

Lot 21 Rio Escondido Phase 6 Subdivision

BEING A 10.01 ACRE TRACT KNOWN AS LOT 21 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE H. GILLY SURVEY, ABSTRACT NO. 1259 AND THE N. GEE SURVEY, ABSTRACT NO. 298 OF HAMILTON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1483.78 ACRE TRACT AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT II, LLC RECORDED IN DOCUMENT NO. 20210542 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, SAID 10.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with "Cuplin" cap along a southerly line of a called 29.71 acre non-exclusive road access and utility easement as recorded in Document No. 20210913 of the Real Records of Hamilton County, and being the northwesterly corner of said Lot 21, and having a northing of 10,523,811.91UsFt, and an easting of 2,985,171.12UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft;


THENCE along a southerly line of said 29.71 acre tract and the northerly and easterly line of said Lot 21, the following courses and distances;

- 1) North 73°04'57" East, a distance of 4.87' to a 1/2" iron pin set with "Cuplin" cap;
- 2) Along a curve to the right having an arc length of 79.72', a radius of 270.00', a chord bearing of North 81°32'28" East, and a chord length of 79.43' to a 1/2" iron pin set with "Cuplin" cap;
- 3) North 90°00'00" East, a distance of 391.57' to a 1/2" iron pin set with "Cuplin" cap;
- 4) Along a curve to the right having an arc length of 14.59', a radius of 10.00', a chord bearing of South 48°12'01" East, and a chord length of 13.33' to a 1/2" iron pin set with "Cuplin" cap;
- 5) South 06°24'02" East, a distance of 158.36' to a 1/2" iron pin set with "Cuplin" cap;
- 6) Along a curve to the left having an arc length of 244.30', a radius of 330.00', a chord bearing of South 27°36'31" East, and a chord length of 238.76' to a 1/2" iron pin set with "Cuplin" cap;
- 7) South 48°49'01" East, a distance of 189.56' to a 1/2" iron pin set with "Cuplin" cap;
- 8) Along a curve to the right having an arc length of 31.18', a radius of 270.00', a chord bearing of South 45°30'30" East, and a chord length of 31.16' to a 1/2" iron pin set with "Cuplin" cap;
- 9) South 42°12'00" East, a distance of 83.27' to a 1/2" iron pin set with "Cuplin" cap;
- 10) Along a curve to the right having an arc length of 111.58', a radius of 270.00', a chord bearing of South 30°21'41" East, and a chord length of 110.78' to a 1/2" iron pin set with "Cuplin" cap at the southeast corner of said Lot 21;

THENCE departing a southerly line of said 29.71 acre tract, over and across said 1483.78 acre tract and along the out-bounds of said Lot 21, the following courses and distances;

- 1) South 87°59'13" West, a distance of 865.83' to a 1/2" iron pin set with "Cuplin" cap;
- 2) North 02°00'47" West, a distance of 699.51' to the **POINT OF BEGINNING**, containing 10.01 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 the Texas Lambert Grid, Central Zone, NAD83/2011-Epoch2010, vertical datum is to NAVD 88-GEOID18, all distances shown hereon are grid values using, to obtain a surface value use a combination scale factor of 1.00013404612309, all coordinates shown hereon are to Grid-U.S.Ft. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


Dated: 4/29/2021
Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938

