

FIELD NOTES TO DESCRIBE

A 37.66 Acre Tract of land (Tract 22) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, being approximately 6.64 Acres out of Survey No. 52, Abstract No. 268, W. J. Ragsdale, original grantee and approximately 31.02 Acres out of Survey No. 39, Abstract No. 84, J. B. Cowan, original grantee, and being out of a 699.00 Acre Tract (surveyed March 5, 2018) conveyed from Branch Family Limited Partnership to Gaskin Ranch No 5 LLC by deed dated March 21, 2018 and recorded in Document #201899006441 of the Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the Southwest line of a 14.944 Acre Tract (Volume 2557, Page 356, Deed Records) and a Northeast line of said 699.00 Acre Tract for the East corner of a 31.59 Acre Tract (Tract 21, this day surveyed) and the North corner of this tract from which a 6" creosote post found for the North corner of said 699.00 Acre Tract bears N 41° 11' 50" W 769.89 feet;

THENCE: Along a fence with the Southwest line of said 14.944 Acre Tract, a 19.51 Acre Tract (Volume 450, Page 239, Deed Records), and a 40.00 Acre Tract (Volume 1016, Page 75, Deed Records) and a Northeast line of said 699.00 Acre Tract and of this tract as follows:

S 41° 11' 51" E 184.40 feet to a 4" pipe post found for the South corner of said 14.944 Acre Tract, the West corner of said 19.51 Acre Tract, and an angle point of this tract;

S 41° 15' 18" E 629.42 feet to a 1/2' iron pin found by a 6" creosote post for the South corner of said 19.51 Acre Tract, the West corner of said 40.00 Acre Tract, and an angle point of this tract;

S 40° 00' 14" E 241.87 feet to a 5/8" iron pin set for the North corner of a 35.11 Acre Tract (Tract 24, this day surveyed) and the East corner of this tract;

THENCE: S 50° 30' 50" W 1632.29 feet into said 699.00 Acre Tract, at 1596.27 feet pass a 5/8" iron pin set in the North line of a 60-foot Road and Utility Easement (this day surveyed), continuing to the West corner of Tract 24 and the South corner of this tract;

THENCE: With the centerline of said road and utility easement and the North line of a 34.45 Acre Tract (Tract 23, this day surveyed) to the West corner of this tract as follows:

N 73° 05' 27" W 314.13 feet to an angle point;

N 76° 49' 08" W 303.56 feet to the South corner of Tract 21 and the West corner of this tract;

THENCE: With the Southeast line of Tract 21 and the Northwest line of this tract passing 5/8" iron pins set as follows: