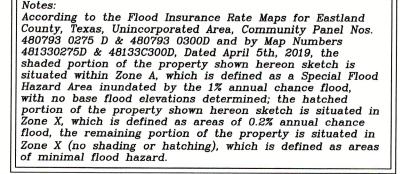
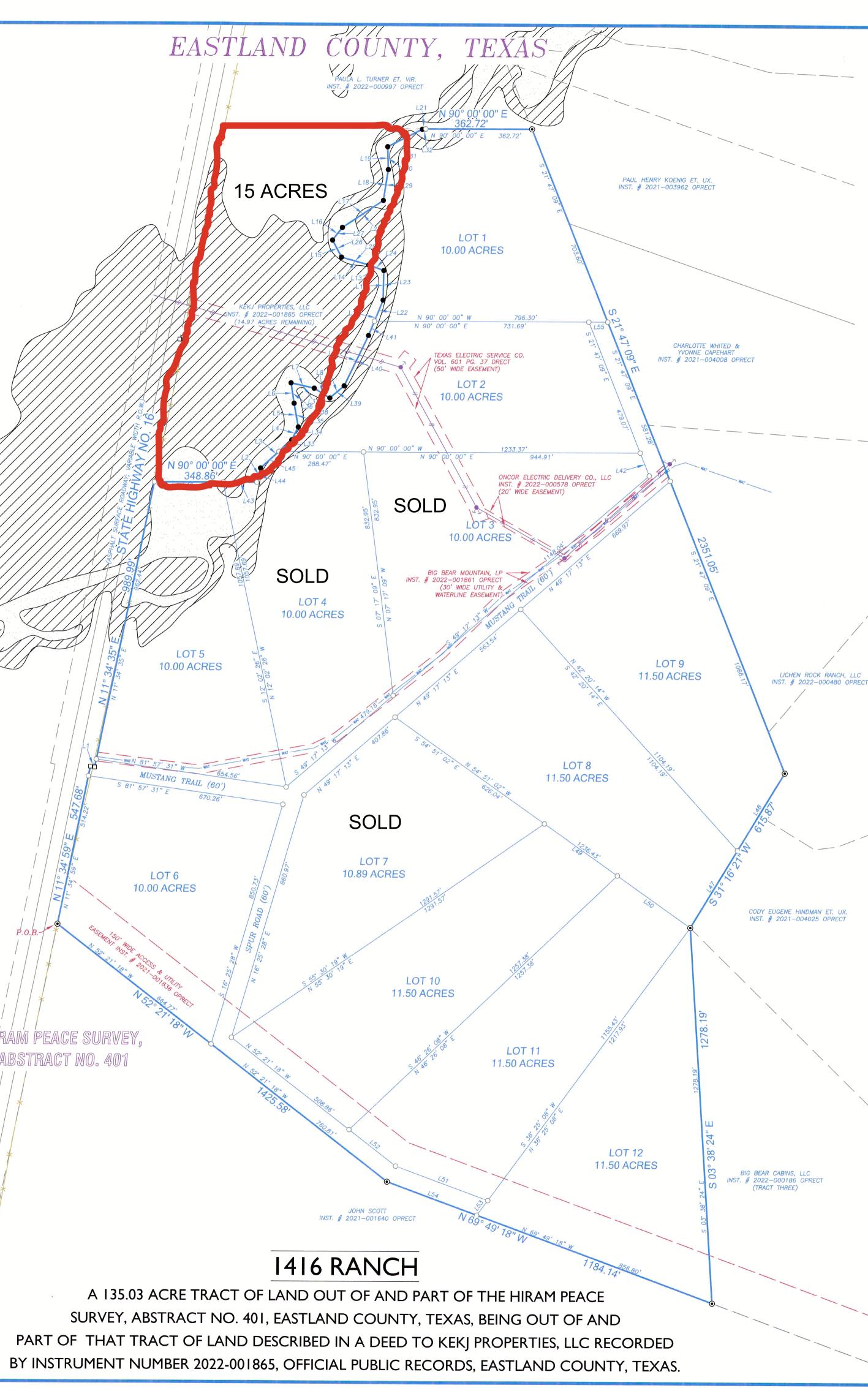
OWNER'S CERTIFICATE THE STATE OF TEXAS COUNTY OF EASTLAND WHEREAS the KEKJ PROPERTIES, LLC, is the record owner of a 150.00 acre tract of land out of and part of the Hiram Peace Survey, Abstract No. 401 Eastland County, Texas. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Greg Haertling, being the owner/agent for the land shown on this plat 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. Junton WITNESS my hand at Eastland County, Texas, this HUGUST , 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 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ALI SILVA Notary Public-State of Texas Notary ID #12886625-3 Commission Exp. JAN. 24, 2024 CERTIFICATE OF APPROVAL This is to certify that the above and foregoing plat of 1416 RANCH, was approved by proper action of the Commissioners Court of Eastland County, Texas on this JUDGE REX FIELDS 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 ROBERTSON COUNTY ANY DEDICATED ROADWAY. SCHOOL LAND SURVEY, UTILITY STATEMENT: ABSTRACT NO. 418 SEWER: Sewage/waste water will be confined via private septic systems, all state, county and local regulations will apply (Lot owner responsibility).





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



L1S 78° 30' 35" E14.77'L2N 14° 58' 31" E49.59'L3N 47° 52' 48" E143.25'L4N 26° 25' 37" E49.53'L5N 10° 18' 57" W81.75'L6N 08° 43' 11" W70.36'L7S 77° 10' 58" E80.66'L8S 58° 22' 39" E63.01'L9N 49° 29' 35" E64.07'L10N 22° 10' 03" E130.30'L12N 01° 10' 20" E99.96'L13N 69° 57' 34" W54.92'L14N 74° 22' 52" W96.50'L15N 28° 00' 15" W65.49'L16N 37° 49' 12" E54.44'L17N 56° 22' 31" E105.92'L19N 01° 42' 04" W77.55'L20N 63° 05' 40" E132.12'L21N 83° 10' 45" E11.72'L22N 22° 10' 03" E77.52'L33N 01° 10' 20" E99.96'L44N 69° 57' 34" W54.92'L25N 74° 22' 52" W96.50'L26N 28° 00' 15" W65.49'L27N 37° 49' 12" E54.44'L28N 56° 22' 31" E1167.36'L29N 08° 58' 59" E105.92'L30N 01° 42' 04" W77.55'L30N 01° 42' 04" W77.55'L31N 63° 05' 40" E132.12'L32N 83° 10' 45" E11.72'L33N 47° 52' 48" E59.10'L34N 26° 25' 37" E49.53'L35N 10° 18' 57" W81.75' <th></th> <th>LINE TABLE</th> <th></th>		LINE TABLE	
L2N 14° 58' 31" E49.59'L3N 47° 52' 48" E143.25'L4N 26° 25' 37" E49.53'L5N 10° 18' 57" W81.75'L6N 08° 43' 11" W70.36'L7S 77° 10' 58" E80.66'L8S 58° 22' 39" E63.01'L9N 49° 29' 35" E64.07'L10N 25° 40' 40" E190.10'L11N 22° 10' 03" E130.30'L12N 01° 10' 20" E99.96'L13N 69° 57' 34" W54.92'L14N 74° 22' 52" W96.50'L15N 28° 00' 15" W65.49'L16N 37° 49' 12" E54.44'L17N 56° 22' 31" E105.92'L18N 08° 58' 59" E105.92'L20N 63° 05' 40" E132.12'L21N 83° 10' 45" E11.72'L22N 22' 10' 03" E77.52'L23N 01° 10' 20" E99.96'L24N 69° 57' 34" W54.92'L25N 74° 22' 52" W96.50'L26N 28° 00' 15" W65.49'L27N 37° 49' 12" E54.44'L28N 56° 22' 31" E105.92'L30N 01° 42' 04" W77.55'L31N 63° 05' 40" E132.12'L32N 83° 10' 45" E11.72'L33N 47° 52' 48" E59.10'L34N 26° 25' 37" E49.53'L35N 10° 18' 57" W81.75'L31N 63° 05' 40" E132.12'L32N 83° 10' 45" E11.72'<	LINE	BEARING	DISTANCE
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INE TABLE

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 ½' 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;

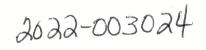
Thence S 78°30'35" E, 14.77 feet to a concrete monument (control monument) found for a common corner between said KEKJ tract and said State Highway No. 16, for an angle corner of this described tract;

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 ½" 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°29'35" 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;



Filed for Record at 10:03 CATHY JENTHO, COUNTY CLERK SEP 15 2022 EASTLAND COUNTY, TEXAS A Deputy

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. vir. 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 Paul Henry Koenig et. ux. 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 tract, 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 tract and a tract of land described in a deed to Cody Eugene Hindman et. ux. 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, said Hindman tract and a tract of land described as Tract Three in a deed to Big Bear Cabins, LLC recorded in Instrument No. 2022-000186, of said Official Public Records, 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 to a 1/2" rebar rod with a survey cap stamped RPLS 6224 (control monument) found in the common line between previously mentioned Scott tract and previously mentioned 150' wide access & utility easement, for a common corner 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 TBPLS Firm No. 101885-00

LEGEND

SET 1/2" REBAR ROD

FOUND 1/2" REBAR ROD WITH SURVEY CAP STAMPED RPLS 6224

(CONTROL MONUMENT)

- TO A POINT IN A CREEK

(CONTROL MONUMENT)

FLOOD ZONE "X" AREA

FLOOD ZONE "A" AREA

FOUND CONCRETE

- MONUMENT

TEXAS ONE CALL SYSTEM

UNDERGROUND UTILITIES

CALL BEFORE YOU DIG OR BUILD, TO LOCATE

-800-245-4545

CALL 48 HOURS BEFORE YOU DIG, DRILL, OR BLAST.

A A

------ ---- EASEMENT LINE

-- --- DEED/TRACT LINE

SUBDIVISION BOUNDA

LOT LINE

WITH SURVEY CAP

STAMPED RPLS 6224; UNLESS OTHERWISE NOTED HEREON

arnoldlandsurvey@att.ne



OF

BARNEY DAN ARNOLD

6224 FESSIO

Date:06/28/2022



200 OTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD83 TEXAS NORTH CENTRAL 4202 (EPOCH 2011).

GRAPHIC SCALE: 1"=200'

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 platted 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 plat orrectly represents that survey made by me.

06 - 28 - 2022