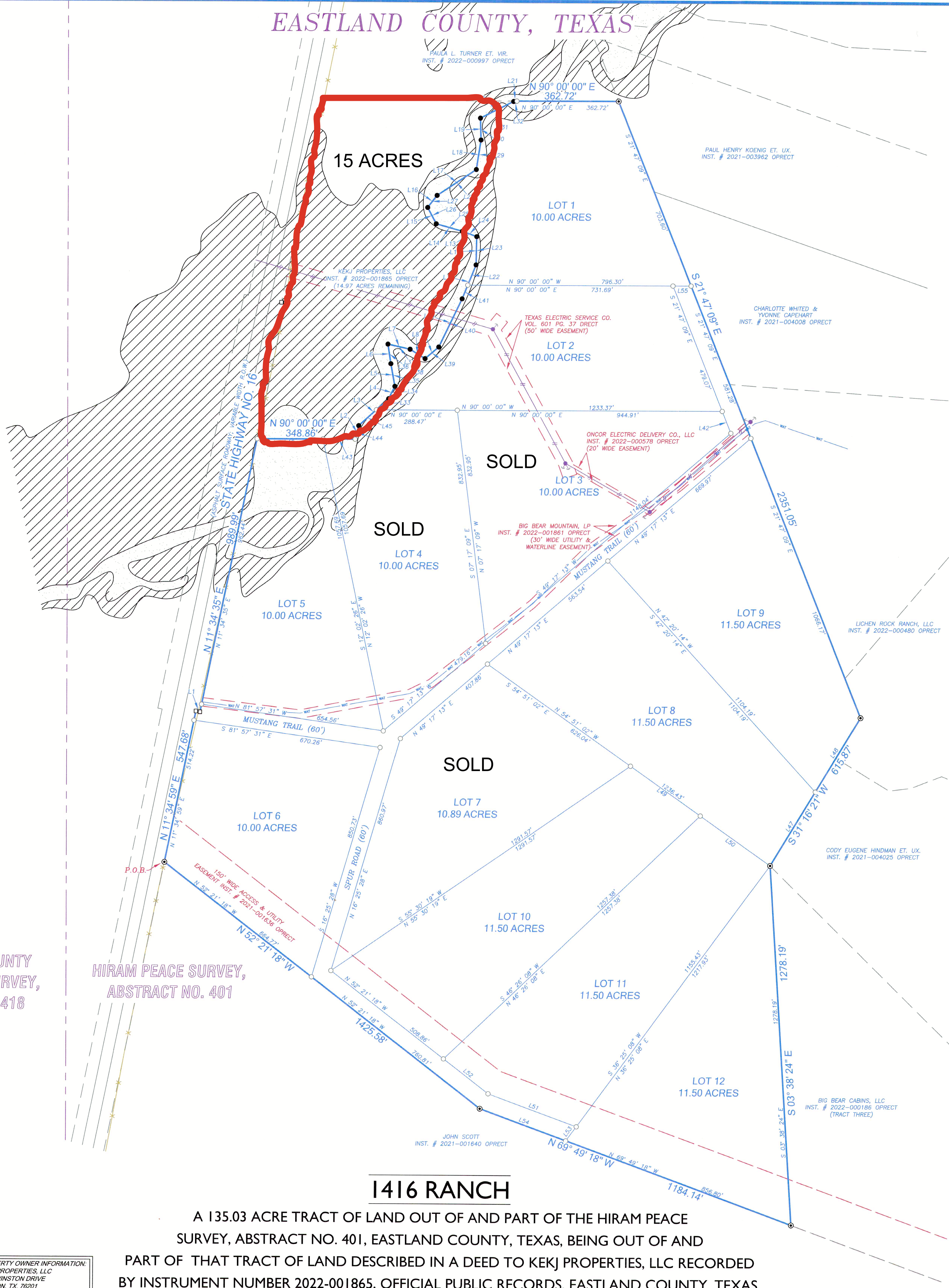


OFFICE: (254) 629-8550 FAX: (254) 629-8554
TRAP: (254) 629-8550
TSPS FIRM NO. 101885-00
BGA GF# 21-4579 JWB# 2022-178

Notes:
According to the Flood Insurance Rate Maps for Eastland County, Texas, Unincorporated Area, Community Panel Nos. 480793 0275 D & 480793 0300D and by Map Numbers 481300275D & 481300300D, Dated April 5th, 2019, the shaded portion of the property shown hereon sketch is situated within Zone A, which is defined as areas of 0.5% annual chance flood, the remaining portion of the property is situated in Zone X (no shading or hatching), which is defined as areas of minimal flood hazard.

PROPERTY OWNER INFORMATION:
KEKJ PROPERTIES, LLC
4101 WINSTON DRIVE
DENTON, TX 76201

EASTLAND COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78° 30' 35" E	14.77'
L2	N 14° 58' 31" E	49.59'
L3	N 47° 52' 48" E	143.29'
L4	N 26° 25' 37" E	49.53'
L5	N 10° 18' 57" W	81.75'
L6	N 08° 43' 11" W	70.36'
L7	S 77° 10' 58" E	80.66'
L8	S 58° 22' 39" E	63.01'
L9	N 49° 28' 53" E	64.07'
L10	N 25° 40' 40" E	100.10'
L11	N 22° 10' 03" E	130.30'
L12	N 01° 10' 20" E	99.96'
L13	N 69° 57' 34" W	54.92'
L14	N 74° 22' 52" W	96.50'
L15	N 28° 00' 15" W	65.49'
L16	N 37° 49' 12" E	54.44'
L17	N 56° 22' 31" E	167.36'
L18	N 08° 58' 59" E	105.92'
L19	N 01° 42' 04" W	77.55'
L20	N 63° 05' 40" E	132.12'
L21	N 83° 10' 45" E	11.72'
L22	N 22° 10' 03" E	77.52'
L23	N 01° 10' 20" E	99.96'
L24	N 69° 57' 34" W	54.92'
L25	N 74° 22' 52" W	96.50'
L26	N 28° 00' 15" W	65.49'
L27	N 37° 49' 12" E	54.44'
L28	N 56° 22' 31" E	167.36'
L29	N 08° 58' 59" E	105.92'
L30	N 01° 42' 04" W	77.55'
L31	N 83° 05' 40" E	132.12'
L32	N 83° 10' 45" E	11.72'
L33	N 47° 52' 48" E	59.10'
L34	N 26° 25' 37" E	49.53'
L35	N 10° 18' 57" W	81.75'
L36	N 08° 43' 11" W	70.36'
L37	S 77° 10' 58" E	80.66'
L38	S 58° 22' 39" E	63.01'
L39	N 49° 28' 53" E	64.07'
L40	N 25° 40' 40" E	100.10'
L41	N 22° 10' 03" E	52.78'
L42	S 21° 47' 09" E	83.34'
L43	N 90° 00' 00" E	114.51'
L44	N 14° 58' 31" E	49.59'
L45	N 47° 52' 48" E	84.15'
L46	N 90° 00' 00" E	234.35'
L47	S 31° 16' 21" W	307.94'
L48	S 31° 16' 21" W	307.94'
L49	S 54° 51' 02" E	305.19'
L50	S 54° 51' 02" E	305.19'
L51	N 69° 49' 18" W	335.60'
L52	N 52° 21' 18" W	201.66'
L53	S 36° 25' 08" W	62.49'
L54	N 69° 49' 18" W	327.34'
L55	N 90° 00' 00" E	64.61'

STATE OF TEXAS
COUNTY OF EASTLAND

1416 RANCH: Field notes of a survey of a 135.03 acre tract of land being out of and part of the Hiram Peace Survey, Abstract No. 401, Eastland County, Texas, said 135.03 acres being out of and part of that tract of land described in a deed to KEKJ Properties, LLC recorded by Instrument Number 2022-001865, Official Public Records, Eastland County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found in the East line of State Highway No. 16 for a common corner between said KEKJ tract, a tract of land described in a deed to John Scott recorded in Instrument No. 2021-001640, of said Official Public Records, and a 150' wide access & utility easement recorded in Instrument No. 2021-001636, of said Official Public Records, for the Southwest corner of this described tract;

Thence over and across said Peace Survey along the common line between said KEKJ tract and said State Highway No. 16 the following courses and distances:

Thence N 11°34'59" E, 547.68 feet to a concrete monument (control monument) found for a common corner between said KEKJ tract and said State Highway No. 16, for an angle corner of this described tract;

Thence S 78°30'35" E, 14.77 feet to a concrete monument (control monument) found for a common corner between said KEKJ tract and said State Highway No. 16, for an angle corner of this described tract;

Thence N 11°34'35" E, 989.99 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224, for the Westernmost Northwest corner of this described tract;

Thence over and across said Peace Survey and said KEKJ tract along the West line of this described tract the following courses and distances:

Thence N 90°00'00" E, 348.86 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the approximate center of a creek, for an angle corner of this described tract;

Thence N 14°58'31" E, 49.59 feet to a point in a creek, for an angle corner of this described tract;

Thence N 47°52'48" E, 143.25 feet to a point in a creek, for an angle corner of this described tract;

Thence N 26°25'37" E, 49.53 feet to a point in a creek, for an angle corner of this described tract;

Thence N 10°18'57" W, 81.75 feet to a point in a creek, for an angle corner of this described tract;

Thence N 08°43'11" W, 70.36 feet to a point in a creek, for an angle corner of this described tract;

Thence S 77°10'58" E, 80.66 feet to a point in a creek, for an angle corner of this described tract;

Thence S 58°22'39" E, 63.01 feet to a point in a creek, for an angle corner of this described tract;

Thence N 49°29'53" E, 64.07 feet to a point in a creek, for an angle corner of this described tract;

Thence N 25°40'40" E, 190.10 feet to a point in a creek, for an angle corner of this described tract;

Thence N 22°10'03" E, 130.30 feet to a point in a creek, for an angle corner of this described tract;

Thence N 01°10'20" E, 99.96 feet to a point in a creek, for an angle corner of this described tract;

Thence N 69°57'34" W, 54.92 feet to a point in a creek, for an angle corner of this described tract;

Thence N 74°22'52" W, 96.50 feet to a point in a creek, for an angle corner of this described tract;

Thence N 28°00'15" W, 65.49 feet to a point in a creek, for an angle corner of this described tract;

Thence N 37°49'12" E, 54.44 feet to a point in a creek, for an angle corner of this described tract;

Thence N 56°22'31" E, 167.36 feet to a point in a creek, for an angle corner of this described tract;

Thence N 08°58'59" E, 105.92 feet to a point in a creek, for an angle corner of this described tract;

Thence N 01°42'04" W, 77.55 feet to a point in a creek, for an angle corner of this described tract;

Thence N 63°05'40" E, 132.12 feet to a point in a creek, for an angle corner of this described tract;

Thence N 83°10'45" E, 11.72 feet to a 1/2" rebar rod set with a survey cap stamped RPLS 6224 in the common line between said KEKJ tract and a tract of land described in a deed to Paula L. Turner et. al. recorded in Instrument No. 2022-000997, of said Official Public Records, for the Northernmost Northwest corner of this described tract;

Thence N 90°00'00" E, 362.72 feet over and across said Peace Survey along the common line between said KEKJ tract and said Turner tract to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found in the West line of a tract of land described in a deed to Paula L. Turner et. al. recorded in Instrument No. 2021-003962, of said Official Public Records, for a common corner between said KEKJ tract and said Turner tract, for the Northeast corner of this described tract;

Thence S 21°47'09" E, 2351.05 feet over and across said Peace Survey along the common line between said KEKJ tract, said Koenig tract, a tract of land described in a deed to Charlotte Whited & Yvonne Capehart recorded in Instrument No. 2021-004008, of said Official Public Records, and a tract of land described in a deed to Lichen Rock Ranch, LLC recorded in Instrument No. 2022-000480, of said Official Public Records, to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said KEKJ tract and said Lichen Rock Ranch, for an angle corner of this described tract;

Thence S 31°16'21" W, 615.87 feet over and across said Peace Survey along the common line between said KEKJ tract, said Lichen Rock Ranch and a tract of land described in a deed to Cody Eugene Hindman et. al. recorded in Instrument No. 2021-004025, of said Official Public Records, to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said KEKJ tract and said Cody Eugene Hindman et. al. recorded in Instrument No. 2022-000480, of said Official Public Records, to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said KEKJ tract and said Lichen Rock Ranch, for an angle corner of this described tract;

Thence S 03°38'24" E, 1278.19 feet over and across said Peace Survey along the common line between said KEKJ tract and said Big Bear tract, for the Southeast corner of this described tract;

Thence N 69°49'18" W, 1184.14 feet over and across said Peace Survey along the common line between said KEKJ tract, said Scott tract and said 150' wide access & utility easement to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found for a common corner between said KEKJ tract, said Scott tract and said 150' wide access & utility easement, for an angle corner of this described tract;

Thence N 52°21'18" W, 1425.58 feet over and across said Peace Survey along the common line between said KEKJ tract, said Scott tract and said 150' wide access & utility easement to the place of beginning and containing 135.03 acres of land.

Note: All bearings were based on GPS observations, NAD83 Texas North Central 4202 (Epoch 2011).

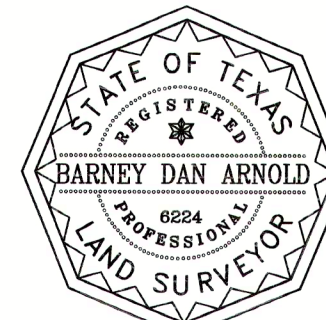
SURVEYOR'S CERTIFICATION
I, Barney Dan Arnold, RPLS No. 6224, do hereby certify that these field notes accurately represent an on the ground survey performed under my direct supervision and conforms in all ways to the Texas Board of Professional Land Surveying Minimum Standards and is representative of the overall boundary of "1416 RANCH", an addition to Eastland County, Texas.

Barney Dan Arnold, RPLS No. 6224
Arnold Land Surveying & Mapping
306 W. Main St.
Eastland, TX 76448
(254) 629-8550 Office
(254) 629-8524 Fax
TRPLS Firm No. 101885-00
arnoldlandsurveying@gmail.com



Date: 06/28/2022

LEGEND	
SET 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON	FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224 (CONTROL MONUMENT)
TO A POINT IN A CREEK	FOUND CONCRETE MONUMENT (CONTROL MONUMENT)
FENCE LINE	EASEMENT LINE
DEED/TRACT LINE	SUBDIVISION BOUNDARY
SURVEY LINE	LOT LINE
FLOOD ZONE "X" AREA	FLOOD ZONE "A" AREA



GRAPHIC SCALE: 1"=200'
0' 200' 400' 600'
NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

1416 RANCH
SURVEYOR'S CERTIFICATION
THIS is to certify that I, Barney Dan Arnold, a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plot correctly represents that survey made by me.

06-28-2022