

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOC.

111 W. Main St.

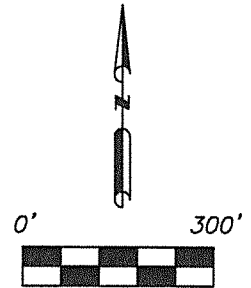
P.O. Box 74

Llano, TX 78643

(325) 247-4510

llanosurvey.com

FIRM Registration #: 100502-00



SCALE: 1"=300'
BEARING BASIS IS STATE
PLANE COORDINATE SYSTEM,
TEXAS CENTRAL ZONE (4203)
NAD83. DISTANCES ARE GRID.
CSF=0.9998421289

EN TODO INVESTMENTS, LLC
1261.415 ACRES (REMAINDER)
19-03350 L.C.O.P.R.

P.O.B.

SET 1/2" I.R. IN THE FNC FROM WHICH A 1/2" I.R. SET ON THE N. SIDE OF
A 3" I.P. FNC POST, IN THE SOUTH LINE OF R.M. HWY NO. 152, FOR THE
NWC OF THE EN TODO INVESTMENTS TRACT LIES N00°40'34"W 1491.24'
AND FROM THERE A CONC. R-O-W MON. FND LIES S59°42'43"W 369.91'

N 90°00'00" E 1051.24'

JEFF ROTHENBUHLER, ET UX
41.91 ACRES
20-09162 L.C.O.P.R.

TITLE SURVEY

GF#: L6F-1974

TITLE CO.: ARROWHEAD LAND TITLES, INC.

OWNER: EN TODO INVESTMENTS, LLC

BORROWER: PAULA BORDELON & V.L. THIBODEAUX

SUBJECT TO:
RESTRICTIONS, ETC.:
DOC. NO. 20-04713 L.C.O.P.R.
EASEMENT TO C.T.E.C.: 290/330 L.C.D.R.
R-O-W EASEMENT TO C.T.E.C.:
DOC. NO. 20-05253 L.C.O.P.R.
LLANO COUNTY SUB. REGS. OF RECORD

LINE	BEARING	DISTANCE
L1	S 05°25'16" E	179.19'
L2	S 00°28'43" E	210.32'
L3	S 05°25'16" E	367.66'
L4	S 00°14'57" W	144.41'
L5	S 01°25'16" W	200.66'
L6	S 03°30'19" W	73.58'
L7	S 08°37'31" E	75.28'
L8	S 26°34'11" E	106.63'
L9	S 03°48'41" W	87.98'

40' WIDE ACCESS EASEMENT
DOC. NO. 20-04713 L.C.O.P.R.
CENTERLINE OF EXISTING ROAD IS
PROPERTY LINE.

64.74 ACRES

EN TODO INVESTMENTS, LLC
1261.415 ACRES (REMAINDER)
19-03350 L.C.O.P.R.

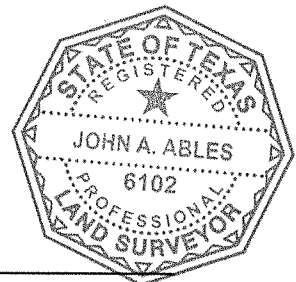
JON MARK BOWMAN
and MARY VICTORIA BOWMAN
66.73 ACRES
21-01432 L.C.O.P.R.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DEPICTED
HEREON DOES NOT LIE WITHIN A
SPECIAL FLOOD HAZARD AREA, AS
SHOWN ON F.E.M.A.'S FLOOD
INSURANCE RATE MAP No.
48299C0275C
EFFECTIVE DATE: MAY 2, 2012

NOTE:
1/2" I.R. SET AT ALL ANGLE
POINTS ON THE EAST AND WEST
SIDES OF 40' ACCESS EASEMENT

ABST. NO. 31

SURVEY NO. 2



CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	137.18'	455.82'	17°14'38"	S 09°34'39" E	136.67'
C2	348.90'	1412.71'	14°09'02"	S 11°07'27" E	348.02'
C3	84.10'	297.55'	16°11'36"	S 04°40'49" W	83.82'
C4	148.34'	259.17'	32°47'35"	S 09°37'34" E	146.32'
C5	115.72'	252.38'	26°16'17"	S 12°53'12" E	114.71'
C6	192.70'	311.04'	35°29'51"	S 19°10'11" W	189.63'

LEGAL DESCRIPTION: BEING 64.74 ACRES OF LAND OUT OF THE ELIZABETH
BETTS SURVEY NO. 2, ABST. NO. 31, IN LLANO COUNTY, TEXAS, PART OF
THAT CERTAIN TRACT OF LAND DESCRIBED AS 1261.415 ACRES IN A DEED TO
EN TODO INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 19-03350, LLANO
COUNTY OFFICIAL PUBLIC RECORDS. FIELDED: OCTOBER, 2020 CREW: JAA
DRAFTED: 02/23/2021 BY: LMC JOB#: 20021301_LOT_4 SHEET: 1 OF 3

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND
SURVEYOR # 6102 DO HEREBY CERTIFY THAT THIS
PLAT WAS PREPARED FROM AN ON THE GROUND
SURVEY PERFORMED UNDER MY SUPERVISION IN
OCTOBER, 2020, WITNESS MY HAND AND SEAL THIS
THE 23rd DAY OF FEBRUARY, 2021.

JOHN A. ABLES R.P.L.S. #6102

LLANO SURVEYING & MAPPING, L.L.C.

FRED L. THOMPSON & ASSOCIATES

P. O. BOX 74 LLANO, TEXAS 78643-0074

325-247-4510 (O) 325-247-1043 (F)

FIRM Registration #: 100502-00

(PAGE 2 OF 3)

FIELD NOTES DESCRIBING 64.74 ACRES OF LAND IN LLANO COUNTY, TEXAS.

BEING 64.74 ACRES OF LAND OUT OF THE ELIZABETH BETTS SURVEY NO. 2, ABST. NO.31, IN LLANO COUNTY, TEXAS, PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1261.415 ACRES IN A DEED TO EN TODO INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 19-03350, LLANO COUNTY OFFICIAL PUBLIC RECORDS (L.C.O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the fence in the east line of that certain tract of land described as First Tract, 369.3 acres in a deed to Alexander Ranch, LTD, recorded in Volume 1114, Page 179, L.C.O.P.R., in the west line of the En Todo Investments, LLC tract, for the northwest corner and **POINT OF BEGINNING** hereof, from which a ½" iron rod set on the north side of a 3" iron pipe fence post, in the south line of R.M. Highway No. 152, an 80 foot wide right of way of record in Volume 77, Page 297, Llano County Deed Records (L.C.D.R.), for the northwest corner of the En Todo Investments 1261.415 acre tract lies N 00° 40' 34" W 1491.24 feet and from there a concrete right of way monument lies S 59° 42' 43" W 369.91 feet;

THENCE over and across the En Todo Investments tract, EAST, with a line of t-posts, at 1031.23 feet pass a ½" iron rod set in the west line of a 40 foot wide Access Easement of record in Document 20-04713, L.C.O.P.R., in all a distance of 1051.24 feet to a ½" iron rod set in the centerline of said Access Easement for the northwest corner of that certain tract of land described as 66.73 acres in a deed to Jon Mark Bowman and Mary Victoria Bowman, recorded in Document No. 21-01432, L.C.O.P.R., the southwest corner of that certain tract of land described as 41.91 acres in a deed to Jeff Rothenbuhler, et ux, recorded in Document No. 20-09162, L.C.O.P.R., and the northeast corner hereof;

THENCE along the centerline of said Access Easement, same being the east line hereof, the following fourteen (14) courses and distances:

Along a curve to the left, through a central angle of 17° 14' 38", with a radius of 455.82 feet, an arc distance of 137.18 feet, a chord bearing of S 09° 34' 39" E 136.67 feet (C1) to a point at the beginning of a curve to the left;

Along a curve to the right, through a central angle of 14° 09' 02", with a radius of 1412.71 feet, an arc distance of 348.90 feet, a chord bearing of S 11° 07' 27" E 348.02 feet (C2) to an angle point;

S 05° 25' 16" E not tangent to the previous curve 179.19 feet (L1) to an angle point;

S 00° 28' 43" E 210.32 feet (L2) to an angle point;

S 05° 25' 16" E 367.66 feet (L3) to a point at the beginning of a non tangent curve to the right;

Along a curve to the right, through a central angle of 16° 11' 36", with a radius of 297.55 feet, an arc distance of 84.10 feet, a chord bearing of S 04° 40' 49" W 83.82 feet (C3) to a point at the beginning of a non tangent curve to the left;

Along a curve to the left, through a central angle of 32° 47' 35", with a radius of 259.17 feet, an arc distance of 148.34 feet, a chord bearing of S 09° 37' 34" E 146.32 feet (C4) to the beginning of a curve to the right;

Along a curve to the right, through a central angle of 26° 16' 17", with a radius of 252.38 feet, an arc distance of 115.72 feet, a chord bearing of S 12° 53' 12" E 114.71 feet (C5) to an angle point;

S 00° 14' 57" W 144.41 feet (L4) to an angle point;

S 01° 25' 16" W 200.66 feet (L5) to a point at the beginning of to the right;

Along a curve to the right, through a central angle of 35° 29' 51", with a radius of 311.04 feet, an arc distance of 192.70 feet, a chord bearing of S 19° 10' 11" W 189.63 feet (C6) to the end of said curve;

S 03° 30' 19" W not tangent with the previous curve 73.58 feet (L6) to an angle point;

S 08° 37' 31" E 75.28 feet (L7) to an angle point;

S 26° 34' 11" E 106.63 feet (L8) to an angle point; and

S 03° 48' 41" W 87.98 feet (L9) to a ½" iron rod set in the centerline of said 40 foot wide Access Easement for the northeast corner of that certain tract of land described as 52.83 acres in a deed to John McIver, et ux, recorded in Doc. No. 20-09391 L.C.O.P.R., the southwest corner of the above said Bowman tract, and the southeast corner hereof;

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325-247-4510 (O) 325-247-1043 (F)

FIRM Registration #: 100502-00

FIELD NOTES DESCRIBING 64.74 ACRES OF LAND IN LLANO COUNTY, TEXAS.

THENCE over and across the En Todo Investments tract, with the north line of the McIver tract and a line of t-posts, WEST, at 20.00 feet pass a ½" iron rod set in the west line of said Access Easement, in all 1192.14 feet to a ½" iron rod set in the fence, in the east line of the above said Alexander First Tract, in the west line of the En Todo Investments tract, for the northwest corner of the McIver tract, same being the southwest corner hereof;

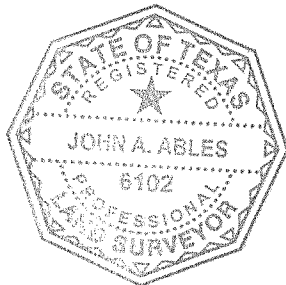
THENCE with the west line of the En Todo Investments tract and generally with the fence, N 00° 39' 32" W 2045.27 feet to a 4" iron pipe post at an angle point; and N 00° 25' 48" W 380.61 feet to the **POINT OF BEGINNING** hereof, and containing 64.74 acres of land, more or less, as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

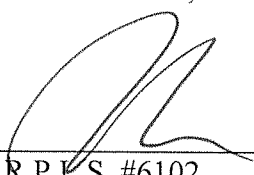
Basis of Bearing for this tract is State Plane Coordinate System, Texas Central Zone 4203. Distances are Grid. CSF=0.9998421289.

All 1/2" iron rods set have an aluminum cap inscribed "LLANO SURVEYING".

This description is to be used in conjunction with the accompanying survey plat attached hereto and made a part hereof.

I, John A. Ables, Registered Professional Land Surveyor #6102 do hereby certify that this description was prepared from an on the ground survey performed under my supervision in October, 2020. Witness my hand and seal this the 25th day of February, 2021.





John A. Ables R.P.L.S. #6102
P. O. Box 74, Llano, TX 78643

Fred L. Thompson & Associates
Llano Surveying & Mapping, LLC
P. O. Box 74
Llano, TX 78643
3252474510 FAX (325) 247-1043
lmc@llanosurvey.com

Invoice

Date	Invoice #
3/2/2021	20021301_4

Bill To

En Todo Investments
Arrowhead Land Titles, Inc.
7503 RM Highway 2147
Horseshoe Bay, TX 78657

		Terms	Due Date
		Due on receipt	3/2/2021
Item	Description	Amount	
TITLE SURVEY	Title Survey, Plat & Field Notes of 64.74 acres of land out of the Elizabeth Betts Survey No. 2, Abst. No. 31, Llano County, Texas.	800.00T	

Sales Tax (8.25%)	\$66.00
Total	\$866.00
Payments/Credits	\$0.00
Balance Due	\$866.00

Thank you for your business !