

GUADALUPE COUNTY, TEXAS

A Plat of a 35.11 Acre Tract (Tract 24) 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.

Sur. 39

FND. 6" CREOSOTE POST  
1225.53' 33" W  
1825.53' 33" W  
40.00 Acres  
Jerry Lee & Monica Jo Schmoekel  
to  
Schmoekel Family Trust  
September 17, 1992  
Vol. 1016, Pg. 75, D.R.

40.00 Acres  
Jerry Lee & Monica Jo Schmoekel  
to  
Schmoekel Family Trust  
September 17, 1992  
Vol. 1016, Pg. 75, D.R.

37.66 ACRES  
TRACT 22  
THIS DAY SURVEYED

699.00 Acres  
Branch Family Limited  
Partnership  
to  
Gaskin Ranch No 5 LLC  
March 21, 2018  
Doc #20189006441, O.P.R.  
surveyed March 5, 2018

Sur. 52

W. J. RAGSDALE

35.11 ACRES  
TRACT 24

J. B. COWAN

1.92 ACRES  
IN SUR. 52

15 ACRES  
IN SUR. 28

60-FOOT ROAD &  
UTILITY EASEMENT  
THIS DAY SURVEYED

34.45 ACRES  
TRACT 23  
THIS DAY SURVEYED

abst. 268

50 Acres  
Patsy Ann Harborth  
to  
Thomas P. Hayden, et ux  
September 19, 1990  
Vol. 929, Pg. 916, D.R.

J. H. THOMAS  
abst. 311

Sur. 66

1,500 Acres  
Hilberto P. Martinez, et ux  
to  
Paul Barrientos, et ux  
May 13, 1996  
Vol. 1213, Pg. 189, D.R.

abst. 84

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

LEGEND:

- xx FENCE LINE
- ORIGINAL SURVEY LINE
- ▲ ANGLE POINT
- 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

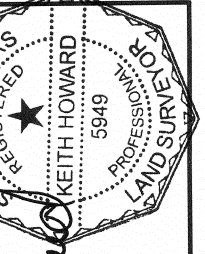
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SCALE 1" = 300'

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

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. THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED ARE 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  
TSPS FIRM NO. 10125700  
402 STATE HWY 173 SOUTH  
HONDO, TEXAS 78861  
830.426.4776

FIELD NOTES TO DESCRIBE

A 35.11 Acre Tract of land (Tract 24) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, being approximately 1.92 Acres out of Survey No. 52, Abstract No. 268, W. J. Ragsdale, original grantee and approximately 33.15 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 40.00 Acre Tract (Volume 1016, Page 75, Deed Records) and a Northeast line of said 699.00 Acre Tract for the East corner of a 37.66 Acre Tract (Tract 22, 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° 03' 33" W 1825.53 feet;
- THENCE: S 40° 00' 14" E 1039.13 feet along a fence with the Southwest line of said 40.00 Acre Tract and a Northeast line of said 699.00 Acre Tract and of this tract to a 6" creosote post found for the South corner of said 40.00 Acre Tract, an interior corner of said 699.00 Acre Tract, the West corner of a 17.86 Acre Tract (Tract 26, this day surveyed), the North corner of a 17.33 Acre Tract (Tract 25, this day surveyed), and the east corner of this tract
- THENCE: S 48° 13' 14" W 1348.52 feet crossing said 699.00 Acre Tract to a 5/8" iron pin found by a 6" cedar post for the West corner of Tract 25 and the South corner of this tract;
- THENCE: N 40° 42' 41" W 226.94 feet with the Northeast line of Survey No. 66 and County Road 147B and the Southwest line of Survey No. 52 and said 699.00 Acre Tract to an interior corner of said 699.00 Acre Tract, and an angle point of this tract;
- THENCE: S 89° 04' 15" W 15.18 feet with 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 to the Southeast corner of a 34.45 Acre Tract (Tract 23, this day surveyed) and an angle point of this tract;
- THENCE: Into said 699.00 Acre Tract with the centerline of a 60-foot Road and Utility Easement (this day surveyed), the Northeast line of Tract 23, and the Southwest line of this tract as follows:  
N 55° 44' 17" W 215.67 feet to an angle point;  
N 41° 32' 18" W 341.47 feet to an angle point;  
N 73° 05' 27" W 370.27 feet to the South corner of Tract 22 and the West corner of this tract;
- THENCE: N 50° 30' 50" E 1632.29 feet, at 36.02 feet pass a 5/8" iron pin set in the Northeast line of said 60-foot 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*

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Howard Surveying, LLC  
TBPLS Firm No. 10125700  
402 State Hwy 173 South  
Hondo, Texas 78861  
(830) 426-4776

