

FIELD NOTES FOR A 16.055 ACRE TRACT OF LAND

Being a 16.055 acre tract of land out of the Encarnacion Garcia Survey No. 477, Abstract No. 279, Llano County, Texas, being that same 16.050 acre tract recorded in Volume 1561, Pages 3232-3248, Official Public Records, Llano County, Texas, said 16.055 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a Texas Department of Transportation concrete right of way marker found in the southeast right of way line of R.M. Highway No. 965, (an 80 foot wide right of way per the Texas Department of Transportation right of way map), at the northeast corner of the above referenced 16.050 acre tract and tract herein described;

Thence, departing the southeast right of way line of R.M. Highway No. 965 with the east line of said 16.050 acre tract, South 00 degrees 42 minutes 59 seconds East, a distance of 1023.61 feet to a 1/2" iron rod found at the southeast corner of said 16.050 acre tract, a northeast corner of a 490.2 acre tract recorded in Volume 1564, Pages 2790-2798, Official Public Records, Llano County, Texas, said point being the southeast corner of the tract herein described;

Thence, with the south line of said 16.050 acre tract, a north line of said 490.2 acre tract, the following two (2) courses and distances:

South 89 degrees 35 minutes 48 seconds West, a distance of 835.83 feet to a 1/2" iron rod found for angle;

and South 89 degrees 43 minutes 22 seconds West, a distance of 777.28 feet to a 1/2" iron rod found in the southerly right of way line of R.M. Highway No. 965 at the west corner of said 16.050 acre tract and tract herein described, said point being in the arc of a curve to the left;

Thence, with the southeast right of way line of R.M. Highway No. 965, the northwest line of said 16.050 acre tract, curving to the left with a central angle of 28 degrees 11 minutes 43 seconds, an arc distance of 724.71 feet, a radius of 1472.68 feet and a chord that bears North 66 degrees 02 minutes 51 seconds East, a distance of 717.42 feet to a 1/2" iron rod found for the point of tangency;

Thence, continuing with the southeast right of way line of R.M. Highway No. 965, the northwest line of said 16.050 acre tract North 51 degrees 51 minutes 15 seconds East, a distance of 1201.16 feet to the Point of Beginning containing 16.055 acres of land.

R1 ~
R=1472.39'
D=28°15'23"
L=726.13'
T=369.85'
CH=718.80'
CB=N 66°41'25" E

R=1472.68'
D=28°11'43"
L=724.71'
CH=717.42'
CB=N 66°02'51" E

R. M. HIGHWAY NO. 965
(80.0' RIGHT-OF-WAY
PER TXDOT R.O.W. MAPS)

16.055 ACRES
(16.050 ACRES
VOLUME 1561, PAGES
3232-3248, O.P.R.)

WINTER REVOCABLE LIVING TRUST
490.2 ACRES
VOLUME 1564, PAGES 2790-2798
OFFICIAL PUBLIC RECORDS

NOTES:

- 1) PROPOSED INSURED: FROST BANK
- 2) PROPOSED BORROWER: EROCKR, LTD.
- 2) ADDRESS: 5862 RANCH ROAD 965
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, NAD 83.
- 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER 224-155, ISSUED DATE OF MARCH 14, 2024, EFFECTIVE DATE OF MARCH 8, 2024 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- 7) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 8) THE METES AND BOUNDS LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS SHOWN HEREON AND FORMS A MATHEMATICALLY CLOSED FIGURE.
- 9) THERE ARE NO DESIGNATED PARKING SPACES LOCATED ON THIS PROPERTY.
- 10) A PORTION OF THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 48299C0450C, DATED MAY 2, 2012.

SCHEDULE B

- a. MINERAL INTEREST AS DESCRIBED IN DEED EXECUTED BY FRIEDRICH OEHLER AND MINNA OEHLER TO R. H. DOWNMAN, DATED MARCH 17, 1902, RECORDED IN VOLUME 37, PAGES 61-64, DEED RECORDS OF LLANO COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.
- b. MINERAL INTEREST AS DESCRIBED IN DEED EXECUTED BY FREDERICK OEHLER AND MINNA OEHLER TO WILLIAM B. KEEL, DATED JULY 5, 1910, RECORDED IN VOLUME 46, PAGES 539-540, DEED RECORDS OF LLANO COUNTY, TEXAS. TITLE TO SAID INTEREST HAS NOT BEEN INVESTIGATED SUBSEQUENT TO THE DATE OF SAID INSTRUMENT.
- c. RIGHT OF WAY EASEMENT EXECUTED BY WALDEMAR OEHLER TO LONE STAR GAS COMPANY, DATED SEPTEMBER 13, 1949, RECORDED IN VOLUME 78, PAGES 618-619, DEED RECORDS OF LLANO COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- d. EASEMENT EXECUTED BY WALDEMAR OEHLER AND MRS. WALDEMAR OEHLER TO STATE OF TEXAS, DATED FEBRUARY 6, 1963, RECORDED IN VOLUME 120, PAGES 176-178, DEED RECORDS OF LLANO COUNTY, TEXAS. (SHOWN HEREON)
- e. EASEMENT EXECUTED BY WALDEMAR OEHLER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED OCTOBER 8, 1963, RECORDED IN VOLUME 126, PAGES 162-163, DEED RECORDS OF LLANO COUNTY, TEXAS. (BLANKET EASEMENT)
- f. RIGHT OF WAY EASEMENT EXECUTED BY WALDEMAR OEHLER TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JANUARY 25, 1965, RECORDED IN VOLUME 140, PAGES 104-105, DEED RECORDS OF LLANO COUNTY, TEXAS. (BLANKET EASEMENT)
- g. RIGHT OF WAY EASEMENT EXECUTED BY EROCKR LTD. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED JULY 18, 2017, RECORDED IN VOLUME 1577, PAGES 3415-3417, DEED RECORDS OF LLANO COUNTY, TEXAS. (SHOWN HEREON)
- h. RIGHT OF WAY EASEMENT EXECUTED BY EROCKR LTD. TO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., DATED MARCH 18, 2021, RECORDED UNDER INSTRUMENT NO. 21-03614, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. (SHOWN HEREON)

ALTA/NSPS LAND TITLE SURVEY

Being a 16.055 acre tract of land out of the Encarnacion Garcia Survey No. 477, Abstract No. 279, Llano County, Texas, being that same 16.050 acre tract recorded in Volume 1561, Pages 3232-3248, Official Public Records, Llano County, Texas.

PFEIFFER LAND SURVEYING
918 ADLER STREET
BOERNE, TX 78006
830-249-3385
FIRM NO. 10193761



SCALE: 1" = 100'

LEGEND

R1	RECORD CALL PER VOLUME 1561, PAGES 3232-3248, O.P.R.
R2	RECORD CALL PER VOLUME 1564, PAGES 2790-2798, O.P.R.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊙	FOUND TXDOT CONCRETE RIGHT-OF-WAY MARKER
⊕	WELL
⊠	A/C PAD
⊞	SEPTIC LID
⊟	SEPTIC CLEANOUT
⊠	ELECTRIC BOX
⊞	TELEPHONE PEDESTAL
⊟	UTILITY POLE WITH GUY WIRE
⊠	METER POLE
→	GUY WIRE
---	WOOD FENCE
-X-	WIRE FENCE
-OU-	OVERHEAD UTILITIES

SAMUEL OEHLER
93.63 ACRES
VOLUME 329, PAGE 923
DEED RECORDS

DETAIL

This is to certify to:
Lender-Frost Bank
Borrower-EROCKR, LTD
Underwriter-First National Title Insurance Company
Title Company-Hill Country Titles

that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and which includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 14 of Table A thereof. The fieldwork was completed on December 30, 2022.

Date of Plat or Map: March 20, 2024.

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