

## Lot 5 Rio Escondido Phase 2 Subdivision

**BEING A 11.010 ACRE TRACT KNOWN AS LOT 5 OF THE RIO ESCONDIDO PHASE 2 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 11.010 ACRE, LOT 5 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 northeasterly corner of said Lot 5, along a westerly line of a called 15.856 acre tract called to be a non-exclusive road access and utility easement agreement tract as shown on Document No. 327674 of the Official Public Records of Coryell County, Texas, and also recorded in Document No. 20201200 of the Real Property Records of Hamilton County, Texas, and having a northing of 10,513,931.79UsFt, and an easting of 2,986,947.33UsFt. of the Texas Coordinate System, Central Zone, Grid;


**THENCE** along a westerly line of said 15.856 acre tract and along the easterly line of said Lot 5 the following courses and distances:

- 1) South 19°52'46" East, a distance of 24.65' to a 1/2" iron pin set with "Cuplin" cap;
- 2) Along a curve to the left having an arc length of 42.42', a radius of 330.00', a chord bearing of South 23°33'44" East, and a chord length of 42.39' to a 1/2" iron pin set with "Cuplin" cap;
- 3) South 27°14'43" East, a distance of 435.04' to a 1/2" iron pin set with "Cuplin" cap;
- 4) Along a curve to the right having an arc length of 15.13', a radius of 10.00', a chord bearing of South 16°05'13" West, and a chord length of 13.72' to a 1/2" iron pin set with "Cuplin" cap;
- 5) South 59°25'08" West, a distance of 232.18' to a 1/2" iron pin set with "Cuplin" cap;
- 6) South 58°26'28" West, a distance of 370.81' to a 1/2" iron pin set with "Cuplin" cap;
- 7) Along a curve to the right having an arc length of 76.73', a radius of 270.00', a chord bearing of South 66°34'56" West, and a chord length of 76.47' to a 1/2" iron pin set with "Cuplin" cap;
- 8) South 74°43'25" West, a distance of 369.26' to a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 5;

**THENCE** departing said 15.856 acre tract, along the out-bounds of said Lot 5 the following courses and distances:

- 1) North 35°16'35" West, a distance of 319.56' to a 1/2" iron pin set with "Cuplin" cap;
- 2) North 54°43'25" East, a distance of 1109.92' to the **POINT OF BEGINNING**, containing 11.010 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 even date was prepared as is intended to accompany the above described tract of land.

  
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Kyle P. Cuplin  
Registered Professional Land Surveyor No. 5938

Dated: 7/9/2020

