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NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AGREEMENT

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

Effective Date: April 20, 2021

Grantor:

LSLP Evant, LLC
665 Simonds Rd.
Williamstown, MA 01267

Grantee and Holder of the Easement:

LSLP Evant II, LLC and all owners of land from a 1666.56 acre tract of land located in Hamilton County, Texas, said 1666.56 acre tract of land being more fully described by metes and bounds on Exhibit "A" and by plat on Exhibit "B" attached hereto and made a part hereof for any and all purposes, and commonly known as the Rio Escondido Subdivision Phase 6.

Dominant Estate Property:

All owners of land from a 1666.56 acre tract of land located in Hamilton County, Texas, said 1666.56 acre tract of land being more fully described by metes and bounds on Exhibit "A" and by plat on Exhibit "B" attached hereto and made a part hereof for any and all purposes, and commonly known as the Rio Escondido Subdivision Phase 6.

Easement Property:

TRACT 1 (Easement through Rio Escondido Phase 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

- 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 $07^{\circ}21'57''$, an arc length of 34.71', a radius of 270.00', a chord bearing of North $23^{\circ}33'44''$ West, and a chord length of 34.69' to a 1/2" iron pin set with "CUPLIN" property cap;
- 54) North $19^{\circ}52'46''$ 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 $10^{\circ}32'44''$, an arc length of 60.74', a radius of 330.00', a chord bearing of North $25^{\circ}09'08''$ West, and a chord length of 60.65' to a 1/2" iron pin set with "CUPLIN" property cap;
- 56) North $30^{\circ}25'30''$ 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 $14^{\circ}37'43''$, an arc length of 84.26', a radius of 330.00', a chord bearing of North $37^{\circ}44'22''$ West, and a chord length of 84.03' to a 1/2" iron pin set with "CUPLIN" property cap;
- 58) North $45^{\circ}03'13''$ West, a distance of 341.91' to a 1/2" iron pin set with "CUPLIN" property cap;
- 59) North $51^{\circ}07'12''$ 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 $23^{\circ}19'47''$, an arc length of 109.94', a radius of 270.00', a chord bearing of North $39^{\circ}27'18''$ West, and a chord length of 109.18' to a 1/2" iron pin set with "CUPLIN" property cap;
- 61) North $27^{\circ}47'24''$ West, a distance of 182.48' to a 1/2" iron pin set with "CUPLIN" property cap;
- 62) North $17^{\circ}44'17''$ 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 $32^{\circ}59'41''$, an arc length of 190.04', a radius of 330.00', a chord bearing of North $34^{\circ}14'07''$ West, and a chord length of 187.42' to a 1/2" iron pin set with "CUPLIN" property cap;
- 64) North $50^{\circ}43'58''$ 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 $55^{\circ}34'13''$, an arc length of 186.07', a radius of 191.85', a chord bearing of North $12^{\circ}34'02''$ West, and a chord length of 178.86' to a 1/2" iron pin set with "CUPLIN" property cap;
- 66) North $87^{\circ}56'48''$ West, a distance of 145.43' to a 1/2" iron pin set with "CUPLIN" property cap;
- 67) North $88^{\circ}48'02''$ West, a distance of 164.56' to a 1/2" iron pin set with "CUPLIN" property cap;
- 68) North $03^{\circ}14'15''$ 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 $09^{\circ}31'55''$, an arc length of 44.92', a radius of 270.00', a chord bearing of North $08^{\circ}00'13''$ East, and a chord length of 44.87' to a 1/2" iron pin set with "CUPLIN" property cap;
- 70) North $12^{\circ}46'11''$ East, a distance of 72.83' to a 1/2" iron pin set with "CUPLIN" property cap;
- 71) North $17^{\circ}41'12''$ East, a distance of 102.39' to a 1/2" iron pin set with "CUPLIN" property cap;
- 72) North $09^{\circ}16'04''$ 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 $28^{\circ}19'19''$, an arc length of 133.46', a radius of 270.00', a chord bearing of North $23^{\circ}25'43''$ East, and a chord length of 132.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 74) North $37^{\circ}35'23''$ East, a distance of 13.34' to a 1/2" iron pin set with "CUPLIN" property cap;
- 75) North $46^{\circ}59'26''$ East, a distance of 73.07' to a 1/2" iron pin set with "CUPLIN" property cap;
- 76) North $50^{\circ}08'35''$ 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 $12^{\circ}14'46''$, an arc length of 70.53', a radius of 330.00', a chord bearing of North $44^{\circ}01'12''$ East, and a chord length of 70.40' to a 1/2" iron pin set with "CUPLIN" property cap;
- 78) North $37^{\circ}53'49''$ 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 $41^{\circ}31'06''$, an arc length of 195.65', a radius of 270.00', a chord bearing of North $58^{\circ}39'22''$ East, and a chord length of 191.40' to a 1/2" iron pin set with "CUPLIN" property cap;
- 80) North $79^{\circ}24'55''$ 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 $23^{\circ}54'59''$, an arc length of 112.70', a radius of 270.00', a chord bearing of South $88^{\circ}37'35''$ East, and a chord length of 111.89' to a 1/2" iron pin set with "CUPLIN" property cap;
- 82) South $76^{\circ}40'06''$ 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 $13^{\circ}16'03''$, an arc length of 76.42', a radius of 330.00', a chord bearing of South $83^{\circ}18'07''$ East, and a chord length of 76.24' to a 1/2" iron pin set with "CUPLIN" property cap;
- 84) South $89^{\circ}56'09''$ East, a distance of 249.11' to a 1/2" iron pin set with "CUPLIN" property cap;
- 85) North $86^{\circ}20'39''$ 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;

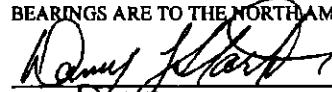
THENCE North 73°41'57" East, along the northerly line of said 14.18 acre non-exclusive road access and utility easement agreement, and a southerly line hereof, a distance of 128.55' to a 1/2" iron pin found with 6334 property cap;

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.

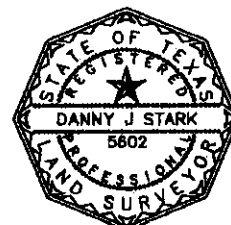
NOTE:

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





Prepared For: LSLP Evant, LLC
Project No.: 20995
Date: 7/22/2020

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 1/2" 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;

1500 Ollie Lane, Marble Falls, Texas 78654
PH: 325.388.3300 Fax: 325.388.3320 Prof. Firm No. 10126900
www.cuplinassociates.com

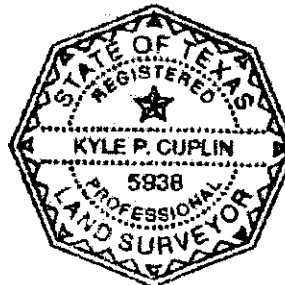
- 8) Along a curve to the right having an arc length of 137.89', a radius of 330.00', a chord bearing of South 50°08'00" East, and a chord length of 136.89' to a 1/2" iron pin set with "Cuplin" cap;
- 9) South 38°09'47" East, a distance of 1207.73' to a 1/2" iron pin set with "Cuplin" cap;
- 10) South 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;

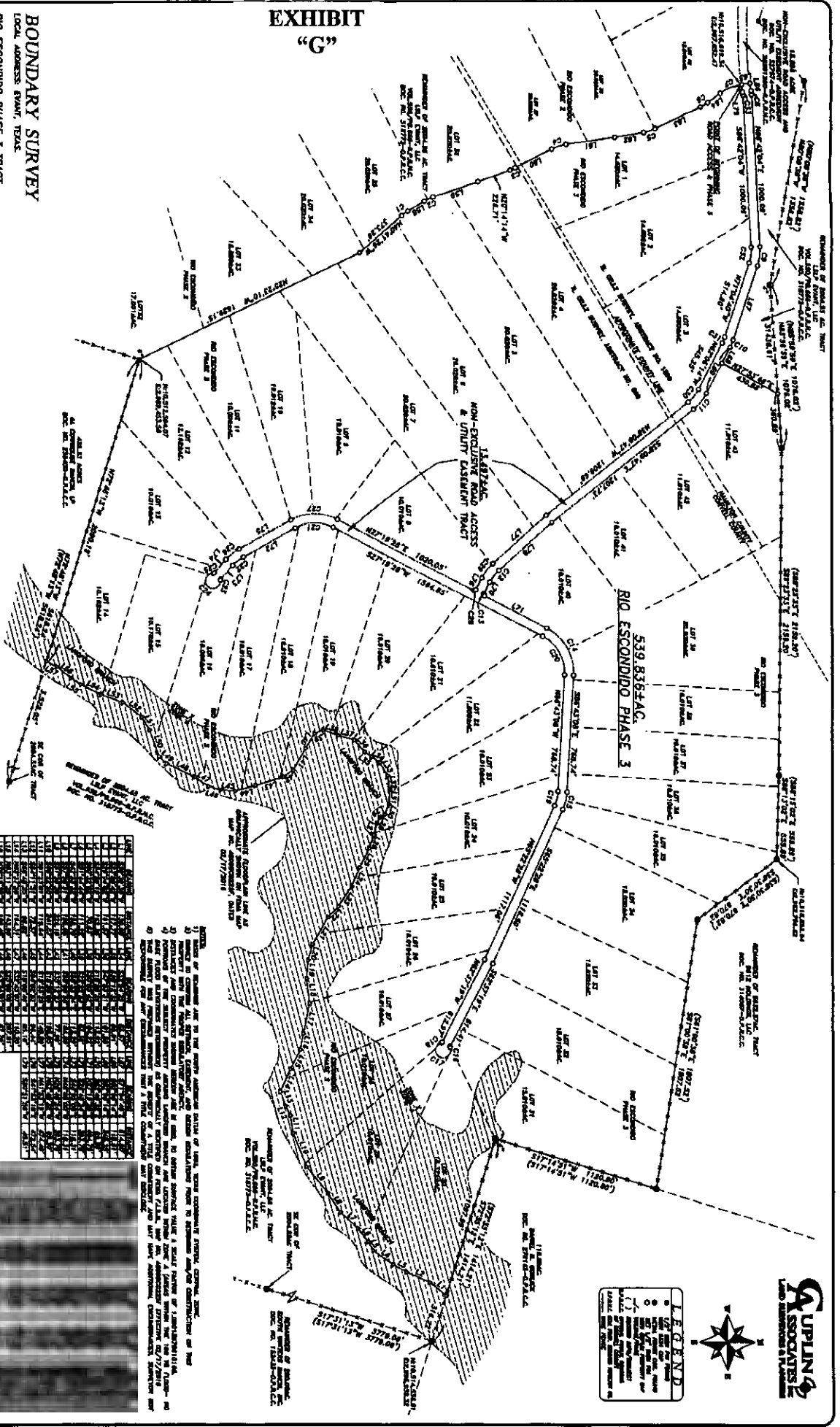
I hereby certify that this survey was performed on the ground and was surveyed by me and or under my direct supervision. The Basis of Bearings are to Texas Coordinate System, Central Zone, all coordinates listed are in Grid, US Feet. A Plat of Survey of even date was prepared as is intended to accompany the above described tract of land.


Dated: 7/22/2020

Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938



**EXHIBIT
 "C"**



BOUNDARY SURVEY

LOCAL ADDRESS EVANT, TEXAS

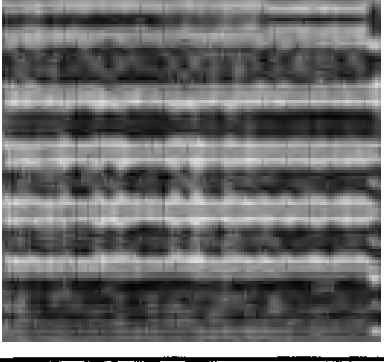
RIO ESCCONDIDO PHASE 3 TRACT
 BEING A SUBDIVISION TRACT LOCATED IN CORTELL AND HAMILTON COUNTY, TEXAS, BEING OUT OF THE H. GARY SIMPSON, ABSTRACT NO. 1128, HAMILTON COUNTY, TEXAS, AND THE H. GARY SIMPSON, ABSTRACT NO. 1128, CORTELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED ROCKLES ACRES TRACT, COUNTY TRACTS AND ALSO BEING RECORDED IN DOCUMENT NO. 118773 OF THE OFFICIAL PUBLIC RECORDS OF CORTELL COUNTY, TEXAS, SAID 58.84 ACRES 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 SUBDIVISION TRACT LOCATED IN CORTELL AND HAMILTON COUNTY, TEXAS, BEING OUT OF THE H. GARY SIMPSON, ABSTRACT NO. 1128, HAMILTON COUNTY, TEXAS, AND THE H. GARY SIMPSON, ABSTRACT NO. 1128, CORTELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED ROCKLES ACRES TRACT, COUNTY TRACTS AND ALSO BEING RECORDED IN DOCUMENT NO. 118773 OF THE OFFICIAL PUBLIC RECORDS OF CORTELL COUNTY, TEXAS, SAID 58.84 ACRES TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.



NO. 12345	NO. 12345
DATE	DATE
REVISIONS	REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	



NOTES:
 1) PORTION OF EASEMENT SET IN THE SURVEY AND BOUNDARY SURVEY, CORTELL COUNTY, TEXAS, BEING OUT OF THE H. GARY SIMPSON, ABSTRACT NO. 1128, HAMILTON COUNTY, TEXAS, AND THE H. GARY SIMPSON, ABSTRACT NO. 1128, CORTELL COUNTY, TEXAS, AND FURTHER BEING OUT OF THE REMAINING PORTION OF A CALLED ROCKLES ACRES TRACT, COUNTY TRACTS AND ALSO BEING RECORDED IN DOCUMENT NO. 118773 OF THE OFFICIAL PUBLIC RECORDS OF CORTELL COUNTY, TEXAS, SAID 58.84 ACRES TRACT BEING FURTHER DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE TO ACCOMPANY THIS SURVEY.





Prepared For: LSLP Evant, LLC
Project No.: 20995 Date: 2/11/2021

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;

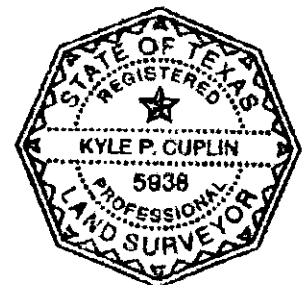
- 45) Along a curve to the left having an arc length of 9.82', a radius of 10.00', a chord bearing of North 35°18'37" East, and a chord length of 9.43' to a 1/2" iron pin set with "Cuplin" cap;
- 46) Along a curve to the right having an arc length of 303.98', a radius of 60.00', a chord bearing of South 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-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.


Dated: 2/11/2021
Kyle P. Cuplin
Registered Professional Land Surveyor No. 5938



“C”, AND BY PLAT ON EXHIBIT “D”.

TRACT 2 (Easement through Rio Escondido Phase 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 AND BY PLAT ON EXHIBIT “E”.

TRACT 3 (Easement through Rio Escondido Phase 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 “F, AND BY PLAT ON EXHIBIT “G”.

TRACT 4 (Easement through Rio Escondido Phase 5):

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 “H”.

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 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.

[Signature below on next page.]

GRANTOR:

LSLP Evant, LLC, a Delaware Limited Liability Company

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

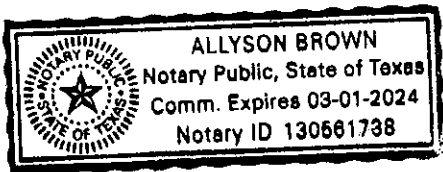
By: *Davy Roberts*
Printed Name: AUTHORIZED AGENT
Title: Authorized Agent

THE STATE OF TEXAS §
COUNTY OF Hamilton §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Davy Roberts, 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 in the capacity stated above, for the purposes and considerations therein expressed.

Given under my hand and seal of office on this 21 day of April 2021.



Allyson Brown
Notary Public in and for The State of Texas



Project No.: 20995
Date: 4/19/2021

Rio Escondido Phase 6 Subdivision – Out-Bounds Description

BEING A 1666.56 ACRE TRACT LOCATED IN HAMILTON COUNTY, TEXAS, BEING A PART OF THE H. GILLY SURVEY, ABSTRACT NO. 1259, THE D. ANDREWS SURVEY, ABSTRACT NO. 2, AND THE N. GEE SURVEY, ABSTRACT NO. 298 OF HAMILTON COUNTY, TEXAS, AND FURTHER BEING THE REMAINING PORTION OF A CALLED 1398.80 ACRE TRACT, AS SHOWN ON DOCUMENT FROM 9812 HOLDINGS, LLC TO LSLP EVANT II, LLC, RECORDED IN DOCUMENT NO. 20201430 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS, AND ALSO BEING RECORDED IN DOCUMENT NO. 328847 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND ALL 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, BEING KNOWN AS THE OUT-BOUNDS OF THE RIO ESCONDIDO PHASE 6 SUBDIVISION, SAID 1666.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:

BEGINNING at a ½" iron pin found with "6334" cap at the southwest corner of a called 84.23 acre tract as shown on document to Everett Real Estate Holdings, LLC in Volume 557, Page 401 of the Real Property Records of Hamilton County, along the occupied easterly right-of-way of Hamilton County Road No. 421, at the northwest corner of said 1483.78 acre tract, and being the northwest corner hereof, from whence a found ½" iron pin with "CCC RPLS 4835" cap bears North 78°16'06" East, a distance of 0.54', said Point of Beginning having a northing of 10,529,127.85UsFt, and an easting of 2,984,487.48UsFt. of the Texas Coordinate System, Central Zone, NAD 83/2011-Epoch 2010, Grid US Ft.;

THENCE South 73°03'52" East, along the south line of said 84.23 acre tract, the north line of said 1483.78 acre tract, and hereof, a distance of 2206.07' to a ½" iron pin found at the southeast corner of said 84.23 acre tract, the southwest corner of a called 745.24 acre remainder tract as shown on document to Crooked Roads Ranch, LLC in Volume 543, Page 730 of the Real Property Records of Hamilton County;

THENCE along the south line of said Crooked Roads Ranch tract, the north line of said 1483.78 acre tract, and hereof, the following courses and distances;

- 1) South 73°03'52" East, a distance of 5331.89' to a ½" iron pin found;
- 2) South 72°46'03" East, a distance of 1368.08' to a ½" iron pin found at the northwest corner of a called 100 acre First Tract as shown on document to Bythel K. Cooper, Jr. Family Trust in Volume 344, Page 834 of the Real Property Records of Hamilton County, at the northeast corner of said 1483.78 acre tract and hereof;

THENCE South 17°12'59" West, along the west line of said First Tract, and then along the west line of a called 100 acre Third Tract as shown on document to Bythel K. Cooper, Jr. Family Trust in Volume 344, Page 834 of the Real Property Records of Hamilton County, generally along a wire fence, a distance of 2244.61' to a 3" pipe fence post for corner at the northwest corner of a called 156 acre Third Tract as shown on document to the Dietz Memorial Company, Inc., in Volume 229, Page 1 of the Real Property Records of Hamilton County;

THENCE South 16°53'08" West, along the west line of said 156 acre tract, the east line of said 1483.78 acre tract, and hereof, a distance of 2237.34' to a 1/2" iron pin found with "6334" cap at a northwest corner of said 1398.80 acre tract, the southwest corner of said 156 acre tract, and hereof;

THENCE South 87°31'31" East, along the south line of said 156 acre, a north line of said 1398.80 acre tract, and a north line hereof, generally along a wire fence, a distance of 4050.45' to a 1/2" iron pin found along a west line called 84 acre Second Tract as shown on a document to the Dietz Memorial Company, Inc., in Volume 229, Page 1 of the Real Property Records of Hamilton County;

THENCE South 19°19'39" West along the west line of said 84 acre tract, an east line of said 1398.80 acre tract, and hereof, generally along a wire fence, a distance of 338.38' to a 1/2" iron pin found at the northwest corner of called 101.9 acre tract First Tract as shown on a document to the Dietz Memorial Company, Inc., in Volume 289, Page 886 of the Real Property Records of Hamilton County;

THENCE along the west line of said 101.9 acre tract, an east line of said 1398.80 acre tract, and the west line of said 101.9 acre tract, generally along a wire fence, the following course and distances;

- 1) South 19°34'50" West, a distance of 1428.18' to a 1/2" iron pin found;
- 2) South 15°01'34" West, a distance of 437.33' to a 1/2" iron pin set with "Cuplin" cap at the northeast corner of the Lot 41 of the unrecorded northeast corner of the Rio Escondido Phase 4, being along the approximate centerline of a Dry Branch, and being the southeast corner hereof;

THENCE along the north out-bounds of said unrecorded Rio Escondido Phase 4 Subdivision, generally along the centerline of said Dry Branch, over and across said 1398.80 acre tract, and the south line hereof, the following courses and distances;

- 1) North 76°08'59" West, a distance of 279.76' to a point for corner;
- 2) North 34°07'33" West, a distance of 94.68' to a point for corner;
- 3) North 42°31'40" West, a distance of 106.93' to a point for corner;
- 4) North 32°17'46" West, a distance of 130.22' to a point for corner;
- 5) North 56°13'37" West, a distance of 212.75' to a point for corner;
- 6) North 49°08'47" West, a distance of 178.45' to a point for corner;
- 7) North 32°14'54" West, a distance of 86.61' to a point for corner;
- 8) North 38°33'57" West, a distance of 260.13' to a point for corner;
- 9) North 32°05'58" West, a distance of 167.07' to a point for corner;
- 10) North 52°46'00" West, a distance of 138.97' to a point for corner;
- 11) North 84°00'22" West, a distance of 145.86' to a point for corner;
- 12) South 86°34'13" West, a distance of 163.61' to a point for corner;
- 13) South 69°44'20" West, a distance of 80.09' to a point for corner;
- 14) South 43°31'54" West, a distance of 174.91' to a point for corner;
- 15) South 52°54'36" West, a distance of 111.80' to a point for corner;
- 16) South 63°52'25" West, a distance of 94.09' to a point for corner;
- 17) South 73°57'49" West, a distance of 111.16' to a point for corner;
- 18) South 81°21'47" West, a distance of 82.93' to a point for corner;
- 19) North 87°59'08" West, a distance of 143.72' to a point for corner;
- 20) North 67°44'13" West, a distance of 108.04' to a point for corner;
- 21) North 80°30'48" West, a distance of 67.28' to a point for corner;
- 22) South 85°34'43" West, a distance of 72.27' to a point for corner;
- 23) North 87°13'38" West, a distance of 105.31' to a point for corner;
- 24) North 75°05'50" West, a distance of 111.57' to a point for corner;
- 25) South 77°45'24" West, a distance of 89.62' to a point for corner;
- 26) South 80°06'29" West, a distance of 107.72' to a point for corner;
- 27) North 87°03'31" West, a distance of 104.96' to a point for corner;

- 28) North 71°33'57" West, a distance of 181.53' to a point for corner;
- 29) North 88°57'10" West, a distance of 159.66' to a point for corner;
- 30) South 81°43'44" West, a distance of 109.26' to a point for corner;
- 31) North 83°06'23" West, a distance of 184.22' to a point for corner;
- 32) North 69°31'00" West, a distance of 48.19' to a point for corner;
- 33) South 70°43'08" West, a distance of 44.03' to a point for corner;
- 34) South 44°23'33" West, a distance of 118.53' to a point for corner;
- 35) South 20°38'57" West, a distance of 38.60' a point for corner at the southeast corner of said 1483.78 acre tract;

THENCE continuing along the north out-bounds of said unrecorded Rio Escondido Phase 4 Subdivision, generally along the centerline of said Dry Branch, along the south line of said 1483.78 acre tract, the north line of said 1398.80 acre tract, and the south line hereof, the following courses and distances;

- 1) South 48°09'22" West, a distance of 79.98' to a point for corner;
- 2) South 18°33'50" West, a distance of 73.65' to a point for corner;
- 3) South 41°22'16" West, a distance of 137.42' to a point for corner;
- 4) South 74°49'00" West, a distance of 147.74' to a point for corner;
- 5) South 70°19'23" West, a distance of 174.37' to a point for corner;
- 6) South 80°12'23" West, a distance of 151.04' to a point for corner;
- 7) North 89°46'33" West, a distance of 81.40' to a point for corner;
- 8) North 81°05'11" West, a distance of 198.71' to a point for corner;
- 9) North 39°36'08" West, a distance of 201.96' to a point for corner;
- 10) North 38°17'11" West, a distance of 86.14' to a point for corner;
- 11) South 84°08'32" West, a distance of 62.17' to a point for corner;
- 12) South 57°12'17" West, a distance of 44.99' to a point for corner;
- 13) South 48°16'53" West, a distance of 91.10' to a point for corner;
- 14) North 88°30'10" West, a distance of 325.21' to a point for corner;
- 15) North 84°14'32" West, a distance of 220.39' to a point for corner;
- 16) North 72°17'54" West, a distance of 101.08' to a point for corner;
- 17) North 67°14'00" West, a distance of 425.06' to a point for corner;
- 18) South 81°45'24" West, a distance of 151.88' to a point for corner;
- 19) North 76°43'37" West, a distance of 129.61' to a point for corner;
- 20) North 65°10'21" West, a distance of 199.89' to a point for corner;
- 21) South 81°01'16" West, a distance of 130.54' to a point for corner;
- 22) South 62°16'56" West, a distance of 96.43' to a point for corner;
- 23) South 38°52'06" West, a distance of 98.05' to a point for corner;
- 24) South 32°46'49" West, a distance of 98.65' to a point for corner;
- 25) South 53°00'42" West, a distance of 77.66' to a point for corner;
- 26) South 70°12'52" West, a distance of 156.63' to a point for corner;
- 27) South 67°52'21" West, a distance of 200.01' to a point for corner;
- 28) South 74°51'16" West, a distance of 97.01' to a point for corner;
- 29) South 67°36'53" West, a distance of 159.58' to a point for corner;
- 30) South 41°46'38" West, a distance of 82.18' to a point for corner;
- 31) South 43°08'25" West, a distance of 115.11' to a point for corner;
- 32) South 26°26'53" West, a distance of 65.30' to a point for corner;
- 33) North 78°08'57" West, a distance of 199.90' to a point for corner;
- 34) North 69°50'28" West, a distance of 171.25' to a point for corner;
- 35) North 49°13'55" West, a distance of 132.66' to a point for corner;
- 36) North 68°53'23" West, a distance of 112.45' to a point for corner;
- 37) North 53°13'51" West, a distance of 105.51' to a point for corner;
- 38) North 63°32'49" West, a distance of 139.62' to a point for corner;

- 39) North 72°12'45" West, a distance of 140.17' to a point for corner;
- 40) North 37°07'03" West, a distance of 65.25' to a point for corner;
- 41) North 54°38'37" West, a distance of 55.01' to a point for corner;
- 42) North 85°02'44" West, a distance of 132.26' to a point for corner;
- 43) North 86°23'41" West, a distance of 147.03' to a point for corner;
- 44) North 67°55'37" West, a distance of 97.65' to a point for corner;
- 45) North 76°56'21" West, a distance of 97.71' to a point for corner;
- 46) South 84°53'38" West, a distance of 98.92' to a point for corner;
- 47) North 64°01'22" West, a distance of 51.57' to a point for corner;
- 48) North 08°26'06" West, a distance of 70.28' to a point for corner;
- 49) North 27°15'41" West, a distance of 64.15' to a point for corner;
- 50) North 50°43'43" West, a distance of 68.96' to a point for corner;
- 51) North 82°46'35" West, a distance of 80.42' to a point for corner;
- 52) South 79°22'46" West, a distance of 80.89' to a point for corner;
- 53) North 62°35'00" West, a distance of 168.11' to a point for corner;
- 54) South 84°10'47" West, a distance of 116.84' to a point for corner;
- 55) North 76°45'33" West, a distance of 195.06' to a point for corner;
- 56) North 65°53'16" West, a distance of 115.36' to a point for corner;
- 57) North 84°56'18" West, a distance of 64.38' to a point for corner;
- 58) South 63°19'19" West, a distance of 80.29' to a point for corner;
- 59) South 53°30'04" West, a distance of 117.02' to a point for corner;
- 60) North 76°57'54" West, a distance of 48.57' to a point for corner;
- 61) North 69°12'45" West, a distance of 84.95' to a point for corner;
- 62) South 85°49'44" West, a distance of 60.76' to a point for corner;
- 63) South 59°54'55" West, a distance of 72.73' to a point for corner;
- 64) South 40°57'27" West, a distance of 105.92' to a point for corner;
- 65) South 33°22'19" West, a distance of 97.14' to a point for corner;
- 66) South 47°49'12" West, a distance of 125.25' to a point for corner;
- 67) South 41°40'40" West, a distance of 106.12' to a point for corner;
- 68) South 87°07'15" West, a distance of 53.59' to a point for corner at a southwesterly corner of said 1483.78 acre tract;

THENCE continuing along the north out-bounds of said unrecorded Rio Escondido Phase 4 Subdivision, generally along the centerline of said Dry Branch, over and across said 1398.80 acre tract, and the south line hereof, the following courses and distances;


- 1) North 87°13'46" West, a distance of 161.02' to a point for corner;
- 2) North 89°56'49" West, a distance of 16.78' to a point for corner;
- 3) North 89°56'49" West, a distance of 199.24' to a point for corner;
- 4) North 58°39'21" West, a distance of 105.72' to a point for corner;
- 5) North 50°18'09" West, a distance of 81.25' to a point for corner;
- 6) North 32°50'57" West, a distance of 85.06' to a point for corner;
- 7) North 03°30'38" West, a distance of 135.24' to a point for corner;
- 8) North 31°33'51" West, a distance of 75.09' to a point for corner;
- 9) North 55°21'25" West, a distance of 66.20' to a point for corner;
- 10) North 84°42'21" West, a distance of 66.08' to a point for corner;
- 11) South 71°57'17" West, a distance of 73.52' to a point for corner;
- 12) South 49°11'56" West, a distance of 112.68' to a point for corner;
- 13) South 69°49'37" West, a distance of 127.22' to a point for corner;
- 14) South 69°49'37" West, a distance of 17.61' to a point for corner;
- 15) South 61°33'07" West, a distance of 91.62' to a point for corner;
- 16) North 75°10'24" West, a distance of 207.60' to a point for corner;

- 17) North 81°30'50" West, a distance of 101.32' to a point for corner;
- 18) South 87°16'53" West, a distance of 104.02' to a point for corner;
- 19) South 77°31'28" West, a distance of 92.93' to a point for corner;
- 20) South 59°49'57" West, a distance of 68.80' to a point for corner;
- 21) South 59°49'57" West, a distance of 31.19' to a point for corner;
- 22) South 40°10'15" West, a distance of 79.31' to a point for corner;
- 23) South 56°56'55" West, a distance of 177.63' to a point for corner;
- 24) South 40°09'15" West, a distance of 129.61' to a point for corner;
- 25) North 86°51'53" West, a distance of 379.76' to a 4" metal pipe fence post for corner along the easterly occupied right-of-way line of said County Road No. 421, the northwest corner of said unrecorded Rio Escondido Phase 4, and being the southwest corner hereof;

THENCE along the easterly occupied right-of-way line of said Hamilton County Road No. 421, generally along a wire fence, the west line of said 1398.80 acre tract and then the west line of said 1483.78 acre tract, and the west line hereof, the following courses and distances;

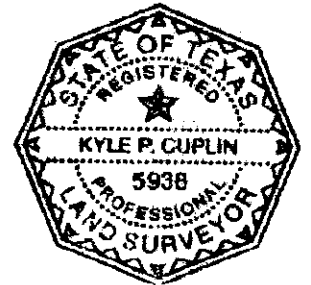
- 1) North 18°11'13" East, a distance of 1210.70' to a 4" metal pipe fence post for corner;
- 2) North 17°05'46" East, a distance of 299.19' to a 3" metal pipe fence post for corner at the northwest corner of said 1398.80 acre tract and the southwest corner of said 1483.78 acre tract;
- 3) North 17°05'13" East, a distance of 2562.06' to a 4" metal pipe fence post for corner;
- 4) North 17°21'00" East, a distance of 1607.35' to a 4" metal pipe fence post for corner;
- 5) North 17°56'28" East, a distance of 1766.57' to a 4" metal pipe fence post for corner;
- 6) North 17°26'10" East, a distance of 1436.06' to the **POINT OF BEGINNING**, containing an area of 1666.56 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: 4/19/2021



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. 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 LSELP 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).

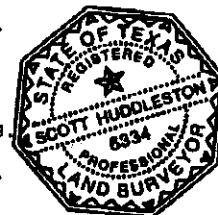
Scott Huddleston
SCOTT HUDDLESTON

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6334 OF TEXAS

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

EXHIBIT

"C"



CUPLIN & ASSOCIATES, Inc.
land surveyors & planners

Prepared For: LSLP EVANT, LLC
Project No. 20995
Date: 06/23/2020

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;

FILED and RECORDED

Instrument Number: 20210912 B: RP V: 582 P: 178

Filing and Recording Date: 04/21/2021 02:27:40 PM Recording Fee: 134.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.