

GUADALUPE COUNTY, TEXAS

249.05 Acres
 Walter C. Anderson, et ux
 to
 1994 W. C. Anderson Family Trust
 December 21, 1994
 Vol. 1131, Pg. 729, D.R.

Sur. 39

52.388 Acres
 Branch Family Limited Partnership
 to
 John H. Anderson, et al
 January 18, 2017
 Doc #2017001608, O.P.R.



Sur. 52

30.66 ACRES
 TRACT 18
 THIS DAY SURVEYED

**27.93
 ACRES**

TRACT 20

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

J. B. COWAN

FND. 1/2" IRON PIN
 BY 2" PIPE POST

31.59 ACRES
 TRACT 21
 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. 84

W. J. RAGSDALE

60-FOOT ROAD &
 UTILITY EASEMENT
 THIS DAY SURVEYED

25.42 ACRES
 TRACT 19
 THIS DAY SURVEYED

15-FOOT
 UTILITY EASEMENT

37.66 ACRES
 TRACT 22
 THIS DAY SURVEYED

LEGEND:

- xx ——— FENCE LINE
- ▲ ——— ANGLE POINT
- — — 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

PREPARED FOR: GASKIN RANCH NO 5 LLC

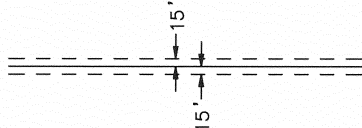
SURVEYED ON THE GROUND: APRIL 12, JULY 5, & JULY 25, 2018

34.45 ACRES
 TRACT 23
 THIS DAY SURVEYED

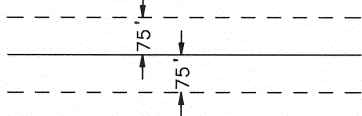
abst. 268

**A Plat of a 27.93 Acre Tract (Tract 20)
 situated about 8.4 miles N 19° E of
 Seguin in Guadalupe County, Texas.**

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



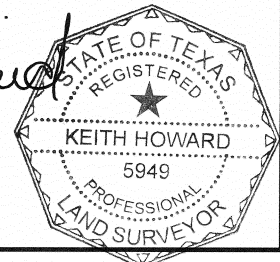
TYPICAL:
 75' BUILDING SETBACK LINES
 ALONG ALL SIDE AND REAR LOT
 LINES.



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 27.93 Acre Tract of land (Tract 20) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, being 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 1/2" iron pin found by a 2" pipe post in the Southwest line of Survey No. 39 and the Northeast line of Survey No. 52 for the South corner of a 52.388 Acre Tract (Document #2017001608, Official Public Records), an interior corner of said 699.00 Acre Tract, the West corner of a 31.59 Acre Tract (Tract 21, this day surveyed), and an angle point of this tract from which a 6" cedar post found for an exterior corner of said 699.00 Acre Tract bears N 48° 36' 48" E 1356.66 feet;
- THENCE: S 40° 49' 11" E 622.38 feet into said 699.00 Acre Tract with the Southwest line of Survey No. 39 and the Northeast line of Survey No. 52 to a 6" cedar post found for an interior corner of Tract 21 and the East corner of this tract;
- THENCE: S 23° 49' 51" W 888.33 feet, at 857.80 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 Southwest corner of Tract 21 and the Southeast corner of this tract;
- THENCE: With the centerline of said road and utility easement, the North line of a 34.45 Acre Tract (Tract 23, this day surveyed), and the South line of this tract as follows:
N 76° 49' 08" W 102.57 feet to an angle point;
N 68° 21' 02" W 245.01 feet to an angle point;
N 62° 38' 17" W 384.98 feet to an angle point;
N 68° 34' 58" W 76.79 feet to the Northwest corner of Tract 23, the Northeast corner of a 25.42 Acre Tract (Tract 19, this day surveyed), the Southeast corner of a 30.66 Acre Tract (Tract 18, this day surveyed), and the Southwest corner of this tract;
- THENCE: N 04° 55' 22" E 1608.07 feet, at 31.29 feet pass a 5/8" iron pin set in the North line of said road and utility easement, continuing to a 5/8" iron pin found by a 6" cedar post for an interior corner of Survey No. 52, the Northeast corner of Tract 18, the Southeast corner of a 249.05 Acre Tract (Volume 1131, Page 729, Deed Records), the West corner of Survey No. 39 and said 52.388 Acre Tract, the Northeast corner of said 699.00 Acre Tract, and the North corner of this tract;
- THENCE: S 41° 03' 20" E 845.14 feet along a fence with the Southwest line of Survey No. 39 and said 52.388 Acre Tract, the Northeast line of Survey No. 52 and 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

