

# 327674

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## NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AGREEMENT

STATE OF TEXAS                   §  
  §  
COUNTY OF CORYELL           §  
COUNTY OF HAMILTON         §

Effective Date: June 23, 2020

**Grantor:**

LSLP Evant, LLC  
110 CR 250  
Burnet, Texas 78611

**Grantee and Holder of the Easement:**

All owners of land from a 522.55 acre tract of land located in Hamilton County, Texas and Coryell County, Texas, said 522.55 acre tract of land being more fully described by metes and bounds on Exhibit "A" and by plat on Exhibit "A-1" attached hereto and made a part hereof for any and all purposes, and commonly known as the Rio Escondido Subdivision Phase 2.

**Dominant Estate Property:**

All owners of land from a 522.55 acre tract of land located in Hamilton County, Texas and Coryell County, Texas, said 522.55 acre tract of land being more fully described by metes and bounds on Exhibit "A" and by plat on Exhibit "A-1" attached hereto and made a part hereof for any and all purposes, and commonly known as the Rio Escondido Subdivision Phase 2.

**Easement Property:**

**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

“B”, AND BY PLAT ON EXHIBIT “C”.

**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 METES AND BOUNDS ON EXHIBIT “D”, AND BY PLAT ON EXHIBIT “E”.

**Easement Purpose:** For providing pedestrian and vehicular ingress, egress and access to, from and between the Dominant Estate Property and Hamilton County Road 421, along with the non-exclusive right for installation, construction, operation, maintenance, replacement, repair, upgrade, and/or removal of subsurface water lines, electric lines, sewer lines, cable lines, fiber optic lines, communications lines, pipelines, utility lines and other equipment.

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor.

**Reservations from Conveyance:** None.

**Exceptions to Warranty:** SUBJECT TO all easements, restrictions, reservations and documents appearing of record affecting the above described property.

**Grant of Easement:** Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, and conveys to Grantee and Grantee’s successors and assigns, a non-exclusive easement over, on, and across the Easement Property for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the “Easement”), to have and to hold the Non-Exclusive Easement to Grantee and Grantee’s successors and assigns forever. Grantor binds Grantor and Grantor’s successors and assigns to warrant and forever defend the title to the Non-Exclusive Easement in Grantee and Grantee’s successors against every person whomsoever lawfully claiming or to claim the Non-Exclusive Easement or any part thereof, except as to the Reservations from Conveyance and Exceptions to Warranty.

**Terms and Conditions:** The following terms and conditions apply to the Easement granted by this agreement:

1. *Character of Easement.* The Easement is appurtenant to and runs with all or any portion of the Dominant Estate Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Dominant Estate Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of Grantee, its successors and

assigns who at any time own the Dominant Estate Property or any interest in the Dominant Estate Property (as applicable, in each case, a "Holder"). "Permittee" shall mean all Holders and the family members, heirs, officers, directors, employees, agents, contractors, subcontractors, customers, vendors, suppliers, visitors, invitees, licensees, designees, tenants, subtenants, and concessionaires of Holders. This Easement is only for the Easement Property as defined herein.

2. *Duration of Easement.* The duration of the Easement is perpetual.

3. *Reservation of Rights.* Grantor reserves for Grantor and Grantor's successors and assigns the right to continue to use and enjoy the surface of the Easement Property for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Holder for the Easement Purposes. Grantor reserves for Grantor and Grantor's successors and assigns the right to use all or part of the Easement in conjunction with Holder and the right to convey to others the right to use all or part of the Easement in conjunction with Holder.

4. *Improvement and Maintenance of Easement Property.* The Easement Property shall be maintained by Grantor or its successors and assigns. Grantor intends to convey the Easement Property to the Rio Escondido Property Owners' Association, Inc. and the Association will maintain the Easement Property.

5. *Equitable Rights of Enforcement.* This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

6. *Attorney's Fees.* If a party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

7. *Binding Effect.* This agreement binds and inures to the benefit of the parties and their respective heirs, successors, and permitted assigns.

8. *Choice of Law.* This agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of the County in which the Easement Property is located.

9. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

10. *Waiver of Default.* It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or

provided by law.

11. *Further Assurances.* Each signatory party agrees to execute and deliver any additional documents and instruments and to perform any additional acts necessary or appropriate to perform the terms, provisions, and conditions of this agreement and all transactions contemplated by this agreement.

12. *Indemnity.* Each party agrees to indemnify, defend, and hold harmless the other party from any loss, attorney's fees, expenses, or claims attributable to breach or default of any provision of this agreement by the indemnifying party.

13. *Integration.* This agreement contains the complete agreement of the parties and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

14. *Legal Construction.* If any provision in this agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this agreement will be construed as if the unenforceable provision had never been a part of the agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this agreement are for reference only and are not intended to restrict or define the text of any section. This agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

15. *Notices.* Any notice required or permitted under this agreement must be in writing. Any notice required by this agreement will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this agreement. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

16. *Recitals.* Any recitals in this agreement are represented by the parties to be accurate and constitute a part of the substantive agreement.

17. *Grantor's Disclaimers.* GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OR THE FITNESS FOR ANY PARTICULAR PURPOSE OF THE EASEMENT. GRANTOR SHALL NOT BE RESPONSIBLE FOR LATENT DEFECTS, GRADUAL DETERIORATION OR LOSS OF SERVICE OR USE OF THE EASEMENT OR ANY PORTION THEREOF. GRANTOR SHALL NOT BE LIABLE TO GRANTEE OR TO ANYONE ELSE FOR ANY LIABILITY, INJURY, CLAIM, LOSS, DAMAGE OR EXPENSE OF ANY KIND OR NATURE CAUSED DIRECTLY OR INDIRECTLY BY THE INADEQUACY OF THE EASEMENT OR ANY PORTION THEREOF, ANY INTERRUPTION OF USE OR LOSS OF USE OF THE EASEMENT OR ANY PORTION THEREOF OR ANY LOSS OF BUSINESS OR OTHER CONSEQUENCE OR DAMAGE, WHETHER OR NOT RESULTING DIRECTLY OR

INDIRECTLY FROM ANY OF THE FOREGOING. GRANTOR SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT OR SPECIAL DAMAGES WITH RESPECT TO THE EASEMENT.

**GRANTOR:**

LSLP Evant, LLC, a Delaware Limited Liability Company

By: American Land Partners, Inc., a Delaware corporation, Manager

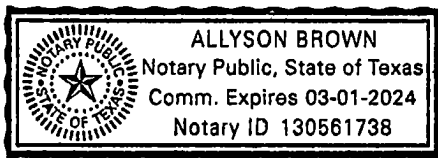
By: Chad T. May  
Printed Name: Chad T. May  
Title: Authorized Agent

THE STATE OF TEXAS           §  
  §  
COUNTY OF Coryell           §

**CERTIFICATE OF ACKNOWLEDGMENT**

Before me, the undersigned Notary Public, on this day personally appeared Chad T. May, know 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 as the authorized agent for LSLP Evant, LLC, for the purposes and considerations therein expressed.

Given under my hand and seal of office on this 26<sup>th</sup> day of June 2020.



Allyson Brown  
Notary Public in and for The State of Texas

**BEING A 522.55 ACRE TRACT OUT OF THE H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NO. 1259, CORYELL COUNTY ABSTRACT NO. 392, BEING OUT OF THE REMAINDER 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 522.55 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, along the northerly line of a called 40 acre tract of land as described in document to Linda Kay Comer, recorded on Instrument No. 227229 of the Official Public Records of Coryell County, Texas, at the southeasterly corner of a called 242.011 acre tract as described in document to South Winters Ranch, Inc., recorded in Instrument No. 152433 of the Official Public Records of Coryell County, Texas, being a southwesterly corner of said remainder tract, and being the most southwesterly corner hereof;

THENCE North 17°26'24" East, along the easterly line of said 242.011 acre tract, a westerly line of said remainder tract, and the westerly line hereof, a distance of 2145.82' to a 6" cedar fence corner post, at the southeasterly corner of a called 102.797 acre tract of land as described in document to Henry Otis Hatch and Cyrece Hatch, recorded in Volume 502, Page 202 of the Deed records of Coryell County, Texas, and being a westerly angle point hereof;

THENCE North 16°44'51" East, along the easterly line of said 102.797 acre tract of land, a westerly line of said remainder tract, and the westerly line hereof, a distance of 757.56' to a 6" cedar fence corner post, at the southeasterly corner of a described 526.47 acre tract, recorded in Instrument No. 326424 of the Official Public Records of Coryell County, Texas, and being a westerly angle point hereof;

THENCE along the easterly line of said 526.47 acre tract, the westerly line of said remainder tract, and being the westerly line hereof the following three (3) courses and distances;

- 1) North 16°16'33" East, a distance of 2547.08' to a 1/2" iron pin found with 6634 property cap;
- 2) South 84°34'10" East, a distance of 176.05' to a 1/2" iron pin found with 6634 property cap;
- 3) North 01°12'18" East, a distance of 271.68' to a 1/2" iron pin found with property cap, at the most southeasterly corner of a called 14.18 acre non-exclusive road access and utility easement agreement as described in said Instrument No. 326424, and being on the westerly line hereof;

THENCE continuing North 01°12'18" East, along the easterly line of said 14.18 acre and 526.47 acre tracts, along the westerly line of said remainder tract, and the westerly line hereof, a distance of 62.91' to a 1/2" iron pin found with 6634 property cap, being a westerly interior corner hereof;

THENCE South 73°41'57" West, along the northerly line of said 14.18 acre and 526.47 acre tracts, the southerly line of said remainder tract, and a southerly line hereof, a distance of 128.55' to a 1/2" iron pin found with 6634 property cap;

THENCE North 01°34'57" East, along the easterly line of said 526.47 acre tract, the westerly line of said remainder tract, and the westerly line hereof, a distance of 222.58' to a 1/2" iron pin set with "CUPLIN" property cap, being a westerly corner hereof;

THENCE over and across said remainder tract the following thirty-eight (38) courses and distances:

- 1) South 88°25'03" East, a distance of 5.37' 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 09°31'55", an arc length of 54.90', a radius of 330.00', a chord bearing of North 08°00'13" East, and a chord length of 54.84' to a 1/2" iron pin set with "CUPLIN" property cap;
- 3) North 12°46'11" East, a distance of 75.40' to a 1/2" iron pin set with "CUPLIN" property cap;
- 4) North 17°41'12" East, a distance of 100.55' to a 1/2" iron pin set with "CUPLIN" property cap;
- 5) North 09°16'04" East, a distance of 19.03' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 6) Along said curve to the right having a delta angle of 28°19'19", an arc length of 163.12', a radius of 330.00', a chord bearing of North 23°25'43" East, and a chord length of 161.47' to a 1/2" iron pin set with "CUPLIN" property cap;
- 7) North 37°35'23" East, a distance of 18.27' to a 1/2" iron pin set with "CUPLIN" property cap;
- 8) North 46°59'26" East, a distance of 79.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 9) North 50°08'35" East, a distance of 459.88' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 10) Along said curve to the left having a delta angle of 12°14'46", an arc length of 57.71', a radius of 270.00', a chord bearing of North 44°01'12" East, and a chord length of 57.60' to a 1/2" iron pin set with "CUPLIN" property cap;
- 11) 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;
- 12) Along said curve to the right having a delta angle of 41°31'06", an arc length of 239.13', a radius of 330.00', a chord bearing of North 58°39'22" East, and a chord length of 233.93' to a 1/2" iron pin set with "CUPLIN" property cap;
- 13) 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;
- 14) Along said curve to the right having a delta angle of 23°54'59", an arc length of 137.75', a radius of 330.00', a chord bearing of South 88°37'35" East, and a chord length of 136.75' to a 1/2" iron pin set with "CUPLIN" property cap;
- 15) 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 left;
- 16) Along said curve to the left having a delta angle of 13°16'03", an arc length of 62.52', a radius of 270.00', a chord bearing of South 83°18'07" East, and a chord length of 62.38' to a 1/2" iron pin set with "CUPLIN" property cap;
- 17) South 89°56'09" East, a distance of 247.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 18) North 86°20'39" East, a distance of 111.95' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 19) Along said curve to the left having a delta angle of 05°36'25", an arc length of 26.42', a radius of 270.00', a chord bearing of North 83°32'27" East, and a chord length of 26.41' to a 1/2" iron pin set with "CUPLIN" property cap;
- 20) North 80°44'14" East, a distance of 63.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 21) South 09°15'46" East, a distance of 60.00' 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 29°11'48", an arc length of 157.40', a radius of 308.89', a chord bearing of South 20°42'53" East, and a chord length of 155.70' to a 1/2" iron pin set with "CUPLIN" property cap;
- 23) South 35°30'09" East, a distance of 102.99' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 24) Along said curve to the right having a delta angle of 10°46'48", an arc length of 56.44', a radius of 300.00', a chord bearing of South 30°06'45" East, and a chord length of 56.36' to a 1/2" iron pin set with "CUPLIN" property cap;
- 25) South 24°43'21" East, a distance of 338.00' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;
- 26) Along said curve to the right having a delta angle of 15°15'11", an arc length of 79.86', a radius of 300.00', a chord bearing of South 17°05'46" East, and a chord length of 79.63' to a 1/2" iron pin set with "CUPLIN" property cap;
- 27) South 09°28'10" East, a distance of 196.33' to a 1/2" iron pin set with "CUPLIN" property cap;
- 28) South 08°00'28" East, a distance of 330.55' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 29) Along said curve to the left having a delta angle of 19°14'14", an arc length of 100.73', a radius of 300.00', a chord bearing of South 17°37'35" East, and a chord length of 100.25' to a 1/2" iron pin set with "CUPLIN" property cap;
- 30) South 27°14'42" East, a distance of 273.29' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the right;

- 31) Along said curve to the right having a delta angle of 07°00'29", an arc length of 36.69', a radius of 300.00', a chord bearing of South 23°44'28" East, and a chord length of 36.67' to a 1/2" iron pin set with "CUPLIN" property cap;
- 32) South 20°14'14" East, a distance of 226.71' to a 1/2" iron pin set with "CUPLIN" property cap;
- 33) South 18°54'43" East, a distance of 310.60' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 34) Along said curve to the left having a delta angle of 12°16'29", an arc length of 64.27', a radius of 300.00', a chord bearing of South 25°02'57" East, and a chord length of 64.15' to a 1/2" iron pin set with "CUPLIN" property cap;
- 35) South 31°11'12" East, a distance of 129.28' to a 1/2" iron pin set with "CUPLIN" property cap, at the point of beginning of a curve to the left;
- 36) Along said curve to the left having a delta angle of 09°37'07", an arc length of 50.36', a radius of 300.00', a chord bearing of South 35°59'45" East, and a chord length of 50.30' to a 1/2" iron pin set with "CUPLIN" property cap;
- 37) South 40°41'26" East, a distance of 373.28' to a 1/2" iron pin set with "CUPLIN" property cap;
- 38) South 25°23'10" East, a distance of 1629.15' to a 6" metal fence corner post, at the northwesterly corner of a called 435.33 acre tract of land as described in document to 4A Cowhouse Ranch, LP, recorded in Instrument No. 258400 of the Official Public Records of Coryell County, Texas, at a southeasterly interior point of said remainder tract, and being an easterly angle point hereof;

THENCE South 17°25'02" West, along the westerly line of said 435.33 acre tract, the easterly line of said remainder tract, and hereof, a distance of 1393.46' to a calculated point for corner in the approximate centerline of Langford Branch, at the most northeasterly corner of a called 167.74 acre tract commonly known as Stone Creek Ranch Subdivision, an unrecorded subdivision as described in Instrument No. 326517 of the Official Public Records of Coryell County, Texas, being a southeasterly corner hereof, from whence a found 1/2" iron pin with 6634 along the easterly line of said 167.74 acre tract bears South 17°25'02" West, distance of 2242.07';

THENCE along the called centerline of Langford Branch and northerly line of said 167.74 acre tract as described in said Instr. No. 326517, the southerly line of said remainder tract, and being the southerly line hereof the following sixty-six (66) courses and distances;

- 1) South 36°40'28" West, a distance of 81.14' to a calculated point for corner;
- 2) South 27°58'22" West, a distance of 119.70' to a calculated point for corner;
- 3) South 36°03'17" West, a distance of 156.41' to a calculated point for corner;
- 4) South 41°11'09" West, a distance of 112.91' to a calculated point for corner;
- 5) South 44°11'08" West, a distance of 150.94' to a calculated point for corner;
- 6) South 55°07'29" West, a distance of 122.07' to a calculated point for corner;
- 7) South 63°43'30" West, a distance of 93.40' to a calculated point for corner;
- 8) South 68°55'56" West, a distance of 95.99' to a calculated point for corner;
- 9) South 82°52'49" West, a distance of 119.93' to a calculated point for corner;
- 10) North 75°50'40" West, a distance of 120.28' to a calculated point for corner;
- 11) North 56°41'31" West, a distance of 133.18' to a calculated point for corner;
- 12) North 77°59'26" West, a distance of 118.04' to a calculated point for corner;
- 13) South 81°37'18" West, a distance of 52.81' to a calculated point for corner;
- 14) North 79°19'54" West, a distance of 60.47' to a calculated point for corner;
- 15) North 52°16'25" West, a distance of 41.32' to a calculated point for corner;
- 16) North 14°41'56" West, a distance of 71.34' to a calculated point for corner;
- 17) North 02°00'41" West, a distance of 63.16' to a calculated point for corner;
- 18) North 20°27'03" East, a distance of 42.19' to a calculated point for corner;
- 19) North 31°41'53" East, a distance of 105.56' to a calculated point for corner;
- 20) North 15°40'30" East, a distance of 126.20' to a calculated point for corner;
- 21) North 18°07'06" West, a distance of 122.90' to a calculated point for corner;
- 22) North 26°25'42" West, a distance of 146.86' to a calculated point for corner;
- 23) North 35°42'52" West, a distance of 95.31' to a calculated point for corner;
- 24) North 34°20'56" West, a distance of 280.58' to a calculated point for corner;
- 25) North 38°18'15" West, a distance of 87.63' to a calculated point for corner;
- 26) North 46°21'27" West, a distance of 31.61' to a calculated point for corner;
- 27) North 82°09'07" West, a distance of 126.02' to a calculated point for corner;



28)North 75°13'16" West, a distance of 148.95' to a calculated point for corner;  
29)North 51°06'52" West, a distance of 43.86' to a calculated point for corner;  
30)North 29°49'26" West, a distance of 77.49' to a calculated point for corner;  
31)North 40°18'00" West, a distance of 53.64' to a calculated point for corner;  
32)North 88°38'38" West, a distance of 48.74' to a calculated point for corner;  
33)South 39°16'07" West, a distance of 91.68' to a calculated point for corner;  
34)South 48°06'14" West, a distance of 178.28' to a calculated point for corner;  
35)North 80°39'23" West, a distance of 114.91' to a calculated point for corner;  
36)South 72°46'44" West, a distance of 48.44' to a calculated point for corner;  
37)South 27°15'54" West, a distance of 167.14' to a calculated point for corner;  
38)South 14°06'03" East, a distance of 120.00' to a calculated point for corner;  
39)South 38°41'31" East, a distance of 97.60' to a calculated point for corner;  
40)South 07°27'19" East, a distance of 101.40' to a calculated point for corner;  
41)South 43°37'39" East, a distance of 53.62' to a calculated point for corner;  
42)South 07°00'18" East, a distance of 53.92' to a calculated point for corner;  
43)South 06°52'57" West, a distance of 104.47' to a calculated point for corner;  
44)South 07°06'07" West, a distance of 147.48' to a calculated point for corner;  
45)South 01°21'16" West, a distance of 84.35' to a calculated point for corner;  
46)South 10°17'38" East, a distance of 80.87' to a calculated point for corner;  
47)South 28°11'24" West, a distance of 78.12' to a calculated point for corner;  
48)South 36°35'26" West, a distance of 130.74' to a calculated point for corner;  
49)South 28°04'30" West, a distance of 70.11' to a calculated point for corner;  
50)South 25°51'24" West, a distance of 145.82' to a calculated point for corner;  
51)South 26°21'56" East, a distance of 141.89' to a calculated point for corner;  
52)South 11°49'39" West, a distance of 82.36' to a calculated point for corner;  
53)South 22°44'42" West, a distance of 89.12' to a calculated point for corner;  
54)South 29°38'50" West, a distance of 92.03' to a calculated point for corner;  
55)South 34°02'31" West, a distance of 81.34' to a calculated point for corner;  
56)South 34°02'30" West, a distance of 18.61' to a calculated point for corner;  
57)South 42°21'14" West, a distance of 74.18' to a calculated point for corner;  
58)South 49°39'30" West, a distance of 77.51' to a calculated point for corner;  
59)South 58°12'43" West, a distance of 165.58' to a calculated point for corner;  
60)South 65°20'50" West, a distance of 347.32' to a calculated point for corner;  
61)South 70°45'12" West, a distance of 96.16' to a calculated point for corner;  
62)South 83°03'50" West, a distance of 182.64' to a calculated point for corner;  
63)North 77°21'04" West, a distance of 70.75' to a calculated point for corner;  
64)South 80°09'44" West, a distance of 99.03' to a calculated point for corner;  
65)South 40°47'38" West, a distance of 121.04' to a calculated point for corner;  
66)South 49°27'10" West, a distance of 37.57' to a calculated point for corner, along the northerly line of said 40 acre tract, along the southerly line of said remainder tract, at a westerly corner of said 167.74 acre tract, and being the most southerly corner hereof;

THENCE along the northerly line of said 40 acre tract, the southerly line of said remainder tract, and hereof, the following three (3) courses and distances;

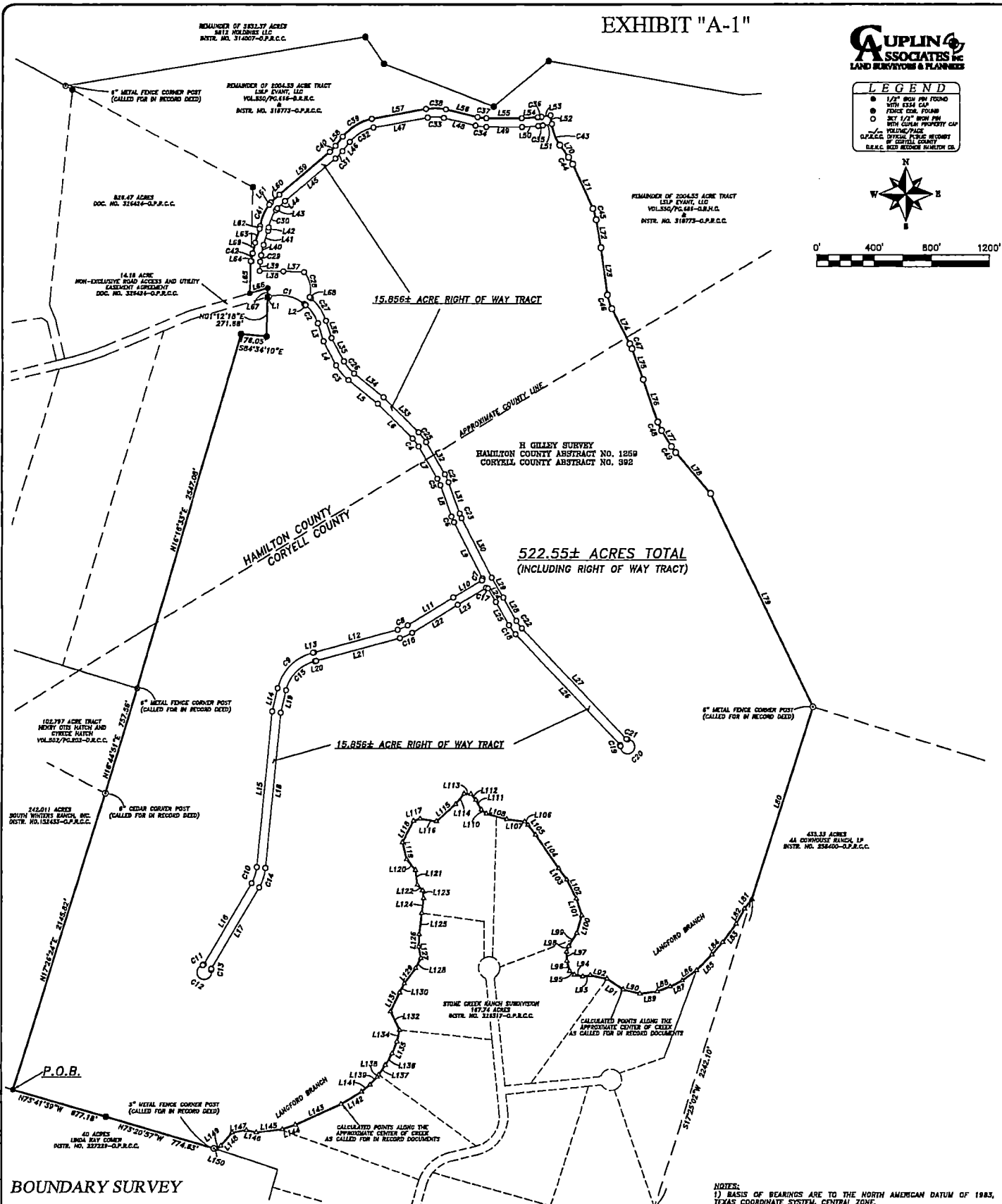
- 1)North 71°34'01" West, a distance of 19.14' to a 3" metal fence corner post;
- 2)North 73°20'57" West, a distance of 774.63' to a 1/2" iron pin with 6634 property cap;
- 3)North 73°41'39" West, a distance of 677.18' to the POINT OF BEGINNING, containing 522.55 acres, more or less.

EXHIBIT "A-1"



**LEGEND**

- 1/4" IRON PIN FOUND WITH ESM CAP
- FENCE CORN. FOUND SET 1/2" WITH PIN WITH SURV. PROPERTY CAP
- YELLOW TAPE
- OFFICE OFFICIAL FENCE RECORD BY CORYELL COUNTY
- S.M.C. RECORD IN HAMILTON CO.



**BOUNDARY SURVEY**

LEGAL DESCRIPTION: BEING A 522.55 ACRE 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 2044.55 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. 315773 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, SAID 522.55 ACRE TRACT BEING MORE PARTICULARLY 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 SUPERVISED BY ME OR UNDER MY DIRECT SUPERVISION.  
 DANNY J. STARK  
 DATED 05/28/2020



PROJ. NO. 20995	PREPARED FOR: LSLP EVANT, LLC
TECH: C. CUPLIN	APPROVED: D. STARK
FIELDWORK PERFORMED ON: JUNE 2020	DATE
COPYRIGHT © 2020	PROFESSIONAL FIRM NO. 1016820

1500 OLLIE LANE  
 MARBLE FALLS, TX, 76654  
 PH. 325-388-3300/330-693-8815  
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 400'

DATE	NO.	DESCRIPTION

- NOTES:**
- 1) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 2) OWNER TO CONFORM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
  - 3) ALL BEARINGS 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 1.00013978610185.
  - 5) PORTIONS OF THE SUBJECT PROPERTY AROUND LANGFORD BRANCH ARE LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD—NO BASE FLOOD ELEVATIONS DETERMINED) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48099C0225F EFFECTIVE 02/17/2010

# HUDDESTON 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. 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, 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 HUDDESTON, 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.

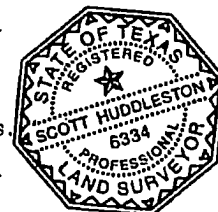
Bearings are based on True North as determined by GPS survey data (NAD 83).

*Scott Huddleston*  
SCOTT HUDDESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.

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

EXHIBIT "B"



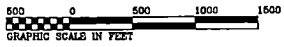


JOB NUMBER 2063R0

**LEGEND**

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T. B. P. L. S. FIRM NUMBER 1003R0  
shudleston@tcd.com



NOTE: THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY AND DOES NOT REPRESENT A NEW SURVEY. THE ORIGINAL SURVEY IS THE ONLY AUTHORITY FOR THE LOCATION OF THE IRON PIPE POSTS AND IRON NAILS. THE ORIGINAL SURVEY IS THE ONLY AUTHORITY FOR THE LOCATION OF THE IRON PIPE POSTS AND IRON NAILS. THE ORIGINAL SURVEY IS THE ONLY AUTHORITY FOR THE LOCATION OF THE IRON PIPE POSTS AND IRON NAILS.

D. ANDREWS SURVEY  
A-2

REMAINDER OF  
5632.37 ACRES FIRST TRACT  
T. E. WILKINS, INC.  
TO  
9812 HOLDINGS, LLC  
INSTRUMENT NO. 314007  
O. V. R. C. C. T.

**CALL TABLE  
526.47 ACRES**

COURSE	BEARING	DISTANCE
L-1	N 17°25'30"E	1483.1'
L-2	S 23°48'42"E	284.2'
L-3	N 40°14'42"E	1313.1'
L-4	N 14°58'12"E	1542.1'
L-5	N 00°51'12"E	1628.4'
L-6	N 87°12'12"E	167.7'
L-7	N 78°42'12"E	828.8'
L-8	N 87°12'12"E	501.3'
L-9	N 20°25'12"E	814.4'
L-10	S 70°25'42"E	1745.7'
L-11	S 86°25'12"E	2418.1'
L-12	S 87°12'12"E	1784.3'
L-13	S 87°12'12"E	2645.3'
L-14	S 87°12'12"E	1226.3'
L-15	S 87°12'12"E	1745.7'
L-16	S 87°12'12"E	2418.1'
L-17	S 87°12'12"E	1745.7'
L-18	S 87°12'12"E	1417.4'
L-19	S 87°12'12"E	2418.1'
L-20	S 87°12'12"E	1226.3'
L-21	S 87°12'12"E	1745.7'
L-22	S 87°12'12"E	2418.1'
L-23	S 87°12'12"E	1745.7'
L-24	S 87°12'12"E	2418.1'

**14.18 ACRES CALL TABLE**

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
B-1	N 17°25'30"E	65.17'	B-32	N 78°12'12"E	436.01'
B-2	S 23°48'42"E	38.17'	B-33	N 78°12'12"E	112.84'
RAU: 188.11'	TAU: 81.06'		B-34	N 78°12'12"E	150.44'
LDU: 171.17'	DLU: 37.82'33"		B-35	N 78°12'12"E	389.05'
B-3	N 87°12'12"E	114.82'	B-36	N 78°12'12"E	389.05'
B-4	N 87°12'12"E	882.55'	B-37	N 78°12'12"E	389.05'
B-5	N 87°12'12"E	425.45'	B-38	N 78°12'12"E	389.05'
B-6	N 87°12'12"E	425.45'	B-39	N 78°12'12"E	389.05'
B-7	N 87°12'12"E	140.25'	B-40	N 78°12'12"E	389.05'
B-8	N 87°12'12"E	140.25'	B-41	N 78°12'12"E	389.05'
B-9	N 87°12'12"E	218.06'	B-42	N 78°12'12"E	389.05'
RAU: 284.77'	TAU: 77.84'		B-43	N 78°12'12"E	389.05'
LDU: 184.77'	DLU: 37.82'33"		B-44	N 78°12'12"E	389.05'
B-10	S 87°12'12"E	144.71'	B-45	N 78°12'12"E	389.05'
B-11	S 87°12'12"E	238.88'	B-46	N 78°12'12"E	389.05'
B-12	N 18°14'30"E	1448.87'	B-47	N 78°12'12"E	389.05'
RAU: 1343.00'	TAU: 178.84'		B-48	N 78°12'12"E	389.05'
LDU: 227.80'	DLU: 187.81'		B-49	N 78°12'12"E	389.05'
B-13	N 00°51'12"E	258.55'	RAU: 224.77'	TAU: 58.81'	
B-14	N 00°51'12"E	128.55'	LDU: 114.82'	DLU: 37.82'33"	
RAU: 278.27'	TAU: 118.84'		B-50	N 87°12'12"E	218.06'
LDU: 218.06'	DLU: 48.81'33"		B-51	N 87°12'12"E	114.82'
B-15	N 24°30'30"E	218.06'	B-52	N 87°12'12"E	114.82'
B-16	N 24°30'30"E	218.06'	B-53	N 87°12'12"E	114.82'
B-17	N 24°30'30"E	218.06'	B-54	N 87°12'12"E	114.82'
B-18	N 24°30'30"E	218.06'	B-55	N 87°12'12"E	114.82'
B-19	N 24°30'30"E	218.06'	B-56	N 87°12'12"E	114.82'
B-20	N 24°30'30"E	218.06'	B-57	N 87°12'12"E	114.82'
RAU: 218.06'	TAU: 81.06'		B-58	N 87°12'12"E	114.82'
LDU: 170.45'	DLU: 187.81'		B-59	N 87°12'12"E	114.82'
RAU: 1403.00'	TAU: 187.84'		B-60	N 87°12'12"E	114.82'
LDU: 373.58'	DLU: 187.81'		B-61	N 87°12'12"E	114.82'
B-21	N 87°12'12"E	114.82'	B-62	N 87°12'12"E	114.82'

**526.47 ACRES**  
TOTAL ACRES INCLUDING RIGHT OF WAY TRACT

H. GILLY SURVEY  
HAMILTON COUNTY A-1259  
GORVELL COUNTY A-302

14.18 ACRES  
RIGHT OF WAY TRACT

2004.55 ACRES SECOND TRACT  
9812 HOLDINGS, LLC  
TO  
LSP EVANS, LLC  
VOLUME 550, PAGE 166  
D. R. R. C. T.

S. MURPHREE SY.  
A-1378

A. DUMAS SURVEY  
A-1362

321.74 ACRES TRACT  
DANNY L. RICHIE, ET UX  
VOLUME 478, PAGE 391  
D.R.R.C.T.

102.787 ACRES TRACT  
RENEE CITEE HAYES AND  
CITRESE HAYES  
VOLUME 550, PAGE 202  
D.R.R.C.T.

THE STATE OF TEXAS,  
COUNTY OF HAMILTON,  
COUNTY OF GORVELL

Plat of a survey of 526.47 acres of land, situated in Hamilton County, Texas, and being out of the H. GILLY SURVEY, HAMILTON COUNTY ABSTRACT NUMBER 1259, GORVELL COUNTY ABSTRACT NUMBER 302, 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, and all of a 4.31 acre Third Tract, that is described in a deed from 9812 Holdings, LLC to LSP Evans, LLC, recorded in Volume 550 at Page 166, Deed Records of Hamilton County, Texas.

I, SCOTT HUDLESTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Plat and accompanying Field Notes, was prepared from an actual survey, made on the ground, on May 11, 2020, from the Deed Records and Official Public Records of Hamilton County, Texas, and the Deed Records of Hamilton County, Texas, and surveys of the same properties, that the courses and bearings, with backs natural and artificial are just as were found on the ground, and that the Bearings are based on True North as determined by GPS survey data.

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



SCOTT HUDLESTON  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS.

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°39'52", an arc length of 366.68', a radius of 330.00', a chord bearing of South 45°09'45" West, and a chord length of 348.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 23) South 13°19'49" West, a distance of 164.34' to a 1/2" iron pin set with "CUPLIN" property cap;
- 24) South 05°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°50'11", an arc length of 117.04', a radius of 270.00', a chord bearing of South 17°58'51" West, and a chord length of 116.12' to a 1/2" iron pin set with "CUPLIN" property cap;
- 26) South 30°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°11'23", an arc length of 8.41', a radius of 10.00', a chord bearing of South 54°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°22'46", an arc length of 241.19', a radius of 50.00', a chord bearing of South 59°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°11'23", an arc length of 8.41', a radius of 10.00', a chord bearing of North 06°18'15" East, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 30) North 30°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°50'11", an arc length of 143.05', a radius of 330.00', a chord bearing of North 17°58'51" East, and a chord length of 141.93' to a 1/2" iron pin set with "CUPLIN" property cap;
- 32) North 05°33'46" East, a distance of 1078.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 33) North 13°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°39'52", an arc length of 300.01', a radius of 270.00', a chord bearing of North 45°09'45" East, and a chord length of 284.81' to a 1/2" iron pin set with "CUPLIN" property cap;
- 35) North 76°59'41" East, a distance of 7.62' to a 1/2" iron pin set with "CUPLIN" property cap;
- 36) North 74°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°16'57", an arc length of 93.78', a radius of 330.00', a chord bearing of North 66°34'56" East, and a chord length of 93.47' to a 1/2" iron pin set with "CUPLIN" property cap;
- 38) North 58°26'28" East, a distance of 370.30' to a 1/2" iron pin set with "CUPLIN" property cap;
- 39) North 59°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°00'00", an arc length of 15.71', a radius of 10.00', a chord bearing of South 75°34'52" East, and a chord length of 14.14' to a 1/2" iron pin set with "CUPLIN" property cap;
- 41) South 30°34'52" East, a distance of 109.24' to a 1/2" iron pin set with "CUPLIN" property cap;
- 42) South 29°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°33'58", an arc length of 78.13', a radius of 330.00', a chord bearing of South 36°33'33" East, and a chord length of 77.95' to a 1/2" iron pin set with "CUPLIN" property cap;
- 44) South 43°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°11'23", an arc length of 8.41', a radius of 10.00', a chord bearing of South 19°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°22'46", an arc length of 241.19', a radius of 50.00', a chord bearing of North 46°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°11'23", an arc length of 8.41', a radius of 10.00', a chord bearing of North 67°26'14" West, and a chord length of 8.16' to a 1/2" iron pin set with "CUPLIN" property cap;
- 48) North 43°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°33'58", an arc length of 63.93', a radius of 270.00', a chord bearing of North 36°33'33" West, and a chord length of 63.78' to a 1/2" iron pin set with "CUPLIN" property cap;
- 50) North 29°46'35" West, a distance of 184.70' to a 1/2" iron pin set with "CUPLIN" property cap;
- 51) North 30°34'52" West, a distance of 160.13' to a 1/2" iron pin set with "CUPLIN" property cap;
- 52) North 27°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 14.18 acre non-exclusive road access and utility easement agreement, being a southwesterly corner hereof;

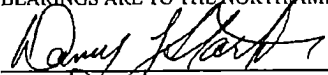
**THENCE** North 73°41'57" East, along the northerly line of said 14.18 acre non-exclusive road access and utility easement agreement, and a southerly line hereof, a distance of 128.55' to a 1/2" iron pin found with 6334 property cap;

**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

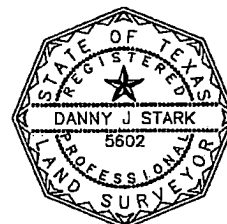


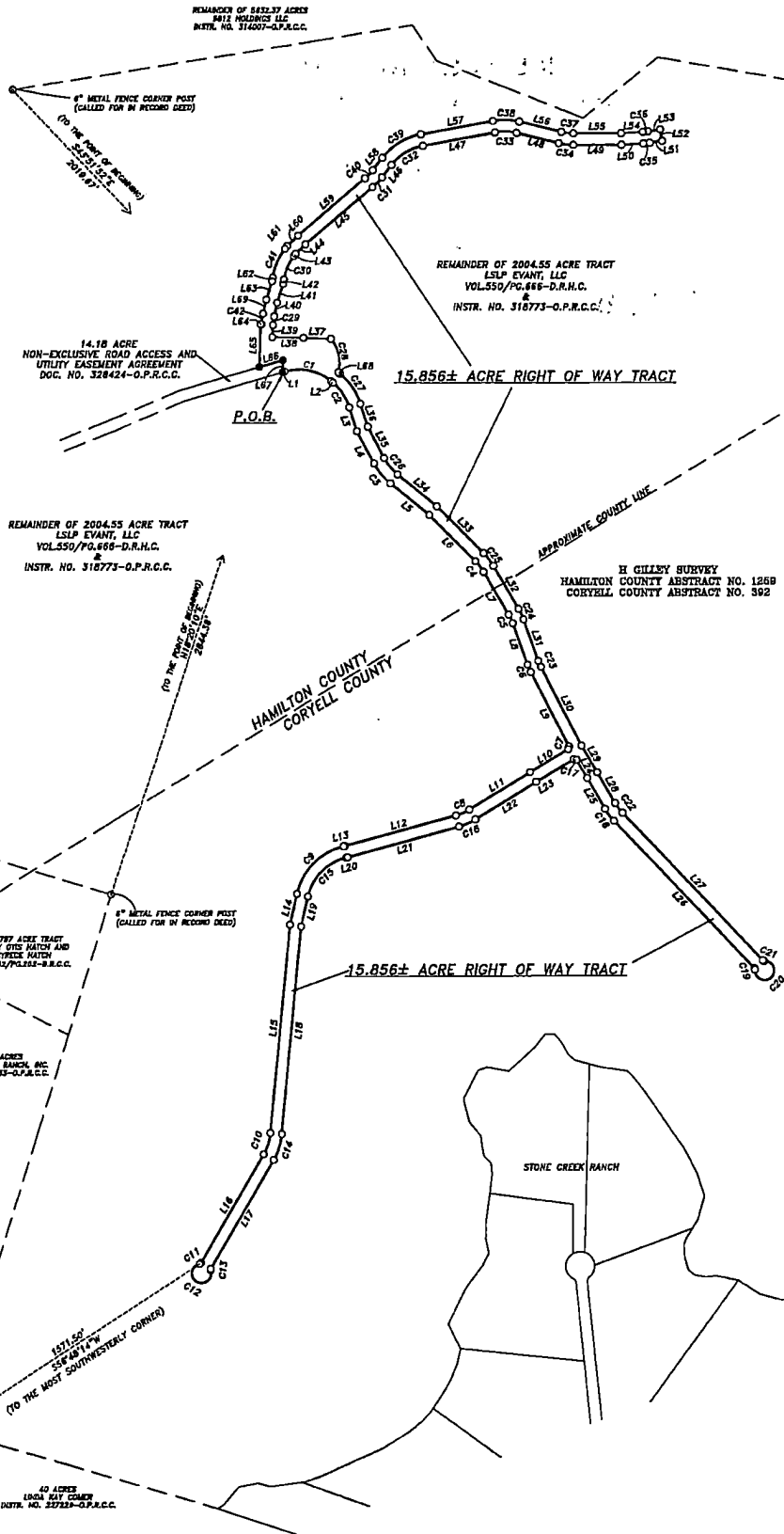
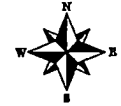


EXHIBIT  
"E"



**LEGEND**

- 1/2" BUSH PIN FOUND WITH 6/32" CAP
- METAL FENCE CORNER FOUND
- SET 1/2" BUSH PIN WITH 6/32" PROPERTY CAP
- VOLUME/PAGE
- OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY
- B.L.A.C. 2020 RECORDS HAMILTON CO.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N85°21'50" E	102.91
L2	S82°43'00" E	111.24
L3	S77°44'17" E	110.18
L4	S87°42'22" E	118.27
L5	S73°52'40" E	109.51
L6	S45°03'13" E	338.73
L7	S30°25'00" E	252.72
L8	S19°52'40" E	270.00
L9	S27°12'43" E	435.04
L10	S58°25'00" W	232.18
L11	S19°52'40" W	270.00
L12	S74°43'23" W	559.52
L13	S70°38'41" W	418.45
L14	S19°52'40" W	270.00
L15	S05°33'48" W	1082.73
L16	S30°25'00" W	655.18
L17	N03°33'48" E	1078.85
L18	N13°18'28" E	1102.37
L19	N74°43'23" E	559.01
L20	N58°25'00" E	232.18
L21	N03°33'48" E	1078.85
L22	N03°33'48" E	1078.85
L23	N03°33'48" E	1078.85
L24	N03°33'48" E	1078.85
L25	N03°33'48" E	1078.85
L26	N03°33'48" E	1078.85
L27	N03°33'48" E	1078.85
L28	N03°33'48" E	1078.85
L29	N03°33'48" E	1078.85
L30	N03°33'48" E	1078.85
L31	N03°33'48" E	1078.85
L32	N03°33'48" E	1078.85
L33	N03°33'48" E	1078.85
L34	N03°33'48" E	1078.85
L35	N03°33'48" E	1078.85
L36	N03°33'48" E	1078.85
L37	N03°33'48" E	1078.85
L38	N03°33'48" E	1078.85
L39	N03°33'48" E	1078.85
L40	N03°33'48" E	1078.85
L41	N03°33'48" E	1078.85
L42	N03°33'48" E	1078.85
L43	N03°33'48" E	1078.85
L44	N03°33'48" E	1078.85
L45	N03°33'48" E	1078.85
L46	N03°33'48" E	1078.85
L47	N03°33'48" E	1078.85
L48	N03°33'48" E	1078.85
L49	N03°33'48" E	1078.85
L50	N03°33'48" E	1078.85
L51	N03°33'48" E	1078.85
L52	N03°33'48" E	1078.85
L53	N03°33'48" E	1078.85
L54	N03°33'48" E	1078.85
L55	N03°33'48" E	1078.85
L56	N03°33'48" E	1078.85
L57	N03°33'48" E	1078.85
L58	N03°33'48" E	1078.85
L59	N03°33'48" E	1078.85
L60	N03°33'48" E	1078.85
L61	N03°33'48" E	1078.85
L62	N03°33'48" E	1078.85

**CHANG TABLE**

CORYELL	HAMILTON	ANGLE	TRADITIONAL	LENGTH	LEND	CHD	BND
C1	35.54	13	270.00	281.87	281.72	376.31	0.04
C2	32.59	41	270.00	154.47	154.44	834.11	0.09
C3	25.19	47	330.00	154.57	133.44	535.27	1.18
C4	14.37	43	270.00	69.94	69.75	537.44	2.22
C5	10.32	44	370.00	49.69	49.82	505.00	0.18
C6	7.21	57	310.00	42.42	42.39	523.53	0.44
C7	66.39	51	10.00	19.13	19.22	516.05	1.13
C8	18.18	57	270.00	75.73	76.47	586.34	0.74
C9	63.39	52	550.00	368.69	348.11	545.09	0.45
C10	24.90	11	270.00	112.04	116.12	511.56	0.51
C11	48.11	23	10.00	6.41	6.18	554.49	0.31
C12	278.22	46	50.00	241.19	68.87	535.36	0.04
C13	48.11	23	10.00	6.41	6.18	508.18	0.19
C14	24.30	11	330.00	143.05	141.93	517.58	0.11
C15	63.39	52	270.00	300.01	294.01	545.09	0.69
C16	18.18	57	330.00	83.78	83.47	586.34	0.31
C17	30.00	00	10.00	18.21	14.14	575.34	0.26
C18	13.33	56	330.00	78.14	72.93	534.01	0.51
C19	48.11	23	10.00	6.41	6.18	514.51	0.23
C20	278.22	46	50.00	241.19	68.87	545.09	0.28
C21	13.33	56	270.00	83.78	83.47	534.01	0.31
C22	13.33	56	270.00	83.78	83.47	534.01	0.31
C23	7.21	57	270.00	34.71	34.69	523.53	0.02
C24	10.32	44	330.00	60.74	60.65	525.00	0.09
C25	14.37	43	330.00	64.26	64.03	537.44	0.21
C26	23.19	42	270.00	109.84	109.18	537.44	0.66
C27	32.59	41	330.00	180.04	192.42	537.44	0.07
C28	35.54	13	191.85	109.07	173.08	512.40	0.04
C29	8.31	55	270.00	44.82	44.87	508.00	0.13
C30	28.18	18	270.00	133.44	132.11	525.25	0.13
C31	12.14	46	270.00	70.53	70.40	508.00	0.13
C32	41.31	06	270.00	193.63	191.40	508.00	0.22
C33	23.54	39	270.00	112.70	111.89	508.00	0.81
C34	13.16	03	330.00	74.42	74.24	508.00	0.18
C35	5.18	25	330.00	32.28	32.28	508.00	0.02
C36	5.18	25	270.00	26.42	26.41	508.00	0.01
C37	13.16	03	270.00	42.52	42.38	508.00	0.14
C38	23.54	39	330.00	112.73	113.23	508.00	0.50
C39	41.31	06	330.00	239.12	233.89	558.39	0.22
C40	14.44	48	270.00	37.71	37.00	508.00	0.71
C41	28.18	18	330.00	183.17	181.24	525.25	0.43
C42	8.31	55	330.00	54.80	54.84	508.00	0.13

**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 LSLP EVANT, LLC, RECORDED IN VOLUME 550, PAGE 686 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 1.00013978810166.



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND, AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION.  
 DATED 06/29/2020  
 DANNY J. STARK, R.P.L.S. NO. 5602

PROJ. NO. 20095  
 PREPARED FOR: LSLP EVANT, LLC  
 TECH: CUPLIN  
 APPROVED: D. STARK  
 FIELDWORK PERFORMED ON: JUNE 2020  
 PROFESSIONAL FIRM NO. 1018900

1500 OLLIE LANE  
 MARBLE FALLS, TX 78654  
 PH. 325-388-3100/830-893-1811  
 WWW.CUPLINASSOCIATES.COM

SCALE 1" = 400'

DATE	NO.	REVISIONS
	1	
	2	

1 OF 5  
 SHEET

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that  
this instrument was filed for record in the  
volume and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*

FILED FOR RECORD  
AT 115 O'CLOCK P M

JUL 06 2020

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

327674

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Shod m...