

Lot 20 Rio Escondido Phase 4 Subdivision

BEING A 10.010 ACRE TRACT KNOWN AS LOT 20 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, 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 20 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 20, 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 10,517,873.04UsFt, and an easting of 2,990,353.09UsFt. of the Texas Coordinate System, Central Zone, Grid;


THENCE South 60°09'31" East, along a southerly line of said 40.219 acre tract and the north line of said Lot 20, a distance of 429.35' to a 1/2" iron pin set with "Cuplin" cap at the northeast corner of said Lot 20;

THENCE South 05°00'53" West, departing said 40.219 acre tract, along the easterly line of said Lot 20, a distance of 776.67' to a 1/2" iron pin set with "Cuplin" cap at the southeast corner of said Lot 20, along the north line of Lot 39 of the Rio Escondido Phase 3 Subdivision, and being along the south line of said 1398.80 acre tract;

THENCE North 89°23'33" West, along the south line of said 1398.80 acre tract, the north line of said Lot 39 and then Lot 43 of said Rio Escondido Phase 3 Subdivision, and the south line of said Lot 20, a distance of 578.66' to a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 20;

THENCE North 15°36'27" East, departing the south line of said 1398.80 acre tract, along the west line of said Lot 20, a distance of 1018.77' to the **POINT OF BEGINNING**, containing 10.010 acres, more or less.

I hereby certify that this survey was performed on the round 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: 10/02/2020

