

**Lot 28 Rio Escondido Phase 4 Subdivision**

BEING A 10.010 ACRE TRACT KNOWN AS LOT 28 OF THE RIO ESCONDIDO PHASE 4 SUBDIVISION LOCATED IN CORYELL AND HAMILTON COUNTY, TEXAS, BEING OUT OF THE H. GILLY SURVEY, ABSTRACT NO. 1259, HAMILTON COUNTY, AND THE H. GILLY SURVEY, ABSTRACT NO. 392 OF CORYELL COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1398.80 ACRE TRACT, AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT II, LLC, RECORDED IN DOCUMENT NO. 20201430 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 328847 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 10.010 ACRE TRACT, LOT 28 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

**BEGINNING** at a 1/2" iron pin set with "Cuplin" cap at the northwest corner of said Lot 28, along a southerly line of a called 40.219 acre tract called to be a non-exclusive road access and utility easement agreement tract as shown on Document No. 330083 of the Official Public Records of Coryell County, Texas, and also recorded in Document No. 20201751 of the Real Property Records of Hamilton County, Texas, and having a northing of 10,517,756.92UsFt, and an easting of 2,992,236.60UsFt. of the Texas Coordinate System, Central Zone, Grid;

**THENCE** along a southerly line of said 40.219 acre tract and the north line of said Lot 28, the following courses and distances;

- 1) Along a curve to the left having an arc length of 152.37', a radius of 430.00', a chord bearing of South 83°17'34" East, and a chord length of 161.41' to a 1/2" iron pin set with "Cuplin" cap;
- 2) North 85°53'22" East, a distance of 162.10' to a 1/2" iron pin set with "Cuplin" cap;

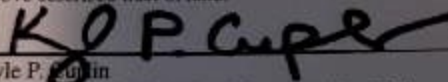
**THENCE** South 04°06'38" East, departing said 40.219 acre tract, along the easterly line of said Lot 28, a distance of 895.79' to a 1/2" iron pin set with "Cuplin" cap along the north line of Lot 36 of the Rio Escondido Phase 3 Subdivision, and being along the south line of said 1398.80 acre tract at the southeast corner of said Lot 28;

**THENCE** along the south line of said 1398.80 acre tract, the north line of said Lot 36, and then the north lines of Lot 37 and Lot 38 of said Rio Escondido Phase 3 Subdivision, and the south line of said Lot 28, the following courses and distances;

- 1) North 88°13'02" West, a distance of 421.80' to a 1/2" iron pin found with 6334 cap;
- 2) North 89°23'33" West, a distance of 244.09' to a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 28;

**THENCE** North 17°31'30" East, departing the south line of said 1398.80 acre tract, along the west line of said Lot 28, a distance of 928.08' to the **POINT OF BEGINNING**, containing 10.010 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 ever date was prepared as is intended to accompany the above described tract of land.



Dated: 10/02/2020

Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938

