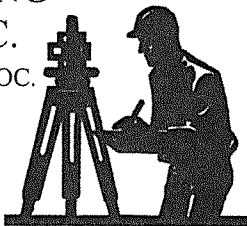


FIRM Registration #: 100502--00



**LEGEND**

○ 1/2" IRON ROD SET W/  
ALUM. CAP "LLANO SURVEYING"

⊕ T-POST

⊗ FENCE POST

— X — WIRE FENCE

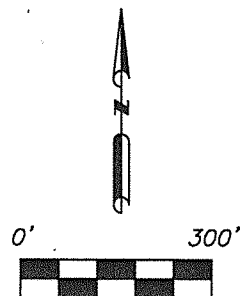
■ CONC. R-O-W MON.

● UTILITY POLE

( ) RECORD INFORMATION

B.S.L. BUILDING SETBACK LINE

P.O.B. POINT OF BEGINNING



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

LINE	BEARING	DISTANCE
L1	S17°17'37"W	100.37'
L2	S20°42'11"W	101.77'
L3	S06°01'22"W	108.21'
L4	S03°57'56"E	107.19'
L5	S05°14'12"W	98.30'
L6	S22°00'25"W	99.22'
L7	S11°24'36"W	100.18'
L8	S06°33'58"W	230.98'

L9	S14°29'55"W	242.64'
L10	S14°35'22"W	107.07'
L11	S14°09'31"W	93.14'
L12	S14°36'23"W	94.22'
L13	S29°29'09"W	82.50'
L14	S66°28'53"W	89.58'
L15	S67°46'21"W	114.01'
L16	S31°37'37"W	147.15'

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

ALL ANGLE  
EAST AND WEST  
CESS EASEMENT

R.M. HIGHWAY NO. 152  
(80' R.O.W. 77/297 L.C.D.R.)  
283.06' C5

P.O.B.

SET 1/2" I.R. ON THE N. SIDE OF A 6" I.P. FNC POST, IN THE SOUTH LINE OF R.M. HWY NO. 152, FOR THE NWC OF THE EN TODO INVESTMENTS TRACT AND THE NWC HEREOF, FROM THERE A CONC. R-O-W MON. FND LIES S59°42'43"W 369.91'

ELIZABETH BETTS  
WINDMILL

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

SURVEY NO. 2

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

ABST. NO. 31

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

**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

N90°00'00"W 1051.24'  
EN TODO INVESTMENTS, LLC  
1261.415 ACRES (REMAINDER)  
19-03350 L.C.O.P.R.

JON MARK BOWMAN, ET UX  
66.73 ACRES  
21-01432 L.C.O.P.R.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	610.94'	219.95'	218.76'	S06°58'48"W	20°37'39"
C2	455.82'	157.47'	156.69'	S08°56'29"W	19°47'38"
C3	3785.46'	479.03'	478.71'	N63°20'40"E	7°15'02"
C4	1870.80'	706.85'	702.66'	N77°49'06"E	21°38'54"
C5	3785.46'	479.03'	478.71'	N63°20'40"E	7°15'02"
C6	1870.80'	706.85'	702.66'	N77°49'06"E	21°38'54"

BORROWER: PAULA BORDELON & V.L. THIBODEAUX

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 26th DAY OF FEBRUARY, 2021.

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

**LEGAL DESCRIPTION:** BEING 63.15 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. **FILED:** OCTOBER, 2020 **CREW:** JAA **DRAFTED:** 02/24/2021 **BY:** LMC **JOB#:** 20021301 **LOT:** 2 **SHEET:** 1 OF 3

**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 63.15 ACRES OF LAND IN LLANO COUNTY, TEXAS.**

BEING 63.15 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 on the north side of a 6" iron pipe fence post, 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 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, the northwest corner and **POINT OF BEGINNING** hereof, from which a concrete right of way monument lies S 59° 42' 43" W 369.91 feet;

**THENCE** with the south line of R.M. Highway No. 152, the north line of the above said En Todo Investments, LLC tract, and generally with the fence, the following five (5) courses and distances:

N 59° 42' 43" E 283.06 feet to a concrete right of way monument;

Along a curve to the right, through a central angle of 07° 15' 02", with radius of 3785.46 feet, an arc distance of 479.03 feet, a chord bearing of N 63° 20' 40" E 478.71 feet (C5) to a concrete right of way monument;

N 66° 57' 45" E 231.21 feet to a concrete right of way monument;

Along a curve to the right. Through a central angle of 21° 38' 54", with a radius of 1870.80 feet, an arc distance of 706.85 feet, a chord bearing of N 77° 49' 06" E 702.66 feet (C6) to a concrete right of way monument found at an angle point for the northwest corner of an Easement, described as Common Area, 0.60 of an acre, in Doc. No. 20-04713, L.C.O.P.R.; and

N 88° 36' 39" E, at 129.81 feet pass a ½" iron rod set in the west line of a 40 foot wide Access Easement, of record Doc. No, 20-04713, L.C.O.P.R., in all 149.81 feet to a ½" iron rod set in the south line of R.M. Highway No. 152, in the north line of the EnTodo Investments, LLC tract, for the northwest corner of that certain tract of land described as 410.91 acres in a deed to Jeff Rothenbuhler, recorded in Doc. 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 20° 37' 39", with a radius of 610.94 feet, an arc distance of 219.95 feet, a chord bearing of S 06° 58' 48" W 218.76 feet (C1) to an angle point;

S 17° 17' 37" W 100.37 feet (L1) to an angle point;

S 20° 42' 11" W 101.77 feet (L2) to an angle point;

S 06° 01' 22" W 108.21 feet (L3) to an angle point;

S 03° 57' 56" E 107.19 feet (L4) to an angle point;

S 05° 14' 12" W 98.30 feet (L5) to an angle point;

S 22° 00' 25" W 99.22 feet (L6) to an angle point;

S 11° 24' 36" W 100.18 feet (L7) to an angle point;

S 06° 33' 58" W 230.98 feet (L8) to an angle point;

S 14° 29' 55" W 242.64 feet (L9) to an angle point;

S 14° 35' 22" W 107.07 feet (L10) to an angle point;

S 14° 09' 31" W 93.14 feet (L11) to an angle point;

S 14° 36' 23" W 94.22 feet (L12) to an angle point;

S 29° 29' 09" W 82.50 feet (L13) to an angle point;

**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 3 OF 3)

**FIELD NOTES DESCRIBING 63.15 ACRES OF LAND IN LLANO COUNTY, TEXAS.**

S 66° 28' 53" W 89.58 feet (L14) to an angle point;

S 67° 46' 21" W 114.01 feet (L15) to an angle point;

S 31° 37' 37" W 147.15 feet (L16) to a point of curvature of a non tangent curve to the left; and

Along a curve to the left, through a central angle of 19° 47' 38", with a radius of 455.82 feet, an arc distance of 157.47 feet, a chord bearing of S 08° 56' 29" W 156.69 feet (C2) to a ½" iron rod set in the centerline of the said Access Easement, for the southwest corner of the above said Rothenbuhler tract, the northwest corner of that certain tract of land described as 66.73 acres in a deed to John Mark Bowman, et ux, recorded in Doc. No. 21-01432, L.C.O.P.R., and the southeast corner hereof;

**THENCE** over and across the En Todo Investments tract, with 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 1051.24 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 southwest corner hereof;

**THENCE** with the west line of the En Todo Investments tract and generally with the fence,

N 00° 31' 52" W 1058.95 feet to an angle point; and

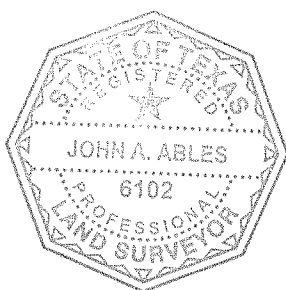
N 01° 01' 54" W 432.30 feet to the **POINT OF BEGINNING** hereof, and containing 63.15 acres of land, more or less, as surveyed by Llano Surveying & Mapping, L.L.C., under the supervision of John A. Ables R.P.L.S. No. 6102.

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_2

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 63.15 acres of land out of the Elizabeth Betts Survey No. 2, Abst. No. 30, 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 !