

LEGEND	
●	1/2" IRON PIN FOUND WITH 6334 CAP
⊙	METAL FENCE COR. FOUND
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
△	CALC POINT
.../...	VOLUME/PAGE
()	RECORD INFO/SUBJECT
O.P.R.C.C.	OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY
R.P.R.H.C.	REAL PROP. RECORDS HAMILTON CO.

LINE	BEARING	DISTANCE
L1	N12°37'28"W	132.21'
L2	N79°35'35"E	73.06'
L3	N20°28'37"E	61.84'
L4	N25°53'07"E	46.78'
L5	N28°03'55"E	31.35'
L6	N53°19'24"E	56.53'
L7	N37°10'02"E	22.85'
L8	N14°17'19"E	24.60'
L9	N54°33'53"W	37.82'
L10	N10°41'39"W	19.88'
L11	N24°34'06"E	39.91'
L12	N23°42'48"E	47.37'
L13	N90°00'00"E	27.49'
L14	N73°12'24"E	34.93'
L15	N67°56'05"E	40.06'
L16	N48°39'19"E	54.00'
L17	N03°00'35"E	10.49'
L18	N46°39'36"W	23.55'
L19	N00°00'00"W	9.99'
L20	N33°04'36"E	37.68'
L21	N79°48'34"E	26.96'
L22	N60°27'41"E	105.79'
L23	S49°08'47"E	59.26'
L24	S56°13'37"E	212.75'
L25	N68°01'07"E	21.00'

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	50.00'	70.62'	64.90'	N00°02'31"E

BOUNDARY SURVEY

LOCAL ADDRESS: EVANT, TEXAS.

BEING A 16.500 ACRE TRACT KNOWN AS LOT 42 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 16.500 ACRE TRACT, LOT 42 BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

- NOTES:**
- 1) NO FEMA FIRM MAPS FOR HAMILTON COUNTY PRINTED, THERE IS NO GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD, CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.
 - 2) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100-YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48099C0225F, EFFECTIVE 02/17/2010.
 - 3) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, COORDINATES SHOWN ARE TO GRID.
 - 4) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 5) 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.

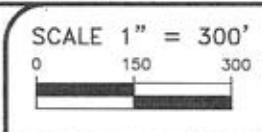
I HEREBY CERTIFY THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.

Kyle P. Cuplin
 KYLE P. CUPLIN, R.P.L.S. NO. 5938 DATED 10/02/2020



SHEET 1 OF 3	PROJ. NO. 20995
	TECH: KPC
	APPROVED: K.CUPLIN
	FIELDWORK PERFORMED ON: SEPT. & OCT., 2020
	PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
 MARBLE FALLS, TX. 78654
 PH.325-388-3300/830-693-8815
 WWW.CUPLINASSOCIATES.COM



Lot 42 Rio Escondido Phase 4 Subdivision

BEING A 16.500 ACRE TRACT KNOWN AS LOT 42 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 16.500 ACRE TRACT, LOT 42 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin set with "Cuplin" cap at the southwest corner of said Lot 42, along an easterly 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 10,518,753.24UsFt, and an easting of 2,993,802.06UsFt. of the Texas Coordinate System, Central Zone, Grid;

THENCE along an easterly line of said 40.219 acre tract and the west line of said Lot 42, the following courses and distances;

- 1) North 12°37'28" West, a distance of 132.21' to a 1/2" iron pin set with "Cuplin" cap;
- 2) Along a curve to the left having an arc length of 70.62', a radius of 50.00', a chord bearing of North 00°02'31" East, and a chord length of 64.90' to a 1/2" iron pin set with "Cuplin" cap;

THENCE departing said 40.219 acre tract, along the northwesterly line of said Lot 42, the following courses and distances;

- 1) North 79°35'35" East, a distance of 73.06' to a 1/2" iron pin set with "Cuplin" cap;
- 2) North 05°33'24" East, a distance of 996.88' to a 1/2" iron pin set with "Cuplin" cap along the approximate center of a ravine at a northwesterly corner of said Lot 42;

THENCE generally along the center of said ravine, and along the northwesterly line of said Lot 42, the following courses and distances;

- 1) North 20°28'37" East, a distance of 61.84' to a point for corner;
- 2) North 25°53'07" East, a distance of 46.78' to a point for corner;
- 3) North 28°03'55" East, a distance of 31.35' to a point for corner;
- 4) North 53°19'24" East, a distance of 56.53' to a point for corner;
- 5) North 37°10'02" East, a distance of 22.85' to a point for corner;
- 6) North 14°17'19" East, a distance of 24.60' to a point for corner;
- 7) North 54°33'53" West, a distance of 37.82' to a point for corner;
- 8) North 10°41'39" West, a distance of 19.88' to a point for corner;
- 9) North 24°34'06" East, a distance of 39.91' to a point for corner;
- 10) North 23°42'48" East, a distance of 47.37' to a point for corner;
- 11) North 90°00'00" East, a distance of 27.49' to a point for corner;
- 12) North 73°12'24" East, a distance of 34.93' to a point for corner;
- 13) North 67°56'05" East, a distance of 40.06' to a point for corner;
- 14) North 68°01'07" East, a distance of 21.00' to a point for corner;
- 15) North 48°39'19" East, a distance of 54.00' to a point for corner;
- 16) North 03°00'35" East, a distance of 10.49' to a point for corner;
- 17) North 46°39'36" West, a distance of 23.55' to a point for corner;

- 18) North 00°00'00" West, a distance of 9.99' to a point for corner;
- 19) North 33°04'36" East, a distance of 37.68' to a point for corner;
- 20) North 79°48'34" East, a distance of 26.96' to a point for corner;
- 21) North 60°27'41" East, a distance of 105.79' to a point for corner in the approximate centerline of a called Dry Branch at the northwest corner of said Lot 42;

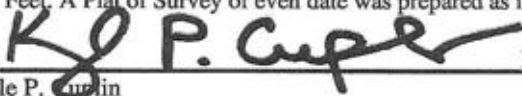
THENCE along the north line of said Lot 42, generally along the centerline of said Dry Branch, the following courses and distances;

- 1) South 49°08'47" East, a distance of 59.26' to a point for corner;
- 2) South 56°13'37" East, a distance of 212.75' to a point for corner at the northeast corner of said Lot 42;

THENCE departing said Dry Branch, along the southeasterly out-bounds of said Lot 42 the following courses and distances;

- 1) South 14°56'17" West, passing a 1/2" iron pin set on-line for reference with "Cuplin" cap at a distance of 54.00', for a total distance of 1529.33' to a 1/2" iron pin set with "Cuplin" cap;
- 2) South 77°22'32" West, a distance of 379.96' to the **POINT OF BEGINNING**, containing 16.500 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: 10/02/2020

