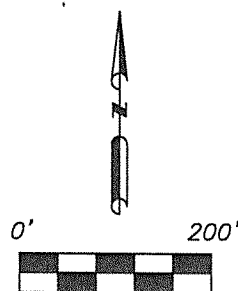


**LLANO SURVEYING & MAPPING, L.L.C.**

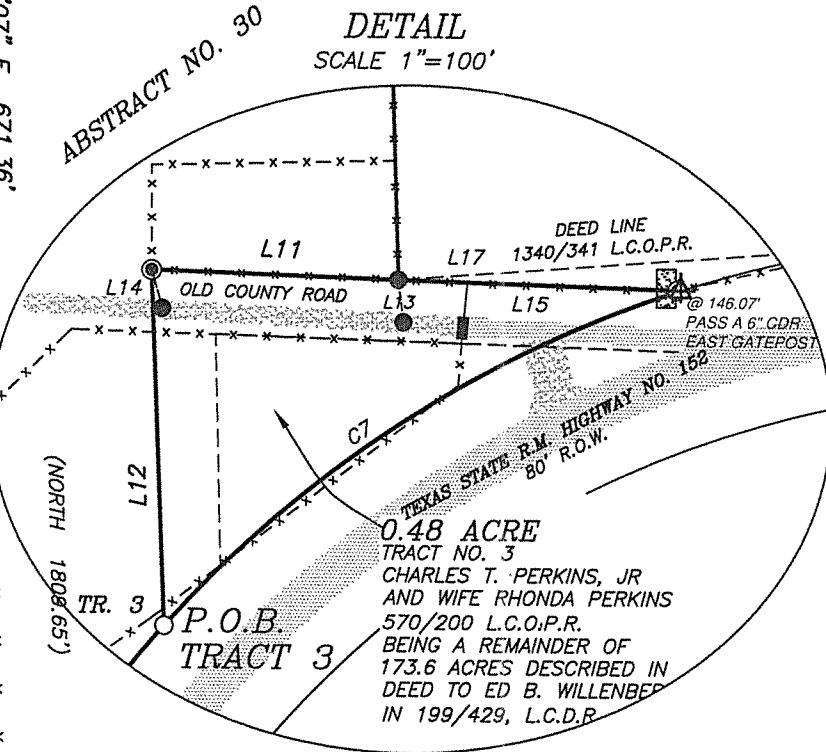
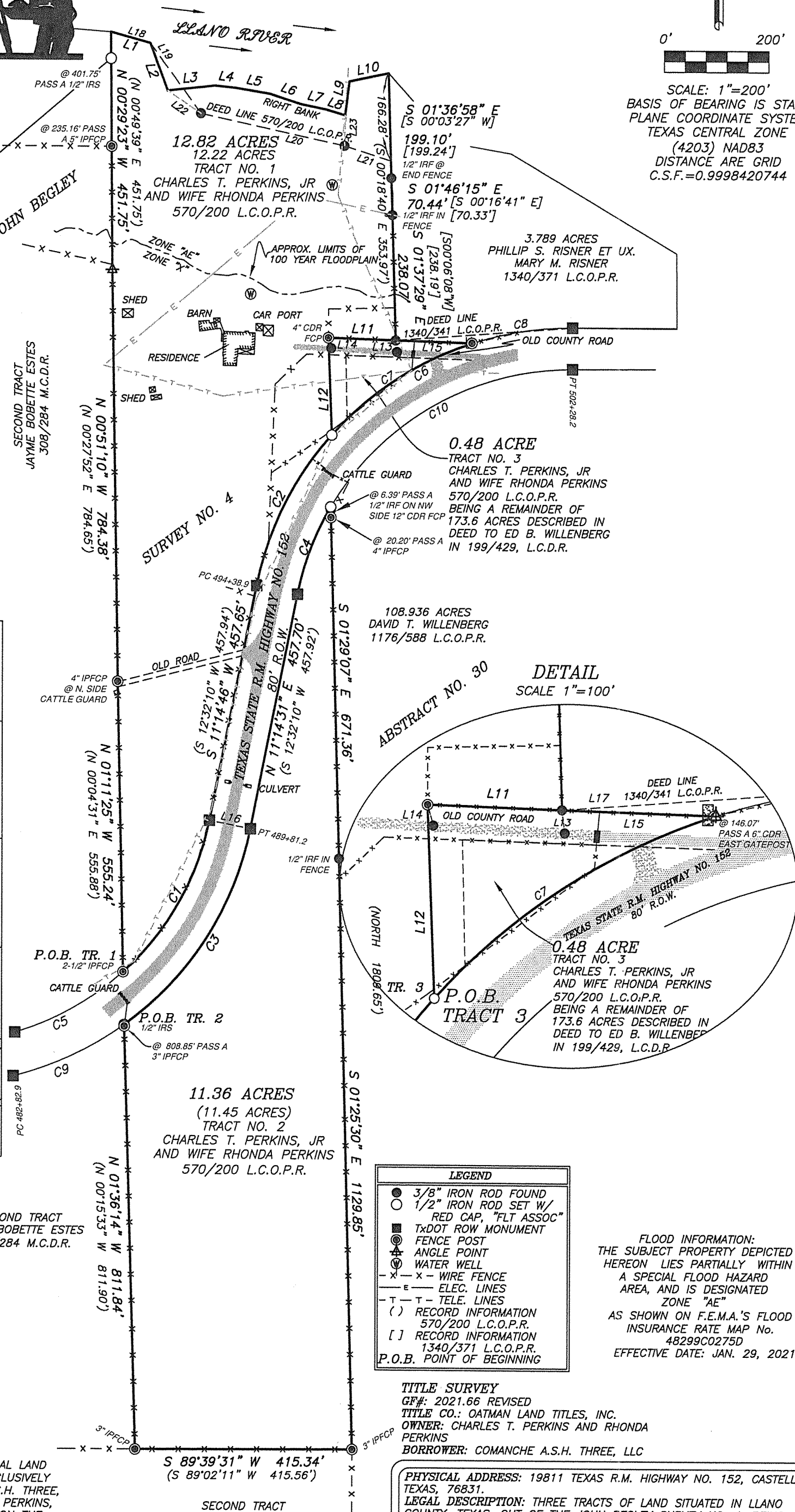
FRED L. THOMPSON & ASSOC.  
111 W. Main St.  
P.O. Box 74  
Llano, TX 78643  
(325) 247-4510  
llanosurvey.com  
FIRM Registration #: 100502-00



4.65 ACRES  
JERI ARSENAULT  
891/81 L.C.O.P.R.

LINE	BEARING	DISTANCE
L1	S 74°28'02" E	77.72'
L2	S 20°34'46" E	95.71'
L3	N 83°42'45" E	90.71'
L4	S 84°04'44" E	38.73'
L5	S 80°40'12" E	67.30'
L6	S 72°16'16" E	63.70'
L7	S 78°38'51" E	47.39'
L8	S 73°37'28" E	39.00'
L9	N 07°07'41" E	64.28'
L10	N 78°01'33" E	76.60'
L11	N 88°02'24" W	128.74'
	(N 88°09'24" W	(125.95')
L12	S 02°08'36" E	184.89'
	(SOUTH)	(167.37')
L13	S 06°52'18" E	22.08'
L14	S 15°21'25" E	20.56'
L15	S 88°14'17" E	147.67'
L16	N 78°45'14" W	79.93'
	(80')	
L17	N 85°43'46" E	339.78'
L18	S 74°28'02" E	77.72'
	(S 73°11'34" E	(77.71')
L19	S 36°13'32" E	164.01'
	(S 34°57'04" E	(163.99')
L20	S 77°39'31" E	281.65'
	(S 76°17'59" E	(281.71')
L21	S 72°18'13" E	93.22'
	(S 70°56'41" E	(93.45')
LINE	BEARING	DISTANCE
L22	S 55°59'18" E	76.34'
L23	S 01°12'31" W	58.22'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	534.76'	339.52'	333.84'	S 29°26'05" W	36°22'38"
	(532.96')	(340.07')	(334.33')	(S 30°42'11" W	(36°33'31")
C2	613.69'	325.89'	322.08'	S 26°27'34" W	30°25'35"
	(612.96')	(326.39')	(322.54')	(S 27°41'33" W	(30°30'31")
C3	614.45'	456.76'	446.32'	N 32°32'15" E	42°35'29"
	(612.96')	(456.69')	(446.20')	(N 33°46'05" E	(42°41'18")
C4	535.12'	178.88'	178.05'	N 20°49'05" E	19°09'09"
	(532.96')	(188.13')	(187.15')	(N 22°53'02" E	(20°13'29")
C5	534.76'	310.92'	306.56'	S 64°16'48" W	33°18'48"
	(532.96')	(310.92')	(306.56')	(S 65°56'18" W	(33°18'48")
C6	613.69'	519.81'	504.41'	S 65°56'18" W	48°31'53"
	(612.96')	(519.81')	(504.41')	(S 65°56'18" W	(48°31'53")
C7	613.69'	325.45'	321.65'	S 56°51'54" W	30°23'05"
	(613.69')	(325.45')	(321.65')	(S 56°51'54" W	(30°23'05")
C8	613.69'	194.37'	193.56'	S 81°07'51" W	18°08'49"
	(613.69')	(194.37')	(193.56')	(S 81°07'51" W	(18°08'49")
C9	614.45'	291.26'	288.54'	S 67°24'46" W	27°09'32"
	(612.96')	(291.26')	(288.54')	(S 67°24'46" W	(27°09'32")
C10	535.12'	557.46'	532.59'	N 60°14'18" E	59°41'16"
	(532.96')	(557.46')	(532.59')	(N 60°14'18" E	(59°41'16")



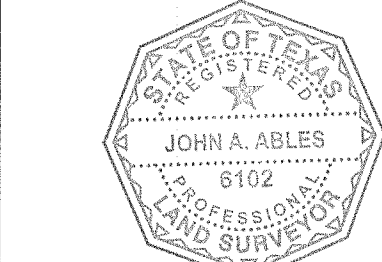
**LEGEND**

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD SET W/ RED CAP, "FLT ASSOC"
- TxDOT ROW MONUMENT
- ⊙ FENCE POST
- ⊕ ANGLE POINT
- ⊙ WATER WELL
- x-x- WIRE FENCE
- e- ELEC. LINES
- t-t- TELE. LINES
- ( ) RECORD INFORMATION 570/200 L.C.O.P.R.
- [ ] RECORD INFORMATION 1340/371 L.C.O.P.R.
- P.O.B. POINT OF BEGINNING

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DEPICTED HEREON LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA, AND IS DESIGNATED ZONE "AE" AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP No. 48299C0275D EFFECTIVE DATE: JAN. 29, 2021

**TITLE SURVEY**  
GF#: 2021.66 REVISED  
TITLE CO.: OATMAN LAND TITLES, INC.  
OWNER: CHARLES T. PERKINS AND RHONDA PERKINS  
BORROWER: COMANCHE A.S.H. THREE, LLC

**PHYSICAL ADDRESS:** 19811 TEXAS R.M. HIGHWAY NO. 152, CASTELL, TEXAS, 76831.  
**LEGAL DESCRIPTION:** THREE TRACTS OF LAND SITUATED IN LLANO COUNTY, TEXAS, OUT OF THE JOHN BEGLEY SURVEY NO. 4, BEING THOSE SAME TRACTS DESCRIBED IN DEED TO CHARLES T. PERKINS, JR. AND WIFE, RHONDA PERKINS AND DESCRIBED AS FOLLOWS: TRACT 1, 12.82 ACRES, TRACT 2, 11.36 ACRES, AND TRACT 3, 0.48 OF AN ACRE, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.  
**FILED:** 4/5/2021 **CREW:** YC&DH **DRAFTED:** 4/6/2021  
**BY:** JAA **JOB#:** 21022302



I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND SURVEYOR # 6102 DO HEREBY CERTIFY EXCLUSIVELY TO OATMAN LAND TITLES, INC., COMANCHE A.S.H. THREE, LLC, CHARLES T. PERKINS, JR. AND RHONDA PERKINS, THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 5th DAY OF APRIL, 2021, WITNESS MY HAND AND SEAL THIS THE 6th DAY OF APRIL, 2021.

**NOTES:**  
1.) ONLY THOSE DOCUMENTS LISTED HEREON WERE REVIEWED. OTHER INTERESTS MAY EXIST WHICH ARE NOT DEPICTED HEREON.