

GUADALUPE COUNTY, TEXAS

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

Sur. 39

17.33 ACRES
TRACT 25
THIS DAY SURVEYED

J. B. COWAN

Sur. 66

11.56 ACRES
TRACT 27
THIS DAY SURVEYED



J. H. THOMAS

**13.15
ACRES**
TRACT 28

99 1/3 Acres
Leroy Lehmann
to
Randolph R. Lehmann, et al
March 17, 2011
Vol. 2993, Pg. 159, D.R.

16' INGRESS/EGRESS EASEMENT
VOL. 1245, PG. 217, D.R.

13.01 ACRES
TRACT 29
THIS DAY SURVEYED

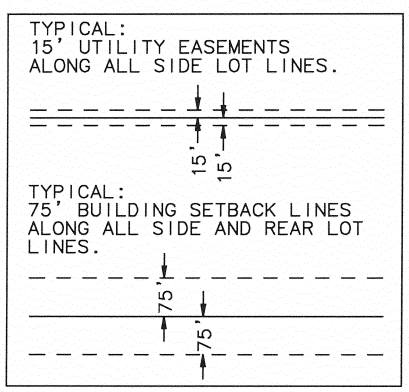
SCALE 1" = 300'

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

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

abst. 311

abst. 84



- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - — ORIGINAL SURVEY LINE
 - xx — FENCE LINE
 - o — SET 5/8" IRON PIN
 - POB POINT OF BEGINNING
 - 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 13.15 Acre Tract (Tract 28)
situated about 8.4 miles N 19° E
of Seguin in 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 13.15 Acre Tract of land (Tract 28) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, being 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 Northeast line of Survey No. 66 and a 16' Ingress/Egress Easement (Volume 1245, Page 217, Deed Records) and the Southwest line of Survey No. 39 and said 699.00 Acre Tract for the West corner of a 13.01 Acre Tract (Tract 29, this day surveyed) and the South corner of this tract from which a 6" cedar post found for the South corner of said 699.00 Acre Tract bears S 41° 24' 31" E 1265.31 feet;

THENCE: N 41° 26' 19" W 930.60 feet along a fence with the Northeast line of Survey No. 66 and said easement and the Southwest line of Survey No. 39 and said 699.00 Acre Tract to a 5/8" iron pin set for the South corner of a 17.33 Acre Tract (Tract 25, this day surveyed) and the West corner of this tract;

THENCE: N 58° 17' 20" E 664.60 feet into said 699.00 Acre Tract with the Southeast line of a 17.33 Acre Tract (Tract 25, this day surveyed) to a 5/8" iron pin set for the West corner of an 11.56 Acre Tract (Tract 27, this day surveyed) and the North corner of this tract;

THENCE: S 41° 24' 26" E 818.65 feet with the Southwest line of Tract 27 to a 5/8" iron pin set for the North corner of Tract 29 and the East corner of this tract;

THENCE: S 48° 35' 29" W 654.60 feet 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
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