

Lot 14 Rio Escondido Phase 3 Subdivision

BEING A 10.182 ACRE TRACT KNOWN AS LOT 14 OF THE RIO ESCONDIDO PHASE 3 SUBDIVISION LOCATED IN CORYELL AND HAMILTON COUNTY, TEXAS, BEING OUT OF THE H. GILLY SURVEY, ABSTRACT NO. 392, CORYELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED 2004.55 ACRE TRACT, AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 666 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 318773 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 10.182 ACRE TRACT, LOT 14 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with a "Cuplin" cap at the northwesterly corner of said Lot 14, along a southwesterly line of a called 13.497 acre tract called to be a non-exclusive road access and utility easement agreement tract as shown on Document No. 328305 of the Official Public Records of Coryell County, Texas, and also recorded in Document No. 20201332 of the Real Property Records of Hamilton County, Texas, and having a northing of 10,513,125.33UsFt, and an easting of 2,990,831.16UsFt. of the Texas Coordinate System, Central Zone, Grid;

THENCE along a southwesterly line of said 13.497 acre tract, and the northeasterly line of said Lot 14 the following courses and distances;

- 1) South 48°05'00" East, a distance of 43.39' to a 1/2" iron pin set with "Cuplin" cap;
- 2) Along a curve to the right having an arc length of 8.41', a radius of 10.00', a chord bearing of South 23°59'19" East, and a chord length of 8.16' to a 1/2" iron pin set with "Cuplin" cap;
- 3) Along a curve to the left having an arc length of 28.13', a radius of 50.00', a chord bearing of South 16°00'45" East, and a chord length of 27.76' to a 1/2" iron pin set with "Cuplin" cap;

THENCE departing said 13.497 acre tract, and along the northeasterly line of said Lot 14 the following courses and distances;

- 1) South 17°11'46" West, a distance of 447.27' to a 1/2" iron pin set with "Cuplin" cap;
- 2) South 72°49'23" East, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 807.84', for a total distance of 974.02' to a point for corner along the approximate centerline of the Langford Branch Creek, and being the northeasterly corner of said Lot 14;


THENCE with the approximate centerline of said Langford Branch Creek, and the easterly line of said Lot 14, the following courses and distances;

- 1) South 20°04'12" West, a distance of 9.90' to a point for corner;
- 2) South 26°52'36" West, a distance of 147.72' to a point for corner;
- 3) South 32°40'30" West, a distance of 78.30' to a point for corner;
- 4) South 37°58'47" West, a distance of 121.13' to a point for corner;
- 5) South 27°17'57" West, a distance of 77.32' to a point for corner along the northerly line of a called 435.33 acre tract as shown on document to 4A Cowhouse Ranch, LP as shown on Document No. 258400 of the Official Public Records of Coryell County, Texas, along the southerly line of said 2004.55 acre remainder tract, and being the southeast corner of said Lot 14;

THENCE North 72°48'13" West, along the southerly line of said Lot 14, the southerly line of said 2004.55 acre remainder tract, and the northerly line of said 435.33 acre tract, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 326.46', for a total a distance of 931.24' to a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 14;

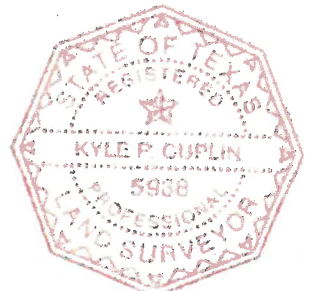
THENCE North 17°11'47" East, departing the northerly line of said 435.33 acre tract, over and across said 2004.55 acre remainder tract, along the westerly line of said Lot 14, a distance of 914.79' to the **POINT OF BEGINNING**, containing 10.182 acres, more or less.

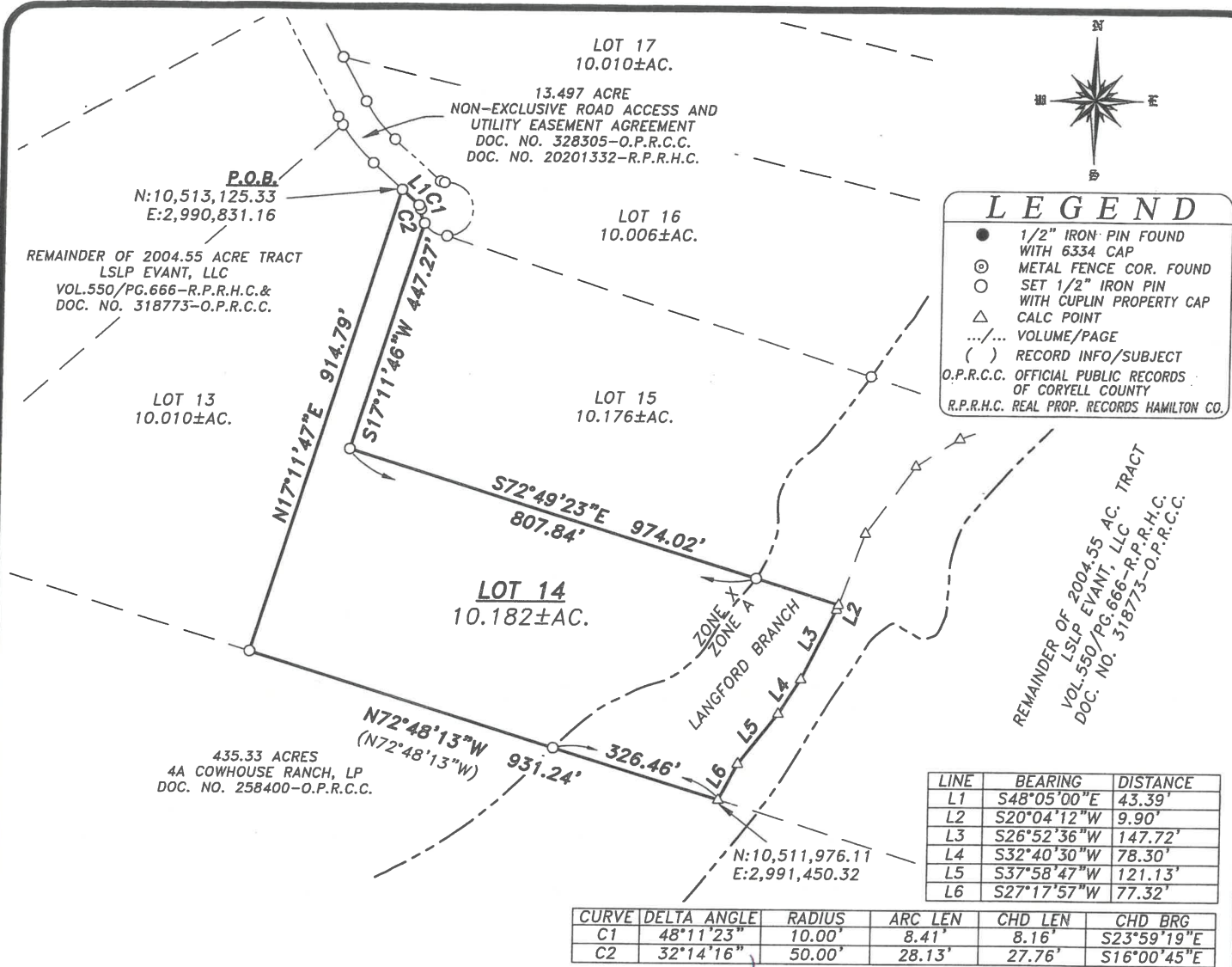
I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. The Basis of Bearings are to Texas Coordinate System, Central Zone, all coordinates listed are in Grid, US Feet. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.



Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

Dated: 7/27/2020





BOUNDARY SURVEY

LOCAL ADDRESS: EVANT, TEXAS.

X *Cm* *TWM*

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NOTES:

- 1) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD- NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48099C0225F, EFFECTIVE 02/17/2010.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, COORDINATES SHOWN ARE TO GRID.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

K.P. Cuplin DATED 7/27/2020
 KYLE P. CUPLIN, R.P.L.S. NO. 5938



1 OF 2 SHEETS

PROJ. NO. 20995
TECH: KPC
APPROVED: K.CUPLIN
FIELDWORK PERFORMED ON: JUNE & JULY, 2020
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
 MARBLE FALLS, TX. 78654
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