

367244

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CORYELL §
COUNTY OF HAMILTON §

THAT, LSLP Evant, LLC, a Delaware Limited Liability Company, duly authorized to do business in the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, including but not limited to fulfilling the requirements of building and conveying to Rio Escondido Property Owners' Association, Inc. the common property located within Rio Escondido Subdivision; in hand paid by Rio Escondido Property Owners' Association, Inc., a Texas Non-Profit Corporation, whose mailing address is c/o Preferred Association Management Company, 700 Market St., Bldg. 3, Cedar Park, Texas 78613, hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, HAS GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee all that certain lot, tract or parcel of land, lying and being situated in Coryell County, Texas and Hamilton County, Texas, including all improvements located thereon, and being more particularly described as follows:

TRACT 1:

BEING 14.18 ACRES OF LAND, SITUATED IN HAMILTON COUNTY, TEXAS, AND CORYELL COUNTY, TEXAS, AND BEING OUT OF THE H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NUMBER 1259, CORYELL COUNTY ABSTRACT NUMBER 392, THE D. ANDREWS SURVEY, ABSTRACT NUMBER 2, AND THE S. MURPHREE SURVEY, ABSTRACT NUMBER 1378, AND BEING OUT OF A 2004.55 ACRE SECOND TRACT, THAT IS DESCRIBED IN A DEED FROM 9812 HOLDINGS, LLC, TO LSLP EVANT, LLC, RECORDED IN VOLUME 550 AT PAGE 666, DEED RECORDS OF HAMILTON COUNTY, TEXAS, THIS 14.18 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A", AND BY PLAT ON EXHIBIT "B".

TRACT 2:

BEING A 15.856 ACRE RIGHT OF WAY TRACT OUT OF THE H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NO. 1259, CORYELL COUNTY ABSTRACT NO. 392, BEING OUT OF THE REMAINDER TRACT OF A CALLED 2004.55 ACRE TRACT AS DESCRIBED IN DOCUMENT TO LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 666 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND IN INSTRUMENT NO. 318773 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, SAID 15.856 ACRE TRACT BEING MORE FULLY DESCRIBED BY PLAT AND BY METES AND BOUNDS ON EXHIBIT "C".

TRACT 3:

BEING A 13.497 ACRE TRACT OUT OF THE RIO ESCONDIDO PHASE 3 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, 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 13.497 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT

"D, AND BY PLAT ON EXHIBIT "E".

TRACT 4:

BEING A 14.61 ACRE TRACT LOCATED IN CORYELL COUNTY, TEXAS, BEING A PART 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, AND ALL OF A CALLED 6.34 ACRE TRACT BOTH AS DESCRIBED IN DOCUMENT 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. 318771 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 14.61 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND BY PLAT ON EXHIBIT "F".

SUBJECT TO all easements, restrictions, reservations, permits, declarations, mineral and royalty reservations, and any other documents appearing of record affecting the above described property.

TO HAVE AND TO HOLD all of the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, subject to the above referred to easements, restrictions and reservations.

GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE


SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED HEREUNDER, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, FOR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. EXCEPT FOR THE WARRANTIES EXPRESSLY CONTAINED HEREIN, THE PROPERTY IS HEREBY SOLD, TRANSFERRED, AND ASSIGNED TO GRANTEE "AS IS" AND "WITH ALL FAULTS".

EFFECTIVE as of the 12th day of Sept 2023.

[Signature follows on next page.]

LSLP Evant, LLC, a Delaware Limited Liability Company

By: American Land Partners, LLC., a Delaware limited liability company, successor in interest to American Land Partners, Inc., Manager

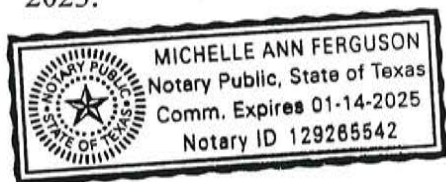
By: 
Price Keever, Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF BURNET §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Price Keever, Authorized Agent of LSLP Evant, LLC, in the capacity therein stated and as the act and deed of said company, known to me through personal acquaintance or proper identification to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the 12th day of SEPT., 2023.




Notary Public in and for The State of Texas

AFTER RECORDING RETURN TO:

Rio Escondido Property Owners' Association, Inc.
c/o Preferred Association Management Company
700 Market St., Bldg. 3
Cedar Park, Texas 78613

HUDDLESTON SURVEYING & MAPPING, P.C.

107 S. PAGE, P. O. BOX 39, COMANCHE, TEXAS 76442
325-356-2267 OFFICE, 325-356-2903 FAX
T.B.P.L.S. FIRM NUMBER 10033700
shsurveyor@verizon.net

THE STATE OF TEXAS:
COUNTY OF HAMILTON

14.18 ACRE RIGHT OF WAY TRACT

Being 14.18 acres of land, situated in Hamilton County, Texas, and Coryell County, Texas, and being out of the H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NUMBER 1259, CORYELL COUNTY ABSTRACT NUMBER 392, the D. ANDREWS SURVEY, ABSTRACT NUMBER 2, and the S. MORPHREE SURVEY, ABSTRACT NUMBER 1378, and being out of a 2004.55 acre Second Tract, that is described in a deed from 9812 Holdings, LLC, to LSLP Evant, LLC, recorded in Volume 550 at Page 666, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set in the East line of Hamilton County Road Number 421, from which a 4 inch pipe post found the Southwest corner of said 2004.55 acre tract bears, S 17° 55' 20" W 100.42 feet, for the Southwest corner of this tract;

THENCE, N 17° 55' 20" E 60.17 feet, with the East line of Hamilton County Road Number 421, to a 1/2 inch iron rod set, for a corner of this tract;

THENCE, S 76° 25' 47" E 38.17 feet, to a 1/2 inch iron rod set, N 17° 55' 20" E 60.17 feet, to a 1/2 inch iron rod set, S 76° 25' 47" E 38.17 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 168.11 feet and an arc length of 117.17 feet, being subtended by a chord of N 83° 36' 12" E 114.82 feet, to a 1/2 inch iron rod set, N 63° 38' 11" E 968.04 feet, to a 1/2 inch iron rod set, N 62° 28' 13" E 422.42 feet, to a 1/2 inch iron rod set, N 63° 40' 32" E 637.35 feet, to a 1/2 inch iron rod set, N 68° 05' 05" E 140.28 feet, to a 1/2 inch iron rod set, N 72° 31' 49" E 145.50 feet, to a 1/2 inch iron rod set, N 74° 43' 12" E 219.08 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 264.77 feet and an arc length of 150.73 feet, being subtended by a chord of S 88° 58' 16" E 148.71 feet, to a 1/2 inch iron rod set, S 72° 39' 44" E 920.16 feet, to a 1/2 inch iron rod set, N 16° 14' 37" E 1648.97 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 1343.02 feet and an arc length of 357.60 feet, being subtended by a chord of N 08° 36' 57" E 356.55 feet, to a 1/2 inch iron rod set, N 00° 59' 16" E 169.56 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 270.67 feet and an arc length of 218.99 feet, being subtended by a chord of N 24° 09' 57" E 213.07 feet, to a 1/2 inch iron rod set, N 47° 20' 38" E 498.93 feet, to a 1/2 inch iron rod set, S 62° 24' 37" E 63.75 feet, to a 1/2 inch iron rod set, S 47° 20' 38" W 520.47 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 210.67 feet and an arc length of 170.45 feet, being subtended by a chord of S 24° 09' 57" W 165.84 feet, to a 1/2 inch iron rod set, S 00° 59' 16" W 169.56 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 1403.02 feet and an arc length of 373.58 feet, being subtended by a chord of S 08° 36' 57" W 372.47 feet, to a 1/2 inch iron rod set, S 16° 14' 37" W 1650.12 feet, to a 1/2 inch iron rod set, S 72° 39' 44" E 219.03 feet, to a 1/2 inch iron rod set, S 76° 38' 17" E 54.57 feet, to a 1/2 inch iron rod set, S 81° 55' 52" E 52.37 feet, to a 1/2 inch iron rod set, S 84° 25' 44" E 139.93 feet, to a 1/2 inch iron rod set, S 80° 08' 48" E 186.89 feet, to a 1/2 inch iron rod set, N 87° 02' 59" E 74.68 feet, to a 1/2 inch iron rod set, N 79° 49' 23" E 106.98 feet, to a 1/2 inch iron rod set, N 72° 50' 24" E 340.52 feet, to a 1/2 inch iron rod set, N 80° 23' 01" E 328.04 feet, to a 1/2 inch iron rod set, N 76° 18' 33" E 638.01 feet, to a 1/2 inch iron rod set, N 74° 16' 35" E 112.44 feet, to a 1/2 inch iron rod set, N 70° 38' 09" E 100.46 feet, to a 1/2 inch iron rod set, N 68° 06' 59" E 270.02 feet, to a 1/2 inch iron rod set, N 66° 53' 15" E 389.05 feet, to a 1/2 inch iron rod set, N 73° 41' 50" E 566.06 feet, to a 1/2 inch iron rod set, S 01° 12' 18" W 62.91 feet, to a 1/2 inch iron rod set, S 73° 41' 50" W 543.56 feet, to a 1/2 inch iron rod set, S 66° 53' 15" W 386.12 feet, to a 1/2 inch iron rod set, S 68° 06' 59" W 271.99 feet, to a 1/2 inch iron rod set, S 70° 38' 09" W 103.68 feet, to a 1/2 inch iron rod set, S 74° 16' 35" W 115.41 feet, to a 1/2 inch iron rod set, S 76° 18' 33" W 641.21 feet, to a 1/2 inch iron rod set, S 80° 23' 01" W 326.22 feet, to a 1/2 inch iron rod set, S 72° 50' 24" W 340.22 feet, to a 1/2 inch iron rod set, S 79° 49' 23" W 114.43 feet, to a 1/2 inch iron rod set, S 87° 03' 00" W 85.20 feet, to a 1/2 inch iron rod set, N 80° 08' 48" W 191.38 feet, to a 1/2 inch iron rod set, N 84° 25' 44" W 139.00 feet, to a 1/2 inch iron rod set, N 81° 55' 52" W 56.45 feet, to a 1/2 inch iron rod set, N 76° 38' 17" W 59.43 feet, to a 1/2 inch iron rod set, N 72° 39' 44" W 1201.28 feet, to a 1/2 inch iron rod set, along a curve to the left having a radius of 204.77 feet and an arc length of 116.58 feet, being subtended by a chord of N 88° 58' 16" W 115.01 feet, to a 1/2 inch iron rod set, S 74° 43' 12" W 217.93 feet, to a 1/2 inch iron rod set, S 72° 31' 49" W 142.02 feet, to a 1/2 inch iron rod set, S 68° 05' 05" W 135.64 feet, to a 1/2 inch iron rod set, S 63° 40' 32" W 634.41 feet, to a 1/2 inch iron rod set, S 62° 28' 13" W 422.40 feet, to a 1/2 inch iron rod set, S 63° 38' 11" W 968.65 feet, to a 1/2 inch iron rod set, along a curve to the right having a radius of 228.11 feet and an arc length of 158.99 feet, being subtended by a chord of S 83° 36' 12" W 155.79 feet, to a 1/2 inch iron rod set, and N 76° 25' 46" W 42.73 feet, to the point of beginning and containing 14.18 acres of land.

I, SCOTT HUDDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat, was prepared from an actual survey, made on the ground, on May 4, 2020, from the Deed Records and Official Public Records of Coryell County, Texas, and the Deed Records of Hamilton County, Texas, and surveys of area properties, that the corners and boundaries with marks natural and artificial are just as were found on the ground.

Bearings are based on True North as determined by GPS survey data (NAD 83).

Scott Huddleston
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 of TEXAS

WITNESS MY HAND AND SEAL THIS THE 5th DAY OF MAY, 2020.

EXHIBIT "A"



EXHIBIT "C"



LEGEND

- 1/2" IRON PIN FOUND WITH 8334 CAP
- METAL FENCE COR. FOUND SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- VOLUME/PLAT
- O.A.C.C. OFFICIAL PUBLIC RECORDS
- FENCE EVIDENCE
- S.A.C.C. OLD RECORD NAME/NO. CS



REMAINDER OF 5832.37 ACRES
#13 HOUNSIE, LLC
INSTR. NO. 314007-O.P.R.C.C.

REMAINDER OF 2004.55 ACRE TRACT
LSP EVANT, LLC
VOL.550/PG.666-D.R.H.C.
INSTR. NO. 318773-O.P.R.C.C.

14.18 ACRE
NON-EXCLUSIVE ROAD ACCESS AND
UTILITY EASEMENT AGREEMENT
DOC. NO. 328424-O.P.R.C.C.

15.856± ACRE RIGHT OF WAY TRACT

REMAINDER OF 2004.55 ACRE TRACT
LSP EVANT, LLC
VOL.550/PG.666-D.R.H.C.
INSTR. NO. 318773-O.P.R.C.C.

H GILLEY SURVEY
HAMILTON COUNTY ABSTRACT NO. 1259
CORYELL COUNTY ABSTRACT NO. 392

HAMILTON COUNTY
CORYELL COUNTY

342.011 ACRES
SOUTH WHITES RANCH, INC.
INSTR. NO. 123433-O.P.R.C.C.

102.797 ACRE TRACT
HENRY DISE MATCH AND
STRECE MATCH
VOL.501/PG.303-D.R.C.C.

15.856± ACRE RIGHT OF WAY TRACT

STONE CREEK RANCH

1571.50'
550'± 14.74'
1571.50'
(TO THE MOST SOUTHWESTERLY CORNER)

40 ACRES
LINDA SUTNER
INSTR. NO. 23228-D.P.R.C.C.

BOUNDARY SURVEY

LEGAL DESCRIPTION: BEING A 15.856 ACRE RIGHT OF WAY TRACT OUT OF THE H. GILLEY SURVEY, HAMILTON COUNTY ABSTRACT NO. 1259, CORYELL COUNTY ABSTRACT NO. 392, BEING OUT OF THE REMAINDER TRACT OF A CALLED 2004.55 ACRE TRACT AS DESCRIBED IN DOCUMENT TO LSP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 666 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND IN INSTRUMENT NO. 318773 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, SAID 15.856 ACRE RIGHT OF WAY TRACT BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
 - 2) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
 - 3) ALL BEARING AND DISTANCES SHOWN HEREON WHEN APPLICABLE MATCH THOSE OF RECORD.
 - 4) DISTANCES SHOWN HEREON ARE IN GRID, TO OBTAIN SURFACE VALUE A SCALE FACTOR OF 1.00013978610166.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND, AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.
Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602
DATED 06/23/2020

PROJ. NO. 20205
PREPARED FOR: LSP EVANT, LLC
TECH: C. CUPLIN
APPROVED: D. STARK
FIELDWORK PERFORMED ON: JUNE 2020
COPYRIGHT © 2020

1500 OLLIE LANE
MARBLE FALLS, TX. 76654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 400'

DATE	NO.	DESCRIPTION
	1	
	2	

REVISIONS

LINE	BEARING	DISTANCE
C1	N23°41'50"E	110.31
C2	S50°43'58"E	112.22
C3	S17°44'17"E	130.18
C4	S22°47'22"E	1187.76
C5	S51°07'13"E	1256.51
C6	S25°03'13"E	1338.91
C7	S30°25'50"E	1252.74
C8	S19°32'46"E	1226.48
C9	S22°14'23"E	1435.04
C10	S30°25'50"E	1252.74
C11	S19°32'46"E	1226.48
C12	S22°14'23"E	1435.04
C13	S30°25'50"E	1252.74
C14	S19°32'46"E	1226.48
C15	S22°14'23"E	1435.04
C16	S30°25'50"E	1252.74
C17	S19°32'46"E	1226.48
C18	S22°14'23"E	1435.04
C19	S30°25'50"E	1252.74
C20	S19°32'46"E	1226.48
C21	S22°14'23"E	1435.04
C22	S30°25'50"E	1252.74
C23	S19°32'46"E	1226.48
C24	S22°14'23"E	1435.04
C25	S30°25'50"E	1252.74
C26	S19°32'46"E	1226.48
C27	S22°14'23"E	1435.04
C28	S30°25'50"E	1252.74
C29	S19°32'46"E	1226.48
C30	S22°14'23"E	1435.04
C31	S30°25'50"E	1252.74
C32	S19°32'46"E	1226.48
C33	S22°14'23"E	1435.04
C34	S30°25'50"E	1252.74
C35	S19°32'46"E	1226.48
C36	S22°14'23"E	1435.04
C37	S30°25'50"E	1252.74
C38	S19°32'46"E	1226.48
C39	S22°14'23"E	1435.04
C40	S30°25'50"E	1252.74
C41	S19°32'46"E	1226.48
C42	S22°14'23"E	1435.04
C43	S30°25'50"E	1252.74
C44	S19°32'46"E	1226.48
C45	S22°14'23"E	1435.04
C46	S30°25'50"E	1252.74
C47	S19°32'46"E	1226.48
C48	S22°14'23"E	1435.04
C49	S30°25'50"E	1252.74
C50	S19°32'46"E	1226.48
C51	S22°14'23"E	1435.04
C52	S30°25'50"E	1252.74
C53	S19°32'46"E	1226.48
C54	S22°14'23"E	1435.04
C55	S30°25'50"E	1252.74
C56	S19°32'46"E	1226.48
C57	S22°14'23"E	1435.04
C58	S30°25'50"E	1252.74
C59	S19°32'46"E	1226.48
C60	S22°14'23"E	1435.04
C61	S30°25'50"E	1252.74
C62	S19°32'46"E	1226.48
C63	S22°14'23"E	1435.04
C64	S30°25'50"E	1252.74
C65	S19°32'46"E	1226.48
C66	S22°14'23"E	1435.04
C67	S30°25'50"E	1252.74
C68	S19°32'46"E	1226.48
C69	S22°14'23"E	1435.04
C70	S30°25'50"E	1252.74
C71	S19°32'46"E	1226.48
C72	S22°14'23"E	1435.04
C73	S30°25'50"E	1252.74
C74	S19°32'46"E	1226.48
C75	S22°14'23"E	1435.04
C76	S30°25'50"E	1252.74
C77	S19°32'46"E	1226.48
C78	S22°14'23"E	1435.04
C79	S30°25'50"E	1252.74
C80	S19°32'46"E	1226.48
C81	S22°14'23"E	1435.04
C82	S30°25'50"E	1252.74
C83	S19°32'46"E	1226.48
C84	S22°14'23"E	1435.04
C85	S30°25'50"E	1252.74
C86	S19°32'46"E	1226.48
C87	S22°14'23"E	1435.04
C88	S30°25'50"E	1252.74
C89	S19°32'46"E	1226.48
C90	S22°14'23"E	1435.04
C91	S30°25'50"E	1252.74
C92	S19°32'46"E	1226.48
C93	S22°14'23"E	1435.04
C94	S30°25'50"E	1252.74
C95	S19°32'46"E	1226.48
C96	S22°14'23"E	1435.04
C97	S30°25'50"E	1252.74
C98	S19°32'46"E	1226.48
C99	S22°14'23"E	1435.04
C100	S30°25'50"E	1252.74

BEING A 15.856 ACRE RIGHT OF WAY TRACT OUT OF THE H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NO. 1259, CORYELL COUNTY ABSTRACT NO. 392, BEING OUT OF THE REMAINDER TRACT OF A CALLED 2004.55 ACRE TRACT AS DESCRIBED IN DOCUMENT TO LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 666 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND IN INSTRUMENT NO. 318773 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, SAID 15.856 ACRE RIGHT OF WAY TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" found iron pin with 6334 property cap, at the most southeasterly corner of a called 14.18 acre non-exclusive road access and utility easement agreement out of the said remainder tract, recorded on Document No. 326424 of the Official Public Records of Coryell County, Texas, being a southwesterly corner, from whence a 6" metal fence corner post at a southwesterly interior corner of said remainder of 2004.55 acre tract bears South 18°20'10" West, a distance of 2844.38';

THENCE over and across said remainder tract the following one-hundred-nine (109) courses and distances;

- 1) North 73°41'50" East, a distance of 10.31' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 2) Along said curve to the right having a delta angle of 55°34'13", an arc length of 261.87', a radius of 270.00', a chord bearing of South 78°31'04" East, and a chord length of 251.72' to a 1/2" iron pin set with "CUPLIN" property cap;
- 3) South 50°43'58" East, a distance of 12.22' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 4) Along said curve to the right having a delta angle of 32°59'41", an arc length of 155.48', a radius of 270.00', a chord bearing of South 34°14'07" East, and a chord length of 153.34' to a 1/2" iron pin set with "CUPLIN" property cap;
- 5) South 17°44'17" East, a distance of 130.18' to a 1/2" iron pin set with "CUPLIN" property cap;
- 6) South 27°47'24" East, a distance of 187.76' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 7) Along said curve to the left having a delta angle of 23°19'47", an arc length of 134.37', a radius of 330.00', a chord bearing of South 39°27'18" East, and a chord length of 133.44' to a 1/2" iron pin set with "CUPLIN" property cap;
- 8) South 51°07'12" East, a distance of 258.51' to a 1/2" iron pin set with "CUPLIN" property cap;
- 9) South 45°03'13" East, a distance of 338.73' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 10) Along said curve to the right having a delta angle of 14°37'43", an arc length of 68.94', a radius of 270.00', a chord bearing of South 37°44'22" East, and a chord length of 68.75' to a 1/2" iron pin set with "CUPLIN" property cap;
- 11) South 30°25'30" East, a distance of 257.74' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 12) Along said curve to the right having a delta angle of 10°32'44", an arc length of 49.69', a radius of 270.00', a chord bearing of South 25°09'08" East, and a chord length of 49.62' to a 1/2" iron pin set with "CUPLIN" property cap;
- 13) South 19°52'46" East, a distance of 228.48' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 14) Along said curve to the left having a delta angle of 07°21'57", 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" property cap;
- 15) South 27°14'43" East, a distance of 435.04' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 16) Along said curve to the right having a delta angle of 86°39'51", 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" property cap;
- 17) South 59°25'08" West, a distance of 232.18' to a 1/2" iron pin set with "CUPLIN" property cap;
- 18) South 58°26'28" West, a distance of 370.81' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 19) Along said curve to the right having a delta angle of 16°16'57", 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" property cap;
- 20) South 74°43'25" West, a distance of 597.82' to a 1/2" iron pin set with "CUPLIN" property cap;
- 21) South 76°59'41" West, a distance of 6.43' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;

- 22) Along said curve to the left having a delta angle of $63^{\circ}39'52''$, an arc length of 366.68', a radius of 330.00', a chord bearing of South $45^{\circ}09'45''$ West, and a chord length of 348.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 23) South $13^{\circ}19'49''$ West, a distance of 164.34' to a 1/2" iron pin set with "CUPLIN" property cap;
- 24) South $05^{\circ}33'46''$ West, a distance of 1082.72' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 25) Along said curve to the right having a delta angle of $24^{\circ}50'11''$, an arc length of 117.04', a radius of 270.00', a chord bearing of South $17^{\circ}58'51''$ West, and a chord length of 116.12' to a 1/2" iron pin set with "CUPLIN" property cap;
- 26) South $30^{\circ}23'56''$ West, a distance of 650.19' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 27) Along said curve to the right having a delta angle of $48^{\circ}11'23''$, an arc length of 8.41', a radius of 10.00', a chord bearing of South $54^{\circ}29'38''$ West, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a reverse curve to the left;
- 28) Along said reverse curve to the left having a delta angle of $276^{\circ}22'46''$, an arc length of 241.19', a radius of 50.00', a chord bearing of South $59^{\circ}36'04''$ East, and a chord length of 66.67' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a reverse curve to the right;
- 29) Along said reverse curve to the right having a delta angle of $48^{\circ}11'23''$, an arc length of 8.41', a radius of 10.00', a chord bearing of North $06^{\circ}18'15''$ East, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 30) North $30^{\circ}23'56''$ East, a distance of 650.19' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 31) Along said curve to the left having a delta angle of $24^{\circ}50'11''$, an arc length of 143.05', a radius of 330.00', a chord bearing of North $17^{\circ}58'51''$ East, and a chord length of 141.93' to a 1/2" iron pin set with "CUPLIN" property cap;
- 32) North $05^{\circ}33'46''$ East, a distance of 1078.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 33) North $13^{\circ}19'49''$ East, a distance of 160.27' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 34) Along said curve to the right having a delta angle of $63^{\circ}39'52''$, an arc length of 300.01', a radius of 270.00', a chord bearing of North $45^{\circ}09'45''$ East, and a chord length of 284.81' to a 1/2" iron pin set with "CUPLIN" property cap;
- 35) North $76^{\circ}59'41''$ East, a distance of 7.62' to a 1/2" iron pin set with "CUPLIN" property cap;
- 36) North $74^{\circ}43'25''$ East, a distance of 599.01' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 37) Along said curve to the left having a delta angle of $16^{\circ}16'57''$, an arc length of 93.78', a radius of 330.00', a chord bearing of North $66^{\circ}34'56''$ East, and a chord length of 93.47' to a 1/2" iron pin set with "CUPLIN" property cap;
- 38) North $58^{\circ}26'28''$ East, a distance of 370.30' to a 1/2" iron pin set with "CUPLIN" property cap;
- 39) North $59^{\circ}25'08''$ East, a distance of 230.06' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 40) Along said curve to the right having a delta angle of $90^{\circ}00'00''$, an arc length of 15.71', a radius of 10.00', a chord bearing of South $75^{\circ}34'52''$ East, and a chord length of 14.14' to a 1/2" iron pin set with "CUPLIN" property cap;
- 41) South $30^{\circ}34'52''$ East, a distance of 109.24' to a 1/2" iron pin set with "CUPLIN" property cap;
- 42) South $29^{\circ}46'35''$ East, a distance of 184.27' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 43) Along said curve to the left having a delta angle of $13^{\circ}33'58''$, an arc length of 78.13', a radius of 330.00', a chord bearing of South $36^{\circ}33'33''$ East, and a chord length of 77.95' to a 1/2" iron pin set with "CUPLIN" property cap;
- 44) South $43^{\circ}20'32''$ East, a distance of 1055.75' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 45) Along said curve to the right having a delta angle of $48^{\circ}11'23''$, an arc length of 8.41', a radius of 10.00', a chord bearing of South $19^{\circ}14'51''$ East, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a reverse curve to the left;
- 46) Along said reverse curve to the left having a delta angle of $276^{\circ}22'46''$, an arc length of 241.19', a radius of 50.00', a chord bearing of North $46^{\circ}39'28''$ East, and a chord length of 66.67' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a reverse curve to the right;
- 47) Along said reverse curve to the right having a delta angle of $48^{\circ}11'23''$, an arc length of 8.41', a radius of 10.00', a chord bearing of North $67^{\circ}26'14''$ West, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 48) North $43^{\circ}20'32''$ West, a distance of 1055.75' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 49) Along said curve to the right having a delta angle of $13^{\circ}33'58''$, an arc length of 63.93', a radius of 270.00', a chord bearing of North $36^{\circ}33'33''$ West, and a chord length of 63.78' to a 1/2" iron pin set with "CUPLIN" property cap;
- 50) North $29^{\circ}46'35''$ West, a distance of 184.70' to a 1/2" iron pin set with "CUPLIN" property cap;
- 51) North $30^{\circ}34'52''$ West, a distance of 160.13' to a 1/2" iron pin set with "CUPLIN" property cap;
- 52) North $27^{\circ}14'43''$ West, a distance of 460.54' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;

- 53) Along said curve to the right having a delta angle of 07°21'57", an arc length of 34.71', a radius of 270.00', a chord bearing of North 23°33'44" West, and a chord length of 34.69' to a 1/2" iron pin set with "CUPLIN" property cap;
- 54) North 19°52'46" West, a distance of 228.48' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 55) Along said curve to the left having a delta angle of 10°32'44", an arc length of 60.74', a radius of 330.00', a chord bearing of North 25°09'08" West, and a chord length of 60.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 56) North 30°25'30" West, a distance of 257.74' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 57) Along said curve to the left having a delta angle of 14°37'43", an arc length of 84.26', a radius of 330.00', a chord bearing of North 37°44'22" West, and a chord length of 84.03' to a 1/2" iron pin set with "CUPLIN" property cap;
- 58) North 45°03'13" West, a distance of 341.91' to a 1/2" iron pin set with "CUPLIN" property cap;
- 59) North 51°07'12" West, a distance of 261.69' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 60) Along said curve to the right having a delta angle of 23°19'47", an arc length of 109.94', a radius of 270.00', a chord bearing of North 39°27'18" West, and a chord length of 109.18' to a 1/2" iron pin set with "CUPLIN" property cap;
- 61) North 27°47'24" West, a distance of 182.48' to a 1/2" iron pin set with "CUPLIN" property cap;
- 62) North 17°44'17" West, a distance of 124.91' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 63) Along said curve to the left having a delta angle of 32°59'41", an arc length of 190.04', a radius of 330.00', a chord bearing of North 34°14'07" West, and a chord length of 187.42' to a 1/2" iron pin set with "CUPLIN" property cap;
- 64) North 50°43'58" West, a distance of 12.22' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 65) Along said curve to the left having a delta angle of 55°34'13", an arc length of 186.07', a radius of 191.85', a chord bearing of North 12°34'02" West, and a chord length of 178.86' to a 1/2" iron pin set with "CUPLIN" property cap;
- 66) North 87°56'48" West, a distance of 145.43' to a 1/2" iron pin set with "CUPLIN" property cap;
- 67) North 88°48'02" West, a distance of 164.56' to a 1/2" iron pin set with "CUPLIN" property cap;
- 68) North 03°14'15" East, a distance of 63.40' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 69) Along said curve to the right having a delta angle of 09°31'55", an arc length of 44.92', a radius of 270.00', a chord bearing of North 08°00'13" East, and a chord length of 44.87' to a 1/2" iron pin set with "CUPLIN" property cap;
- 70) North 12°46'11" East, a distance of 72.83' to a 1/2" iron pin set with "CUPLIN" property cap;
- 71) North 17°41'12" East, a distance of 102.39' to a 1/2" iron pin set with "CUPLIN" property cap;
- 72) North 09°16'04" East, a distance of 23.44' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 73) Along said curve to the right having a delta angle of 28°19'19", an arc length of 133.46', a radius of 270.00', a chord bearing of North 23°25'43" East, and a chord length of 132.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 74) North 37°35'23" East, a distance of 13.34' to a 1/2" iron pin set with "CUPLIN" property cap;
- 75) North 46°59'26" East, a distance of 73.07' to a 1/2" iron pin set with "CUPLIN" property cap;
- 76) North 50°08'35" East, a distance of 458.23' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 77) Along said curve to the left having a delta angle of 12°14'46", an arc length of 70.53', a radius of 330.00', a chord bearing of North 44°01'12" East, and a chord length of 70.40' to a 1/2" iron pin set with "CUPLIN" property cap;
- 78) North 37°53'49" East, a distance of 80.78' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 79) Along said curve to the right having a delta angle of 41°31'06", an arc length of 195.65', a radius of 270.00', a chord bearing of North 58°39'22" East, and a chord length of 191.40' to a 1/2" iron pin set with "CUPLIN" property cap;
- 80) North 79°24'55" East, a distance of 380.17' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 81) Along said curve to the right having a delta angle of 23°54'59", an arc length of 112.70', a radius of 270.00', a chord bearing of South 88°37'35" East, and a chord length of 111.89' to a 1/2" iron pin set with "CUPLIN" property cap;
- 82) South 76°40'06" East, a distance of 226.65' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 83) Along said curve to the left having a delta angle of 13°16'03", an arc length of 76.42', a radius of 330.00', a chord bearing of South 83°18'07" East, and a chord length of 76.24' to a 1/2" iron pin set with "CUPLIN" property cap;
- 84) South 89°56'09" East, a distance of 249.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 85) North 86°20'39" East, a distance of 113.90' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;

- 86) Along said curve to the left having a delta angle of 05°36'25", an arc length of 32.29', a radius of 330.00', a chord bearing of North 83°32'27" East, and a chord length of 32.28' to a 1/2" iron pin set with "CUPLIN" property cap;
- 87) North 80°44'14" East, a distance of 63.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 88) North 09°15'46" West, a distance of 60.00' to a 1/2" iron pin set with "CUPLIN" property cap;
- 89) South 80°44'14" West, a distance of 63.16' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 90) Along said curve to the right having a delta angle of 05°36'25", an arc length of 26.42', a radius of 270.00', a chord bearing of South 83°32'27" West, and a chord length of 26.41' to a 1/2" iron pin set with "CUPLIN" property cap;
- 91) South 86°20'39" West, a distance of 111.95' to a 1/2" iron pin set with "CUPLIN" property cap;
- 92) North 89°56'09" West, a distance of 247.16' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 93) Along said curve to the right having a delta angle of 13°16'03", an arc length of 62.52', a radius of 270.00', a chord bearing of North 83°18'07" West, and a chord length of 62.38' to a 1/2" iron pin set with "CUPLIN" property cap;
- 94) North 76°40'06" West, a distance of 226.65' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 95) Along said curve to the left having a delta angle of 23°54'59", an arc length of 137.75', a radius of 330.00', a chord bearing of North 88°37'35" West, and a chord length of 136.75' to a 1/2" iron pin set with "CUPLIN" property cap;
- 96) South 79°24'55" West, a distance of 380.17' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 97) Along said curve to the left having a delta angle of 41°31'06", an arc length of 239.13', a radius of 330.00', a chord bearing of South 58°39'22" West, and a chord length of 233.93' to a 1/2" iron pin set with "CUPLIN" property cap;
- 98) South 37°53'49" West, a distance of 80.78' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 99) Along said curve to the right having a delta angle of 12°14'46", an arc length of 57.71', a radius of 270.00', a chord bearing of South 44°01'12" West, and a chord length of 57.60' to a 1/2" iron pin set with "CUPLIN" property cap;
- 100) South 50°08'35" West, a distance of 459.88' to a 1/2" iron pin set with "CUPLIN" property cap;
- 101) South 46°59'26" West, a distance of 79.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 102) South 37°35'23" West, a distance of 18.27' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 103) Along said curve to the left having a delta angle of 28°19'19", an arc length of 163.12', a radius of 330.00', a chord bearing of South 23°25'43" West, and a chord length of 161.47' to a 1/2" iron pin set with "CUPLIN" property cap;
- 104) South 09°16'04" West, a distance of 19.03' to a 1/2" iron pin set with "CUPLIN" property cap;
- 105) South 17°41'12" West, a distance of 100.55' to a 1/2" iron pin set with "CUPLIN" property cap;
- 106) South 12°46'11" West, a distance of 75.40' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 107) Along said curve to the left having a delta angle of 09°31'55", an arc length of 54.90', a radius of 330.00', a chord bearing of South 08°00'13" West, and a chord length of 54.84' to a 1/2" iron pin set with "CUPLIN" property cap;
- 108) North 88°25'03" West, a distance of 5.37' to a 1/2" iron pin set with "CUPLIN" property cap;
- 109) South 01°34'57" West, a distance of 222.58' to a 1/2" iron pin found with 6334 property cap, along the northerly line of said 14.18acre non-exclusive road access and utility easement agreement, being a southwesterly corner hereof;


THENCE North 73°41'57" East, along the northerly line of said 14.18 acre non-exclusive road access and utility easement agreement, and a southerly line hereof, a distance of 128.55' to a 1/2" iron pin found with 6334 property cap;

THENCE South 01°12'18" West, along the easterly line of said 14.18 acre non-exclusive road access and utility easement agreement, and a westerly line hereof a distance of 62.91' to the **POINT OF BEGINNING**, containing 15.856 acres, more or less.

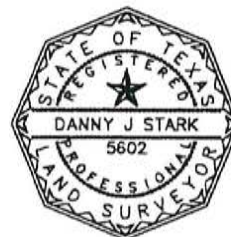
NOTE:

A Plat of Survey of even date was prepared and is intended to accompany the above described tract of land. Bearings are based on North American Datum of 1983, Texas Central Zone.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983.


 DANNY J. STARK
 Registered Professional Land Surveyor No. 5602

Dated: 6/23/2020



Non-Exclusive Road Access and Utility Easement Agreement

BEING A 13.497 ACRE TRACT OUT OF THE RIO ESCONDIDO PHASE 3 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, 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 13.497 ACRE TRACT:

BEGINNING at a ½" iron pin set with a "Cuplin" cap at the northeast corner of Lot 42 of Rio Escondido Phase 2 Subdivision, at an easterly, south corner of a called 15.856 acre non-exclusive road access and utility easement agreement document as shown recorded in Document No. 327674 of the Official Public Records of Coryell County also recorded in Document No. 20201200 of the Real Property Records of Hamilton County, Texas, being the northwest corner of Lot 1 of Rio Escondido Phase 3 Subdivision, along the east line of said Rio Escondido Phase 2, and being a westerly, south corner hereof, having a northing of 10,516,619.34UsFt, and an easting of 2,987,652.47UsFt. of the Texas Coordinate System, Central Zone, Grid;

THENCE North 09°15'46" West, along the east line of said 15.856 acre tract, the west line of said Rio Escondido Phase 3 Subdivision, the east line of said Rio Escondido Phase 2 Subdivision, and a west line hereof, a distance of 60.00' to a 1/2" iron pin set with "Cuplin" cap at the northwest corner hereof;

THENCE continuing over and across said 2004.55 acre tract, along the northerly line of said Rio Escondido Phase 3 Subdivision, and hereof, the following courses and distances;

- 1) North 80°51'51" East, a distance of 49.35' to a 1/2" iron pin set with "Cuplin" cap;
- 2) Along a curve to the right having an arc length of 25.85', a radius of 330.00', a chord bearing of North 84°27'24" East, and a chord length of 25.85' to a 1/2" iron pin set with "Cuplin" cap;
- 3) North 86°42'04" East, a distance of 1000.09' to a 1/2" iron pin set with "Cuplin" cap;
- 4) Along a curve to the right having an arc length of 127.98', a radius of 330.00', a chord bearing of South 82°11'18" East, and a chord length of 127.18' to a 1/2" iron pin set with "Cuplin" cap;
- 5) South 71°04'40" East, a distance of 514.80' to a 1/2" iron pin set with "Cuplin" cap;
- 6) Along a curve to the right having an arc length of 51.69', a radius of 330.00', a chord bearing of South 66°35'27" East, and a chord length of 51.63' to a 1/2" iron pin set with "Cuplin" cap;
- 7) South 62°06'14" East, passing a northerly corner of said Rio Escondido Phase 3 Subdivision at the southwest corner of Lot 43, at a distance of a distance of 118.51', thence departing said Rio Escondido Phase 3 out-bounds, continuing over and across said 2004.55 acre tract and over and across said Rio Escondido Phase 3 Subdivision, a total distance of 345.25 to a 1/2" iron pin set with "Cuplin" cap;

- 8) Along a curve to the right having an arc length of 137.89', a radius of 330.00', a chord bearing of South 50°08'00" East, and a chord length of 136.89' to a 1/2" iron pin set with "Cuplin" cap;
- 9) South 38°09'47" East, a distance of 1207.73' to a 1/2" iron pin set with "Cuplin" cap;
- 10) South 41°53'19" East, a distance of 472.54' to a 1/2" iron pin set with "Cuplin" cap;
- 11) Along a curve to the left having an arc length of 97.96', a radius of 270.00', a chord bearing of South 52°16'55" East, and a chord length of 97.42' to a 1/2" iron pin set with "Cuplin" cap;
- 12) South 62°40'32" East, a distance of 89.30' to a 1/2" iron pin set with "Cuplin" cap;
- 13) Along a curve to the left having an arc length of 15.71', a radius of 10.00', a chord bearing of North 72°19'28" East, and a chord length of 14.14' to a 1/2" iron pin set with "Cuplin" cap;
- 14) North 27°19'28" East, a distance of 464.79' to a 1/2" iron pin set with "Cuplin" cap;
- 15) Along a curve to the right having an arc length of 379.88', a radius of 330.00', a chord bearing of North 60°18'10" East, and a chord length of 359.25' to a 1/2" iron pin set with "Cuplin" cap;
- 16) South 86°43'08" East, a distance of 768.74' to a 1/2" iron pin set with "Cuplin" cap;
- 17) Along a curve to the right having an arc length of 122.94', a radius of 330.00', a chord bearing of South 76°02'48" East, and a chord length of 122.23' to a 1/2" iron pin set with "Cuplin" cap;
- 18) South 65°22'28" East, a distance of 1118.50' to a 1/2" iron pin set with "Cuplin" cap;
- 19) South 62°37'19" East, a distance of 614.41' to a 1/2" iron pin set with "Cuplin" cap;
- 20) Along a curve to the left having an arc length of 8.41', a radius of 10.00', a chord bearing of South 86°43'00" East, and a chord length of 8.16' to a 1/2" iron pin set with "Cuplin" cap;
- 21) Along a curve to the right having an arc length of 241.19', a radius of 50.00', a chord bearing of South 27°22'41" West, and a chord length of 66.67' to a 1/2" iron pin set with "Cuplin" cap;
- 22) Along a curve to the left having an arc length of 8.41', a radius of 10.00', a chord bearing of North 38°31'37" West, and a chord length of 8.16' to a 1/2" iron pin set with "Cuplin" cap;
- 23) North 62°37'19" West, a distance of 612.97' to a 1/2" iron pin set with "Cuplin" cap;
- 24) North 65°22'28" West, a distance of 1117.06' to a 1/2" iron pin set with "Cuplin" cap;
- 25) Along a curve to the left having an arc length of 100.58', a radius of 270.00', a chord bearing of North 76°02'48" West, and a chord length of 100.00' to a 1/2" iron pin set with "Cuplin" cap;
- 26) North 86°43'08" West, a distance of 768.74' to a 1/2" iron pin set with "Cuplin" cap;
- 27) Along a curve to the left having an arc length of 310.81', a radius of 270.00', a chord bearing of South 60°18'10" West, and a chord length of 293.93' to a 1/2" iron pin set with "Cuplin" cap;
- 28) South 27°19'28" West, a distance of 1564.85' to a 1/2" iron pin set with "Cuplin" cap;
- 29) Along a curve to the left having an arc length of 264.51', a radius of 270.00', a chord bearing of South 00°44'28" East, and a chord length of 254.06' to a 1/2" iron pin set with "Cuplin" cap;
- 30) South 28°48'24" East, a distance of 393.78' to a 1/2" iron pin set with "Cuplin" cap;
- 31) Along a curve to the left having an arc length of 90.84', a radius of 270.00', a chord bearing of South 38°26'42" East, and a chord length of 90.41' to a 1/2" iron pin set with "Cuplin" cap;
- 32) South 48°05'00" East, a distance of 118.31' to a 1/2" iron pin set with "Cuplin" cap;
- 33) Along a curve to the left having an arc length of 8.41', a radius of 10.00', a chord bearing of South 72°10'41" East, and a chord length of 8.16' to a 1/2" iron pin set with "Cuplin" cap;
- 34) Along a curve to the right having an arc length of 241.19', a radius of 50.00', a chord bearing of South 41°55'00" West, and a chord length of 66.67' to a 1/2" iron pin set with "Cuplin" cap;
- 35) Along a curve to the left having an arc length of 8.41', a radius of 10.00', a chord bearing of North 23°59'19" West, and a chord length of 8.16' to a 1/2" iron pin set with "Cuplin" cap;
- 36) North 48°05'00" West, a distance of 118.31' to a 1/2" iron pin set with "Cuplin" cap;
- 37) Along a curve to the right having an arc length of 111.03', a radius of 330.00', a chord bearing of North 38°26'42" West, and a chord length of 110.50' to a 1/2" iron pin set with "Cuplin" cap;
- 38) North 28°48'24" West, a distance of 393.78' to a 1/2" iron pin set with "Cuplin" cap;
- 39) Along a curve to the right having an arc length of 323.29', a radius of 330.00', a chord bearing of North 00°44'28" West, and a chord length of 310.52' to a 1/2" iron pin set with "Cuplin" cap;

- 40) North 27°19'28" East, a distance of 1020.05' to a 1/2" iron pin set with "Cuplin" cap;
- 41) Along a curve to the left having an arc length of 15.71', a radius of 10.00', a chord bearing of North 17°40'32" West, and a chord length of 14.14' to a 1/2" iron pin set with "Cuplin" cap;
- 42) North 62°40'32" West, a distance of 89.30' to a 1/2" iron pin set with "Cuplin" cap;
- 43) Along a curve to the right having an arc length of 119.72', a radius of 330.00', a chord bearing of North 52°16'55" West, and a chord length of 119.07' to a 1/2" iron pin set with "Cuplin" cap;
- 44) North 41°53'19" West, a distance of 474.49' to a 1/2" iron pin set with "Cuplin" cap;
- 45) North 38°09'47" West, a distance of 1209.69' to a 1/2" iron pin set with "Cuplin" cap;
- 46) Along a curve to the left having an arc length of 112.82', a radius of 270.00', a chord bearing of North 50°08'00" West, and a chord length of 112.00' to a 1/2" iron pin set with "Cuplin" cap;
- 47) North 62°06'14" West, a distance of 345.25' to a 1/2" iron pin set with "Cuplin" cap;
- 48) Along a curve to the left having an arc length of 42.29', a radius of 270.00', a chord bearing of North 66°35'27" West, and a chord length of 42.25' to a 1/2" iron pin set with "Cuplin" cap;
- 49) North 71°04'40" West, a distance of 514.80' to a 1/2" iron pin set with "Cuplin" cap;
- 50) Along a curve to the left having an arc length of 104.71', a radius of 270.00', a chord bearing of North 82°11'18" West, and a chord length of 104.06' to a 1/2" iron pin set with "Cuplin" cap;
- 51) South 86°42'04" West, a distance of 1000.09' to a 1/2" iron pin set with "Cuplin" cap;
- 52) Along a curve to the left having an arc length of 20.45', a radius of 270.00', a chord bearing of South 84°31'52" West, and a chord length of 20.45' to a 1/2" iron pin set with "Cuplin" cap;
- 53) South 80°51'56" West, a distance of 48.51' to the **POINT OF BEGINNING**, containing 13.497 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.

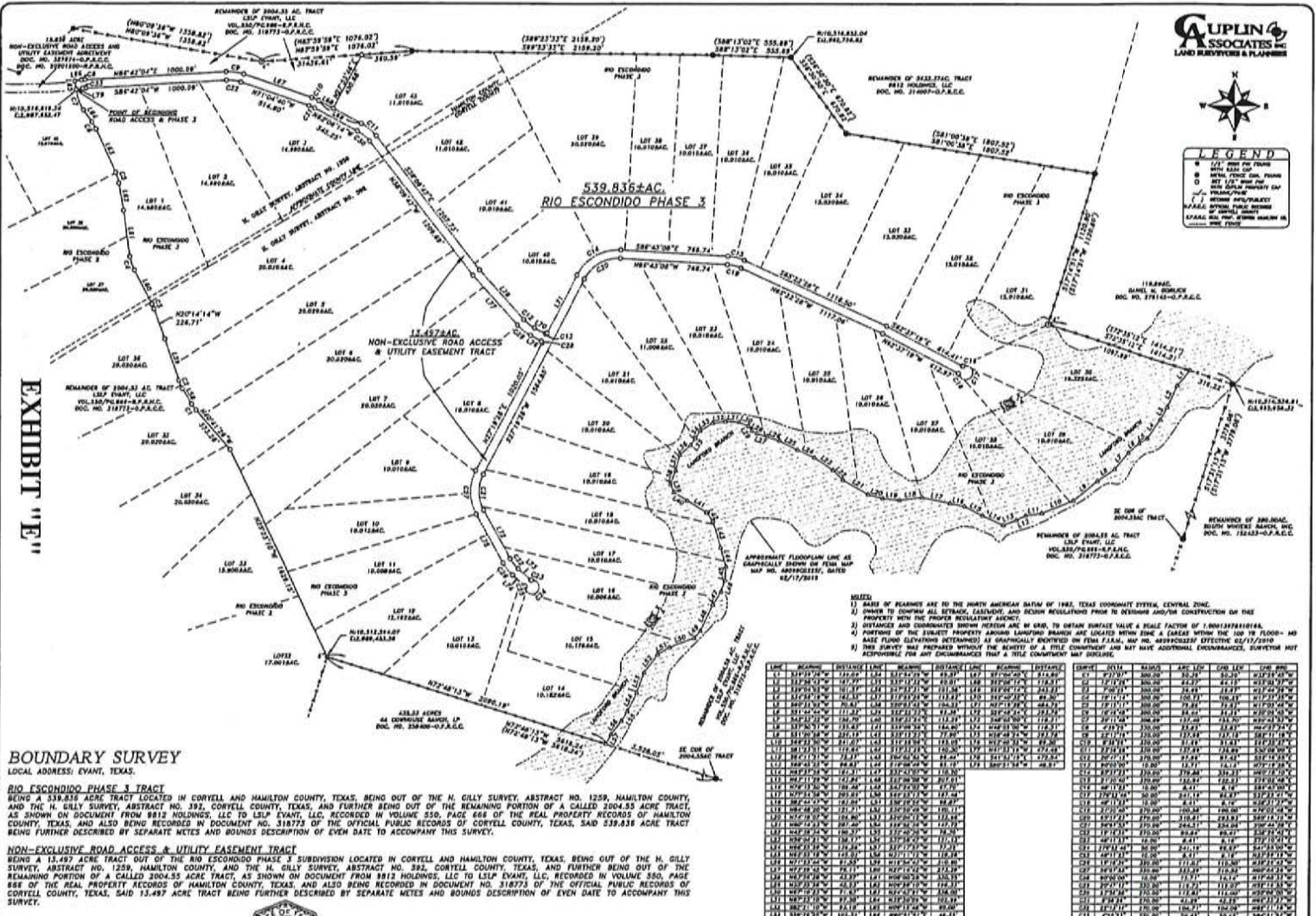

 Kyle P. Cuplin Dated: 7/22/2020
 Registered Professional Land Surveyor No. 5938





LEGEND

B	1/4" = 100' FOR PLANS
C	1/4" = 100' FOR FIELD
D	1/4" = 100' FOR FIELD
E	1/4" = 100' FOR FIELD
F	1/4" = 100' FOR FIELD
G	1/4" = 100' FOR FIELD
H	1/4" = 100' FOR FIELD
I	1/4" = 100' FOR FIELD
J	1/4" = 100' FOR FIELD
K	1/4" = 100' FOR FIELD
L	1/4" = 100' FOR FIELD
M	1/4" = 100' FOR FIELD
N	1/4" = 100' FOR FIELD
O	1/4" = 100' FOR FIELD
P	1/4" = 100' FOR FIELD
Q	1/4" = 100' FOR FIELD
R	1/4" = 100' FOR FIELD
S	1/4" = 100' FOR FIELD
T	1/4" = 100' FOR FIELD
U	1/4" = 100' FOR FIELD
V	1/4" = 100' FOR FIELD
W	1/4" = 100' FOR FIELD
X	1/4" = 100' FOR FIELD
Y	1/4" = 100' FOR FIELD
Z	1/4" = 100' FOR FIELD



BOUNDARY SURVEY
LOCAL ADDRESS: EVANT, TEXAS.

RIO ESCONDIDO PHASE 3 TRACT
BEING A 539.835± ACRE TRACT 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, CORYELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED 3004.55± ACRE TRACT, AS SHOWN ON DOCUMENT FROM 8912 HOLDINGS, LLC TO L3LP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 686 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 318775 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 539.835± ACRE TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

NON-EXCLUSIVE ROAD ACCESS & UTILITY EASEMENT TRACT
BEING A 13.457± ACRE TRACT OUT OF THE RIO ESCONDIDO PHASE 3 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, CORYELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED 3004.55± ACRE TRACT, AS SHOWN ON DOCUMENT FROM 8912 HOLDINGS, LLC TO L3LP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 686 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 318775 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 13.457± ACRE TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

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

[Signature] DATED: 07/22/2020

FILE # 2020-0722-0010

PROJ. NO. 2020-0722-0010

DATE: 07/22/2020

APPROVED: KUPFIN

TELEPHONE PERFORMED ON: JUNE & JULY, 2020

PROFESSIONAL SEAL NO. 5438

1/200 OLLDF-LANE
HARKER FALLS, TX 78648
PHONE: 817-500-7600-4111
WWW.AUPLINASSOCIATES.COM

SCALE 1" = 400'

DATE: 07/22/2020

REVISIONS

1	OF 1
1	OF 1

Rio Escondido Phase 5 Subdivision Non-Exclusive Roadway and Utility Easement

BEING A 14.61 ACRE TRACT LOCATED IN CORYELL COUNTY, TEXAS, BEING A PART 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, AND ALL OF A CALLED 6.34 ACRE TRACT BOTH AS DESCRIBED IN DOCUMENT 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. 318771 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, SAID 14.61 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a 1/2" iron pin found at the northeast corner of said 6.34 acre tract, along the northwesterly occupied right-of-way of County Road 160, at the southeast corner of a called 92.718 acre tract as shown on document to Hector F. Lopez and Heather D. Lopez in Document No. 332055 of the Official Property Records of Coryell County, and being a southeasterly corner hereof, said Point of Beginning having a northing of 10,509,941.16UsFt, and an easting of 2,998,169.56UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft.;

THENCE South 61°49'31" West, along the northwesterly occupied right-of-way line of said County Road 160, the east line of said 6.34 acre tract, and hereof, a distance of 111.47' to a 3" metal pipe post for corner found at the southeast corner of said 6.34 acre tract, the northeast corner of a called 281.534 acre tract as shown on document to Floy Barkley in Volume 121, Page 524 of the Deed Records of Coryell County, and being the southeast corner hereof;

THENCE North 72°18'41" West, along the northerly line of said 281.534 acre tract, the south line of said 6.34 acre tract, and hereof, a distance of 3414.31' to a 1/2" iron pin found along the east line of a called 435.33 acre tract to 4A Cowhouse Ranch, LP in Document No. 258400 of the Official Public Records of Coryell County, and at the southwest corner of said 6.34 acre tract;

THENCE North 17°31'03" East, along the east line of said 435.33 acre tract, the west line of said 6.34 acre tract, and hereof, a distance of 7.44' to a 1/2" iron pin found with 6334 cap at the northeast corner of said 435.33 acre tract, and being the southeast corner of said 2004.55 acre tract;

THENCE North 72°48'13" West, along the northerly line of said 435.33 acre tract, the south line of said 2004.55 acre tract, and the south line hereof, a distance of 1649.39' to a 1/2" iron pin set with "Cuplin" cap at a southwesterly corner hereof;

THENCE departing the south line of said 2004.55 acre tract, along the out-bounds hereof, the following courses and distances

- 1) Along a curve to the right having an arc length of 292.51', a radius of 330.00', a chord bearing of North 47°24'36" West, and a chord length of 283.03' to a 1/2" iron pin set with "Cuplin" cap;
- 2) North 22°01'00" West, a distance of 622.40' to a 1/2" iron pin set with "Cuplin" cap;
- 3) Along a curve to the right having an arc length of 203.84', a radius of 330.00', a chord bearing of North 04°19'16" West, and a chord length of 200.62' to a 1/2" iron pin set with "Cuplin" cap;
- 4) North 13°22'29" East, a distance of 148.92' to a 1/2" iron pin set with "Cuplin" cap;
- 5) North 12°45'36" East, a distance of 177.05' to a 1/2" iron pin set with "Cuplin" cap;
- 6) Along a curve to the left having an arc length of 60.11', a radius of 270.00', a chord bearing of North 06°22'39" East, and a chord length of 59.98' to a 1/2" iron pin set with "Cuplin" cap;
- 7) North 00°00'00" West, a distance of 35.61' to a 1/2" iron pin set with "Cuplin" cap;
- 8) Along a curve to the left having an arc length of 9.63', a radius of 10.00', a chord bearing of North 27°34'30" West, and a chord length of 9.26' to a 1/2" iron pin set with "Cuplin" cap;

- 9) Along a curve to the right having an arc length of 304.00', a radius of 60.00', a chord bearing of North 90°00'00" East, and a chord length of 68.57' to a 1/2" iron pin set with "Cuplin" cap;
- 10) Along a curve to the left having an arc length of 9.63', a radius of 10.00', a chord bearing of South 27°34'30" West, and a chord length of 9.26' to a 1/2" iron pin set with "Cuplin" cap;
- 11) South 00°00'00" East, a distance of 35.61' to a 1/2" iron pin set with "Cuplin" cap;
- 12) Along a curve to the right having an arc length of 73.46', a radius of 330.00', a chord bearing of South 06°22'39" West, and a chord length of 73.31' to a 1/2" iron pin set with "Cuplin" cap;
- 13) South 12°45'18" West, a distance of 174.12' to a 1/2" iron pin set with "Cuplin" cap;
- 14) South 13°22'03" West, a distance of 152.49' to a 1/2" iron pin set with "Cuplin" cap;
- 15) Along a curve to the left having an arc length of 166.78', a radius of 270.00', a chord bearing of South 04°19'16" East, and a chord length of 164.14' to a 1/2" iron pin set with "Cuplin" cap;
- 16) South 22°01'00" East, a distance of 622.40' to a 1/2" iron pin set with "Cuplin" cap;
- 17) Along a curve to the left having an arc length of 239.33', a radius of 270.00', a chord bearing of South 47°24'36" East, and a chord length of 231.57' to a 1/2" iron pin set with "Cuplin" cap;
- 18) South 72°48'13" East, a distance of 1191.45' to a 1/2" iron pin set with "Cuplin" cap;
- 19) South 71°06'39" East, a distance of 18.25' to a 1/2" iron pin set with "Cuplin" cap;
- 20) Along a curve to the left having an arc length of 16.29', a radius of 10.00', a chord bearing of North 62°13'44" East, and a chord length of 14.55' to a 1/2" iron pin set with "Cuplin" cap;
- 21) North 15°34'07" East, a distance of 144.48' to a 1/2" iron pin set with "Cuplin" cap;
- 22) Along a curve to the right having an arc length of 54.48', a radius of 330.00', a chord bearing of North 20°17'53" East, and a chord length of 54.42' to a 1/2" iron pin set with "Cuplin" cap;
- 23) North 25°01'38" East, a distance of 91.18' to a 1/2" iron pin set with "Cuplin" cap;
- 24) Along a curve to the left having an arc length of 343.83', a radius of 270.00', a chord bearing of North 11°27'15" West, and a chord length of 321.06' to a 1/2" iron pin set with "Cuplin" cap;
- 25) North 47°56'08" West, a distance of 4.39' to a 1/2" iron pin set with "Cuplin" cap;
- 26) Along a curve to the right having an arc length of 72.47', a radius of 330.00', a chord bearing of North 41°38'41" West, and a chord length of 72.32' to a 1/2" iron pin set with "Cuplin" cap;
- 27) North 35°21'13" West, a distance of 48.00' to a 1/2" iron pin set with "Cuplin" cap;
- 28) Along a curve to the right having an arc length of 116.35', a radius of 330.00', a chord bearing of North 25°15'10" West, and a chord length of 115.75' to a 1/2" iron pin set with "Cuplin" cap;
- 29) North 15°09'07" West, a distance of 231.25' to a 1/2" iron pin set with "Cuplin" cap;
- 30) Along a curve to the right having an arc length of 68.77', a radius of 330.00', a chord bearing of North 09°10'55" West, and a chord length of 68.64' to a 1/2" iron pin set with "Cuplin" cap;
- 31) Along a curve to the left having an arc length of 238.82', a radius of 270.00', a chord bearing of North 28°33'06" West, and a chord length of 231.11' to a 1/2" iron pin set with "Cuplin" cap;
- 32) North 53°53'29" West, a distance of 22.88' to a 1/2" iron pin set with "Cuplin" cap;
- 33) Along a curve to the left having an arc length of 9.63', a radius of 10.00', a chord bearing of North 81°27'59" West, and a chord length of 9.26' to a 1/2" iron pin set with "Cuplin" cap;
- 34) Along a curve to the right having an arc length of 304.00', a radius of 60.00', a chord bearing of North 36°06'31" East, and a chord length of 68.57' to a 1/2" iron pin set with "Cuplin" cap;
- 35) Along a curve to the left having an arc length of 9.63', a radius of 10.00', a chord bearing of South 26°18'58" East, and a chord length of 9.26' to a 1/2" iron pin set with "Cuplin" cap;
- 36) South 53°53'29" East, a distance of 22.88' to a 1/2" iron pin set with "Cuplin" cap;
- 37) Along a curve to the right having an arc length of 97.81', a radius of 330.00', a chord bearing of South 45°24'00" East, and a chord length of 97.45' to a 1/2" iron pin set with "Cuplin" cap;
- 38) Along a curve to the right having an arc length of 24.21', a radius of 330.00', a chord bearing of South 34°48'24" East, and a chord length of 24.21' to a 1/2" iron pin set with "Cuplin" cap;
- 39) Along a curve to the left having an arc length of 14.53', a radius of 10.00', a chord bearing of South 74°19'35" East, and a chord length of 13.28' to a 1/2" iron pin set with "Cuplin" cap;
- 40) North 64°03'06" East, a distance of 107.91' to a 1/2" iron pin set with "Cuplin" cap;
- 41) Along a curve to the right having an arc length of 144.31', a radius of 330.00', a chord bearing of North 76°34'47" East, and a chord length of 143.16' to a 1/2" iron pin set with "Cuplin" cap;
- 42) North 89°06'28" East, a distance of 173.51' to a 1/2" iron pin set with "Cuplin" cap;
- 43) Along a curve to the left having an arc length of 120.90', a radius of 270.00', a chord bearing of North 76°16'49" East, and a chord length of 119.89' to a 1/2" iron pin set with "Cuplin" cap;
- 44) North 63°27'10" East, a distance of 245.82' to a 1/2" iron pin set with "Cuplin" cap;

- 45) Along a curve to the left having an arc length of 9.82', a radius of 10.00', a chord bearing of North 35°18'37" East, and a chord length of 9.43' to a 1/2" iron pin set with "Cuplin" cap;
- 46) Along a curve to the right having an arc length of 303.98', a radius of 60.00', a chord bearing of South 27°41'25" East, and a chord length of 68.59' to a 1/2" iron pin set with "Cuplin" cap;
- 47) Along a curve to the left having an arc length of 9.42', a radius of 10.00', a chord bearing of North 89°32'52" West, and a chord length of 9.08' to a 1/2" iron pin set with "Cuplin" cap;
- 48) South 63°27'10" West, a distance of 247.42' to a 1/2" iron pin set with "Cuplin" cap;
- 49) Along a curve to the right having an arc length of 147.76', a radius of 330.00', a chord bearing of South 76°16'49" West, and a chord length of 146.53' to a 1/2" iron pin set with "Cuplin" cap;
- 50) South 89°06'28" West, a distance of 173.51' to a 1/2" iron pin set with "Cuplin" cap;
- 51) Along a curve to the left having an arc length of 118.07', a radius of 270.00', a chord bearing of South 76°34'47" West, and a chord length of 117.13' to a 1/2" iron pin set with "Cuplin" cap;
- 52) South 64°03'06" West, a distance of 107.91' to a 1/2" iron pin set with "Cuplin" cap;
- 53) Along a curve to the left having an arc length of 14.53', a radius of 10.00', a chord bearing of South 22°25'48" West, and a chord length of 13.28' to a 1/2" iron pin set with "Cuplin" cap;
- 54) Along a curve to the right having an arc length of 92.04', a radius of 330.00', a chord bearing of South 11°12'07" East, and a chord length of 91.74' to a 1/2" iron pin set with "Cuplin" cap;
- 55) Along a curve to the left having an arc length of 56.26', a radius of 270.00', a chord bearing of South 09°10'55" East, and a chord length of 56.16' to a 1/2" iron pin set with "Cuplin" cap;
- 56) South 15°09'07" East, a distance of 231.25' to a 1/2" iron pin set with "Cuplin" cap;
- 57) Along a curve to the left having an arc length of 95.20', a radius of 270.00', a chord bearing of South 25°15'10" East, and a chord length of 94.71' to a 1/2" iron pin set with "Cuplin" cap;
- 58) South 35°21'13" East, a distance of 48.00' to a 1/2" iron pin set with "Cuplin" cap;
- 59) Along a curve to the left having an arc length of 59.29', a radius of 270.00', a chord bearing of South 41°38'41" East, and a chord length of 59.17' to a 1/2" iron pin set with "Cuplin" cap;
- 60) South 47°56'08" East, a distance of 4.39' to a 1/2" iron pin set with "Cuplin" cap;
- 61) Along a curve to the right having an arc length of 420.24', a radius of 330.00', a chord bearing of South 11°27'15" East, and a chord length of 392.41' to a 1/2" iron pin set with "Cuplin" cap;
- 62) South 25°01'38" West, a distance of 91.18' to a 1/2" iron pin set with "Cuplin" cap;
- 63) Along a curve to the left having an arc length of 44.57', a radius of 270.00', a chord bearing of South 20°17'53" West, and a chord length of 44.52' to a 1/2" iron pin set with "Cuplin" cap;
- 64) South 15°34'07" West, a distance of 146.21' to a 1/2" iron pin set with "Cuplin" cap;
- 65) Along a curve to the left having an arc length of 15.42', a radius of 10.00', a chord bearing of South 28°37'03" East, and a chord length of 13.94' to a 1/2" iron pin set with "Cuplin" cap;
- 66) South 72°48'13" East, a distance of 359.72' to a 1/2" iron pin set with "Cuplin" cap along the east line of said 2004.55 acre tract, and the west line of said 6.34 acre tract and being a southerly corner hereof;

THENCE North 17°31'13" East, along the west line of said 6.34 acre tract, and the east line of said 2004.55 acre tract, and hereof, a distance of 12.56' to a 1/2" iron found with 6334 cap at the southwest corner of a called 92.718 acre tract as shown on document to Hector F. Lopez and Heather D. Lopez in Document No. 332055 of the Official Public Records of Coryell County, and the northwest corner of said 6.34 acre tract;

THENCE South 72°18'41" East, along the south line of said 92.718 acre tract, the north line of said 6.34 acre tract, and hereof, a distance of 3492.17' to the **POINT OF BEGINNING**, containing 14.61 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.


 Kyle P. Cuplin
 Registered Professional Land Surveyor No. 5938

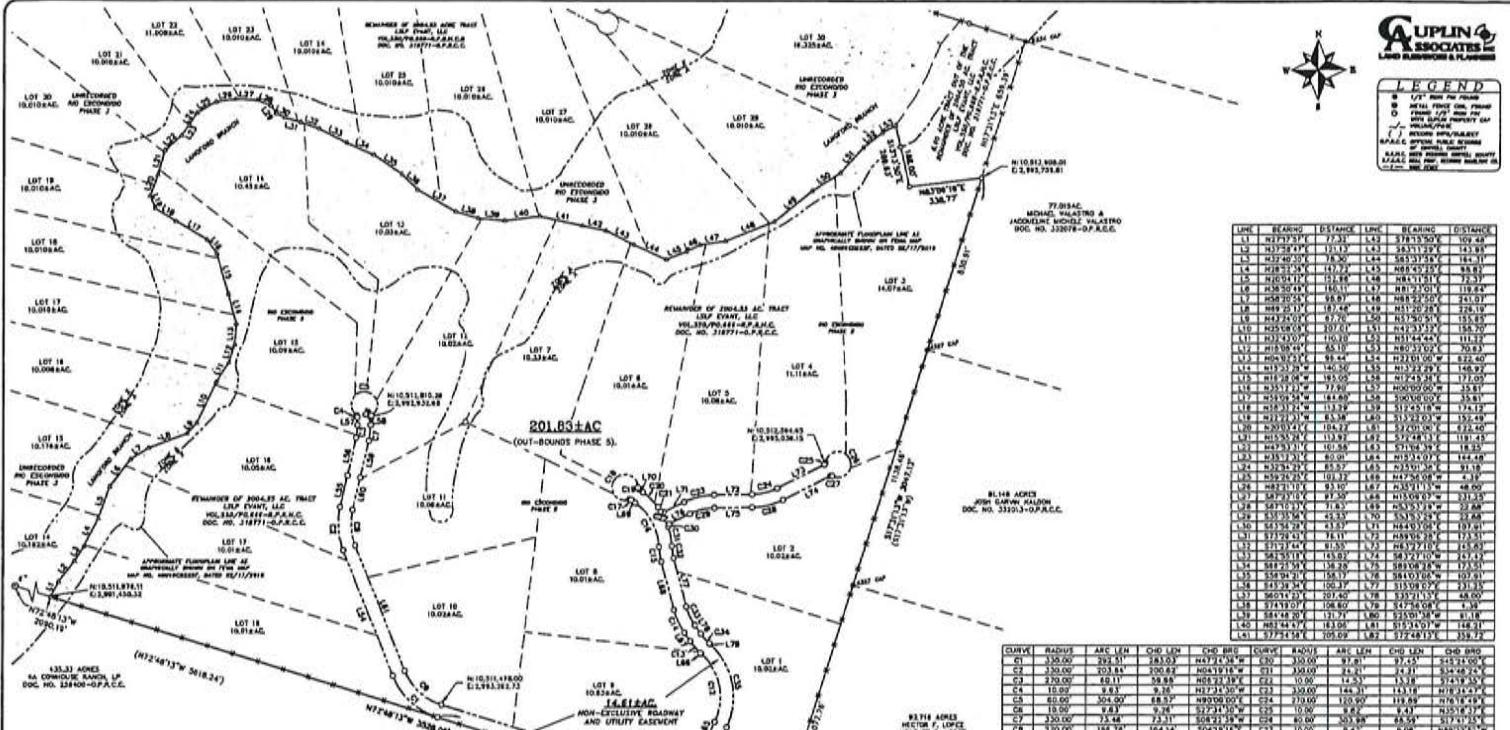
Dated: 2/11/2021





LEGEND

- 1/2" = 100' (SEE PLAN)
- SOLID LINE WITH DASHES = METES AND BOUNDS
- DASHED LINE WITH DASHES = UNRECORDED METES AND BOUNDS
- DOTTED LINE WITH DASHES = UNRECORDED METES AND BOUNDS
- SOLID LINE WITH DOTS = UNRECORDED METES AND BOUNDS
- DOTTED LINE WITH DOTS = UNRECORDED METES AND BOUNDS
- SOLID LINE WITH DOTS AND DASHES = UNRECORDED METES AND BOUNDS
- DOTTED LINE WITH DOTS AND DASHES = UNRECORDED METES AND BOUNDS
- SOLID LINE WITH DOTS AND DASHES AND DOTS = UNRECORDED METES AND BOUNDS
- DOTTED LINE WITH DOTS AND DASHES AND DOTS = UNRECORDED METES AND BOUNDS



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N102°15'31"	77.33	L43	S78°15'50"	109.48
L2	N83°28'47"	111.17	L44	S63°11'27"	142.91
L3	N72°40'24"	136.76	L45	S55°11'27"	142.91
L4	N68°21'54"	127.74	L46	N88°42'23"	88.83
L5	N62°02'04"	127.88	L47	N88°11'14"	75.37
L6	N58°20'24"	116.11	L48	N89°21'01"	119.24
L7	N58°20'24"	116.11	L49	N88°22'50"	241.07
L8	N58°20'24"	116.11	L50	N87°50'51"	155.85
L9	N58°20'24"	116.11	L51	N87°50'51"	155.85
L10	N58°20'24"	116.11	L52	N87°50'51"	155.85
L11	N58°20'24"	116.11	L53	N87°50'51"	155.85
L12	N58°20'24"	116.11	L54	N87°50'51"	155.85
L13	N58°20'24"	116.11	L55	N87°50'51"	155.85
L14	N58°20'24"	116.11	L56	N87°50'51"	155.85
L15	N58°20'24"	116.11	L57	N87°50'51"	155.85
L16	N58°20'24"	116.11	L58	N87°50'51"	155.85
L17	N58°20'24"	116.11	L59	N87°50'51"	155.85
L18	N58°20'24"	116.11	L60	N87°50'51"	155.85
L19	N58°20'24"	116.11	L61	N87°50'51"	155.85
L20	N58°20'24"	116.11	L62	N87°50'51"	155.85
L21	N58°20'24"	116.11	L63	N87°50'51"	155.85
L22	N58°20'24"	116.11	L64	N87°50'51"	155.85
L23	N58°20'24"	116.11	L65	N87°50'51"	155.85
L24	N58°20'24"	116.11	L66	N87°50'51"	155.85
L25	N58°20'24"	116.11	L67	N87°50'51"	155.85
L26	N58°20'24"	116.11	L68	N87°50'51"	155.85
L27	N58°20'24"	116.11	L69	N87°50'51"	155.85
L28	N58°20'24"	116.11	L70	N87°50'51"	155.85
L29	N58°20'24"	116.11	L71	N87°50'51"	155.85
L30	N58°20'24"	116.11	L72	N87°50'51"	155.85
L31	N58°20'24"	116.11	L73	N87°50'51"	155.85
L32	N58°20'24"	116.11	L74	N87°50'51"	155.85
L33	N58°20'24"	116.11	L75	N87°50'51"	155.85

BOUNDARY SURVEY
LOCAL ADDRESS: EVANT, TEXAS.

PHASE 5 OUT-BOUND DESCRIPTION:
BEING A 201.83 ACRE TRACT LOCATED IN CORTELL COUNTY, TEXAS, BEING A PART OF THE H. GILLY SURVEY, ABSTRACT NO. 392, CORTELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED 2004.55 ACRE TRACT, AND ALL OF A CALLED 8.34 ACRE TRACT BOTH AS DESCRIBED IN DOCUMENT TO LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 888 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 318771 OF THE OFFICIAL PUBLIC RECORDS OF CORTELL COUNTY, TEXAS, SAID 201.83 ACRE TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

PHASE 5 NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT DESCRIPTION:
BEING A 14.81 ACRE TRACT LOCATED IN CORTELL COUNTY, TEXAS, BEING A PART OF THE H. GILLY SURVEY, ABSTRACT NO. 392, CORTELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED 2004.55 ACRE TRACT, AND ALL OF A CALLED 8.34 ACRE TRACT BOTH AS DESCRIBED IN DOCUMENT TO LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 888 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 318771 OF THE OFFICIAL PUBLIC RECORDS OF CORTELL COUNTY, TEXAS, SAID 14.81 ACRE TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.



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

Kyle P. Culp DATED 2/11/2021
KYLE P. CULPIN, R.L.S. NO. 5336

PROJ. NO. 2021
TECH. 822
APPROVED: K. CULPIN
FILE NUMBER: 2021-02-11-001
PERFORMED ON: FEBRUARY, 2021

350 OLLEN LANE
MARLBOROUGH, TX 76644
PH: 354-3100 FAX: 354-3111
WWW.CULPIN-ASSOCIATES.COM

SCALE 1" = 300'
DATE: 2/11/21

NO.	REVISIONS
1	
2	
3	
4	
5	

STATE OF TEXAS
COUNTY OF CORYELL

The above and foregoing is a true and correct copy as
the same appears on file and recorded in the appropriate
records of Coryell County, Texas. Thereby certify, on

AT 3:10 FILED O'CLOCK P M

SEP 13 2023

SEP 13 2023

Jennifer T. Newton

County Clerk
Coryell County, Texas



Jennifer T. Newton
COUNTY CLERK, CORYELL CO., TEXAS

367244