

Lot 25 Rio Escondido Phase 6 Subdivision

BEING A 20.02 ACRE TRACT KNOWN AS LOT 25 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE H. GILLY SURVEY, ABSTRACT NO. 1259 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 20.02 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 westerly 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 a northwesterly corner of said Lot 25, and having a northing of 10,521,885.39UsFt, and an easting of 2,986,097.47UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft;

THENCE along a westerly line of said 29.71 acre tract and the northerly line of said Lot 25 along a curve to the left having an arc length of 50.04', a radius of 60.00', a chord bearing of North 73°17'21" East, and a chord length of 48.60' to a 1/2" iron pin set with "Cuplin" cap;

THENCE departing a westerly line of said 29.71 acre tract and along the easterly line of said Lot 25, the following courses and distances;


- 1) South 81°10'47" East, distance of 582.49' to a 1/2" iron pin set with "Cuplin" cap;
- 2) South 01°44'27" East, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 1296.97', for a total distance of 1326.97' to a point for corner at the southeast corner of said Lot 25 along the northerly line of Lot 91 of the unrecorded Rio Escondido Phase 4 Subdivision, along the approximate centerline of a Dry Branch;

THENCE along the northerly line of said unrecorded Rio Escondido Phase 4, the approximate centerline of said Dry Branch, and the south line of said Lot 25, the following courses and distances;

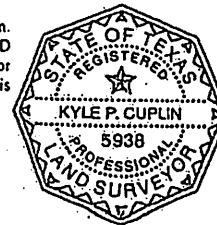
- 1) North 63°32'49" West, a distance of 139.62' to a point for corner;
- 2) North 72°12'45" West, a distance of 140.17' to a point for corner;
- 3) North 37°07'03" West, a distance of 65.25' to a point for corner;
- 4) North 54°38'37" West, a distance of 55.01' to a point for corner;
- 5) North 85°02'44" West, a distance of 132.26' to a point for corner;
- 6) North 86°23'41" West, a distance of 147.03' to a point for corner;
- 7) North 67°55'37" West, a distance of 97.65' to a point for corner;
- 8) North 76°56'21" West, a distance of 96.05' to a point for corner at the southwest corner of said Lot 25;

THENCE North 07°10'49" East, departing said Dry Branch, along the west line of said Lot 25, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 43.00', for a total distance of 1142.71' to the POINT OF BEGINNING, containing 20.02 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 the Texas Lambert Grid, Central Zone, NAD83/2011-Epoch2010, vertical datum is to NAVD 88-GEOD18, 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: 4/29/2021



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EXHIBIT "A"