

# GUADALUPE COUNTY, TEXAS

Sur. 20

49.75 Acres  
Walter C. Anderson, III  
& Carol N. Anderson  
to  
W C Anderson Family, Ltd.  
December 26, 2012  
Vol. 4169, Pg. 728, D.R.



SCALE 1" = 300'

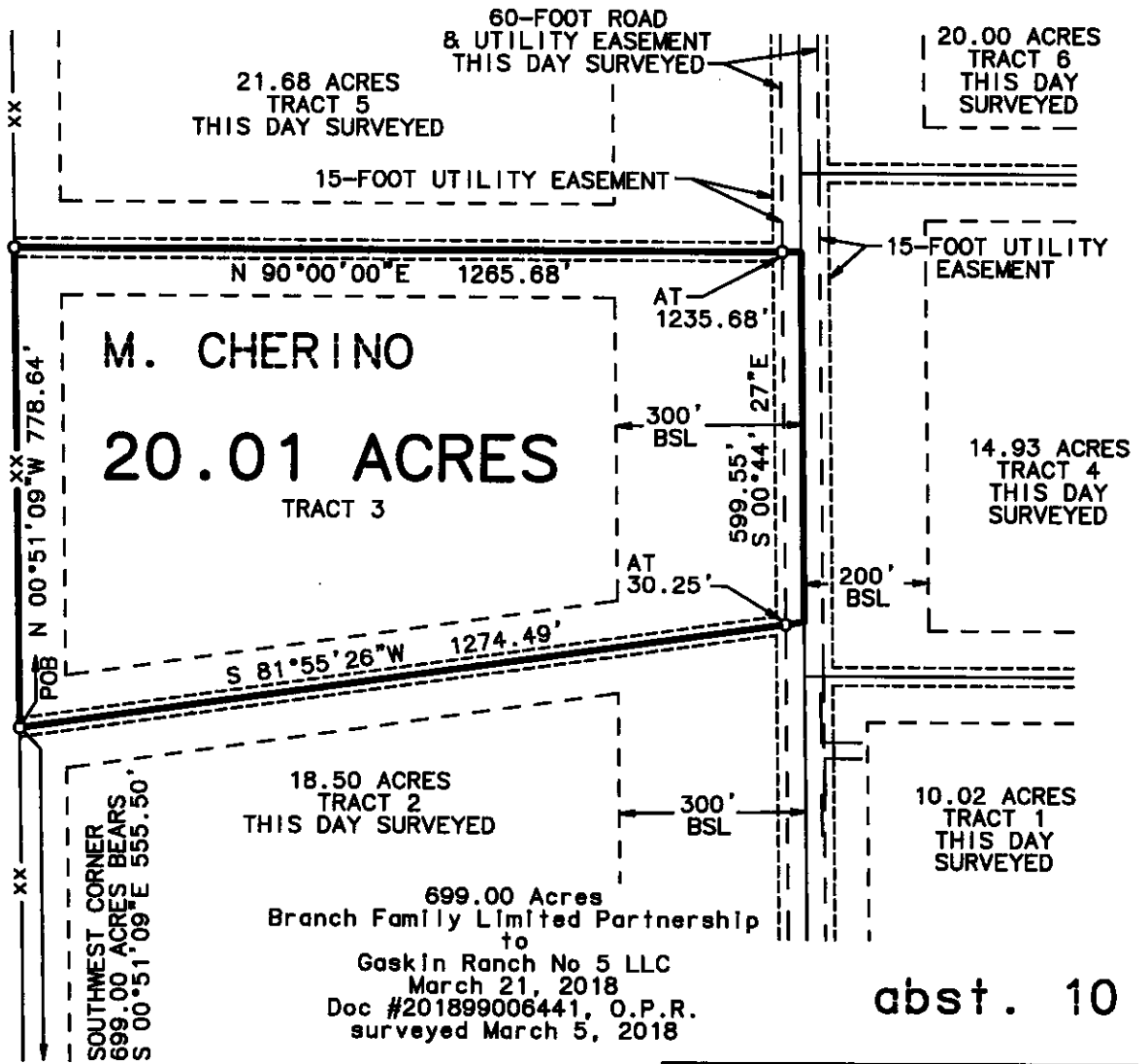
BEARINGS SHOWN HEREON  
ARE FROM GPS OBSERVATIONS  
TEXAS COORDINATE SYSTEM  
NAD (83).

THIS SURVEY WAS COMPLETED  
WITHOUT THE BENEFIT OF A  
TITLE COMMITMENT.

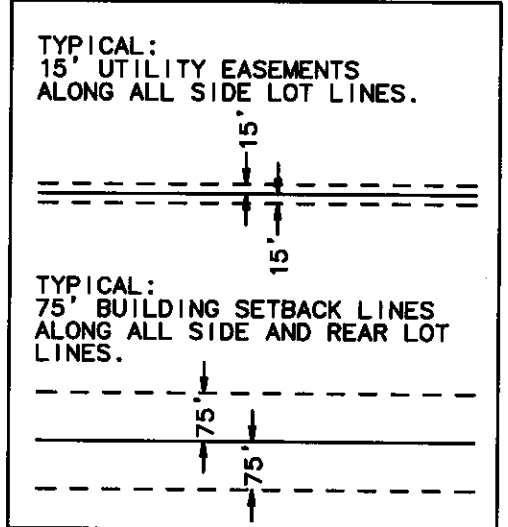
PREPARED FOR: GASKIN RANCH NO.5 LLC

SURVEYED ON THE GROUND: APRIL 12, JULY 5, & JULY 25, 2018

**A Plat of a 20.01 Acre Tract (Tract 3)  
situated about 8.4 miles N 19° E of  
Seguin in Guadalupe County, Texas.**



abst. 10

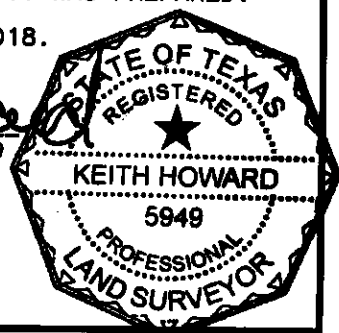


- LEGEND:**
- E — OVERHEAD ELECTRIC LINE
  - xx — FENCE LINE
  - - - - ORIGINAL SURVEY LINE
  - SET 5/8" IRON PIN
  - POB POINT OF BEGINNING
  - BSL BUILDING SETBACK LINE
  - D.R. DEED RECORDS GUADALUPE COUNTY, TEXAS
  - O.P.R. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING, LLC ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 18TH DAY OF OCTOBER 2018.

*Keith Howard*  
KEITH HOWARD, R.P.L.S. NO. 5949  
HOWARD SURVEYING, LLC  
TBPLS FIRM NO. 10125700  
402 STATE HWY 173 SOUTH  
HONDO, TEXAS 78861  
830.426.4776



FIELD NOTES TO DESCRIBE

A 20.01 Acre Tract of land (Tract 3) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, out of Survey No. 20, Abstract No. 10, M. Cherino, 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 East line of a 49.75 Acre Tract (Volume 4169, Page 728, Deed Records) and the West line of said 699.00 Acre Tract for the Northwest corner of an 18.50 Acre Tract (Tract 2, this day surveyed) and the Southwest corner of this tract from which the Southwest corner of said 699.00 Acre Tract bears S 00° 51' 09" E 555.50 feet;

**THENCE:** N 00° 51' 09" W 778.64 feet along a fence with the East line of said 49.75 Acre Tract and the West line of said 699.00 Acre Tract to a 5/8" iron pin set for the Southwest corner of a 21.68 Acre Tract (Tract 5, this day surveyed) and the Northwest corner of this tract;

**THENCE:** N 90° 00' 00" E 1265.68 feet into said 699.00 Acre Tract, at 1235.68 feet pass a 5/8" iron pin set in the West line of a 60-foot Road and Utility Easement (this day surveyed), continuing to the Southeast corner of Tract 5 and the Northeast corner of this tract;


**THENCE:** S 00° 44' 27" E 599.55 feet with the centerline of said road and utility easement and the West line of a 14.93 Acre Tract (Tract 4, this day surveyed) to the Northeast corner of Tract 2 and the Southeast corner of this tract;

**THENCE:** S 81° 55' 26" W 1274.49 feet, at 30.25 feet pass a 5/8" iron pin set in the West line of said road and utility easement, continuing to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 18th day of October 2018.

  
Keith Howard, R.P.L.S. No. 5949  
Howard Surveying, LLC  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776

