

GUADALUPE COUNTY, TEXAS

Sur. 52

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

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

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

30.66 ACRES

TRACT 18
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

Sur. 39
J. B. COWAN
abst. 84

27.93 ACRES
TRACT 20
THIS DAY SURVEYED

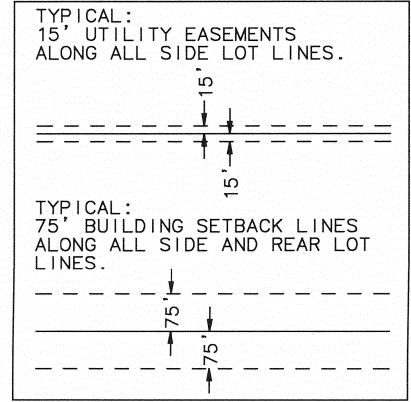
27.90 ACRES
TRACT 16
THIS DAY SURVEYED

25.42 ACRES
TRACT 19
THIS DAY SURVEYED

34.45 ACRES
TRACT 23
THIS DAY SURVEYED

abst. 268

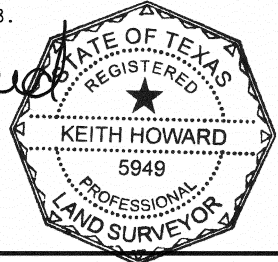
A Plat of a 30.66 Acre Tract (Tract 18) situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas.



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 30.66 Acre Tract of land (Tract 18) 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 5/8" iron pin found by a 6" cedar post for an interior corner of Survey No. 52, the Southeast corner of a 249.05 Acre Tract (Volume 1131, Page 729, Deed Records), the West corner of Survey No. 39 and a 52.388 Acre Tract (Document #2017001608, Official Public Records), the North corner of a 27.93 Acre Tract (Tract 20, this day surveyed), and the Northeast corner of said 699.00 Acre Tract and of this tract from which a 1/2" iron pin found by a 2" pipe post for an interior corner of said 699.00 Acre Tract bears S 41° 03' 20" E 845.14 feet;

THENCE: S 04° 55' 22" W 1608.07 feet into said 699.00 Acre Tract, at 1576.78 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 20, the Northwest corner of a 34.45 Acre Tract (Tract 23, this day surveyed), the Northeast corner of a 25.42 Acre Tract (Tract 19, this day surveyed), and the Southeast corner of this tract;

THENCE: With the centerline of said road and utility easement, the North line of Tract 19, and the South line of this tract as follows:

N 68° 34' 58" W 547.07 feet to an angle point;

S 87° 11' 17" W 346.77 feet to the Southeast corner of Tract 17 and the Southwest corner of this tract;

THENCE: N 00° 00' 00" E 1361.54 feet, at 30.04 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 set for the Northeast corner of Tract 17 and the Northwest corner of this tract;

THENCE: N 86° 40' 05" E 995.32 feet along a fence with the South line of said 249.05 Acre Tract and the North 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
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Hondo, Texas 78861
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