

# **BOUNDARY SURVEY** LOCAL ADDRESS: EVANT, TEXAS.

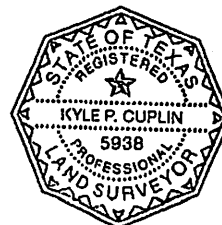
BEING A 10.01 ACRE TRACT KNOWN AS LOT 44 OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION LOCATED IN HAMILTON COUNTY, TEXAS, BEING PART OF THE H. GILLY SURVEY, ABSTRACT NO. 1259 AND THE N. GEE SURVEY, ABSTRACT NO. 298 OF HAMILTON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CALLED 1483.78 ACRE TRACT AS SHOWN ON 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 FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.

## **NOTES:**

- 1) PROPERTY LOCATED IN HAMILTON COUNTY HAS NO FEMA FIRM MAPS FOR 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) HORIZONTAL DATUM IS TO NAD83/2011-EPOCH 2010, VERTICAL DATUM IS TO NAVD 88 - GEOID18. THE BASIS OF BEARINGS ARE TO TEXAS LAMBERT GRID CENTRAL ZONE, DISTANCES SHOWN HEREON ARE GRID VALUES, TO OBTAIN SURFACE VALUES APPLY A COMBINATION SCALE FACTOR OF 1.00013404612308, ALL COORDINATES SHOWN ARE TO GRID.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION WITH THE PROPER REGULATORY AGENCY, SUBJECT TO HAMILTON COUNTY SUBDIVISION REGULATIONS.
- 4) 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, IMPROVEMENTS NOT SHOWN.

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 4/29/2021



SHEET 2 OF 2	PROJ. NO. 20995
	TECH: KPC
	APPROVED: K. CUPLIN
	FIELDWORK PERFORMED ON: APRIL - 2021

1500 OLLIE LANE  
MARBLE FALLS, TX. 78654  
PH. 325-368-3300/830-691-8815  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 300'  
0 150 300

**CUPLIN ASSOCIATES**  
LAND SURVEYORS & PLANNERS

**CUPLIN & ASSOCIATES, Inc.**  
land surveyors & planners

Project No.: 20995 Date: 4/29/2021

**Lot 44 Rio Escondido Phase 6 Subdivision**

BEING A 10.01 ACRE TRACT KNOWN AS LOT 44 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 a northwesterly corner of said Lot 44, and having a northing of 10,522,053.98UsFt, and an easting of 2,990,728.71UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft;

THENCE South 60°36'45" East, along a southerly line of said 29.71 acre tract and the northerly line of said Lot 44, a distance of 274.96' to a 1/2" iron pin set with "Cuplin" cap;


THENCE South 29°23'15" West, departing a southerly line of said 29.71 acre tract and along the easterly line of said Lot 44, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 1,452.42', for a total distance of 1504.42' to a point for corner at the southeast corner of said Lot 44 along the northerly line of Lot 58 of the unrecorded Rio Escondido Phase 4 Subdivision, along the approximate centerline of a Dry Branch;

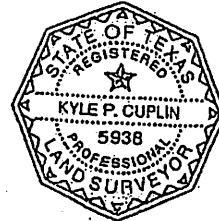
THENCE along the northerly line of said unrecorded Rio Escondido Phase 4, the approximate centerline of said Dry Branch, and the south line of said Lot 44, the following courses and distances;

- 1) North 38°17'11" West, a distance of 61.34' to a point for corner;
- 2) South 84°08'32" West, a distance of 62.17' to a point for corner;
- 3) South 57°12'17" West, a distance of 44.99' to a point for corner;
- 4) South 48°16'53" West, a distance of 91.10' to a point for corner;
- 5) North 88°30'10" West, a distance of 132.31' to a point for corner at the southwest corner of said Lot 44;

THENCE North 29°23'15" East, departing said Dry Branch, along the westerly line of said Lot 44, passing a 1/2" iron pin set with "Cuplin" cap on-line for reference at a distance of 37.00', for a total distance of 1704.87' to the POINT OF BEGINNING, containing 10.01 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-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: 4/29/2021



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EXHIBIT "A"