

GUADALUPE COUNTY, TEXAS

Sur. 52

20.19 ACRES
TRACT 15
THIS DAY SURVEYED

32.62 ACRES
TRACT 17
THIS DAY SURVEYED

30.66 ACRES
TRACT 18
THIS DAY SURVEYED



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.

26.66 ACRES
TRACT 14
THIS DAY SURVEYED

FND. 5/8" IRON PIN BY 8" CREOSOTE POST FOR INTERIOR CORNER 699.00 ACRES, BEARS S 89°04'15"W 916.58'

S 72°26'11"E
336.04'

60-FOOT ROAD & UTILITY EASEMENT
THIS DAY SURVEYED

AT 1418.82'

S 79°57'36"E
420.98'

N 87°11'17"E
183.49'

AT 30.01'

27.90 ACRES

TRACT 16

699.00 Acres
Branch Family Limited Partnership
to
Gaskin Ranch No 5 LLC
March 21, 2018
Doc #201899006441, O.P.R.
surveyed March 5, 2018

W. J. RAGSDALE

0.17 ACRE RECORD TITLE,
NOT UNDER FENCE,
INCLUDED IN 28.03 ACRES

25.42 ACRES
TRACT 19
THIS DAY SURVEYED

abst. 268

S 89°04'15"W 914.54'

11.98 Acres
George Wright & Charlotte Wright
to
William Bitner
July 25, 2006
Vol. 2351, Pg. 49, D.R.

J. H. THOMAS

11.818 Acres
Darrell R. Schmidt, et ux
to
Randall W. Sullivan, et ux
June 9, 2014
Vol. 4239, Pg. 604, D.R.

Sur. 66

20.00 Acres
Ronina Anderson
to
Randall W. Sullivan & Tamara A. Sullivan
October 12, 1999
Vol. 1467, Pg. 993, D.R.

17.025 Acres
Eleanor S. Harborth
to
Royce Asher Harborth
June 30, 1998
Vol. 1355, Pg. 391, D.R.

abst. 311

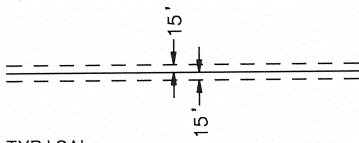
LEGEND:

- xx FENCE LINE
- ▲ ANGLE POINT
- SET 5/8" IRON PIN
- - - ORIGINAL SURVEY LINE
- POB POINT OF BEGINNING
- BSL BUILDING SETBACK LINE
- D.R. DEED RECORDS GUADALUPE COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS

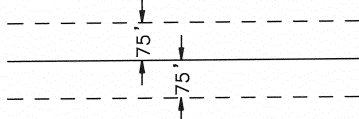
PREPARED FOR: GASKIN RANCH NO 5 LLC
SURVEYED ON THE GROUND: APRIL 12, JULY 5, & JULY 25, 2018

A Plat of a 27.90 Acre Tract (Tract 16) situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas.

TYPICAL:
15' UTILITY EASEMENTS
ALONG ALL SIDE LOT LINES.



TYPICAL:
75' BUILDING SETBACK LINES
ALONG ALL SIDE AND REAR LOT LINES.



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 27.90 Acre Tract of land (Tract 16) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, out of Survey No. 52, Abstract No. 268, W. J. Ragsdale, 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 in the North line of Survey No. 66, the South line of Survey No. 52, and the upper South line of said 699.00 Acre Tract for the Northwest corner of a 17.025 Acre Tract (Volume 1355, Page 391, Deed Records), the Northeast corner of an 11.98 Acre Tract (Volume 2351, Page 49, Deed Records), the Southeast corner of a 26.66 Acre Tract (Tract 14, this day surveyed), and the Southwest corner of this tract from which a 5/8" iron pin found by an 8" creosote post for an interior corner of said 699.00 Acre Tract bears S 89° 04' 15" W 916.58 feet;
- THENCE: N 01° 11' 33" W 1450.50 feet into said 699.00 Acre Tract, at 1418.82 feet pass a 5/8" iron pin set in the South line of a 60-foot Road and Utility Easement (this day surveyed), continuing to the Northeast corner of Tract 14 and the Northwest corner of this tract;
- THENCE: With the centerline of said road and utility easement, the South line of a 32.62 Acre Tract (Tract 17, this day surveyed), and the North line of this tract as follows:
- S 72° 26' 11" E 336.04 feet to an angle point;
- S 79° 57' 36" E 420.98 feet to an angle point;
- N 87° 11' 17" E 183.49 feet to the Northwest corner of a 25.42 Acre Tract (Tract 19, this day surveyed) and the Northeast corner of this tract;
- THENCE: S 01° 11' 33" E 1269.83 feet, at 30.01 feet pass a 5/8" iron pin set in the South line of said road and utility easement, continuing to a 5/8" iron pin set for the Southwest corner of Tract 19 and the Southeast corner of this tract;
- THENCE: S 89° 04' 15" W 914.54 feet with the North line of Survey No. 66, an 11.818 Acre Tract (Volume 4239, Page 604, Deed Records), a 20.00 Acre Tract (Volume 1467, Page 993, Deed Records), and said 17.025 Acre Tract, the lower South line of Survey No. 52, and the South line of said 699.00 Acre Tract 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

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

