

GUADALUPE COUNTY, TEXAS

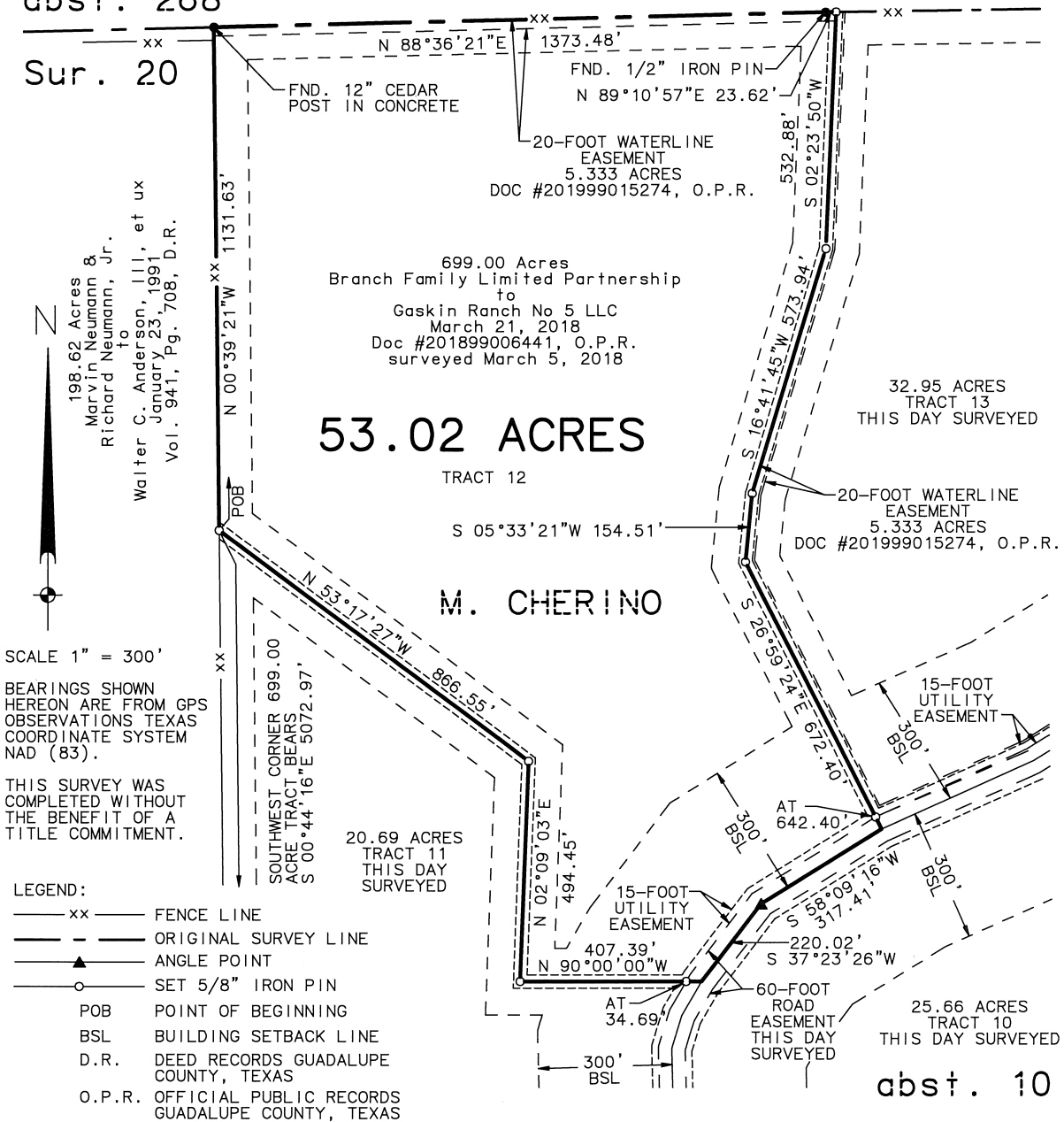
W. J. RAGSDALE

187.024 Acres
Alfred H. Koebig Bypass Trust
to
John Henry Anderson, et ux
August 28, 2015
Doc #2015017733, O.P.R.

Sur. 52

abst. 268

Sur. 20



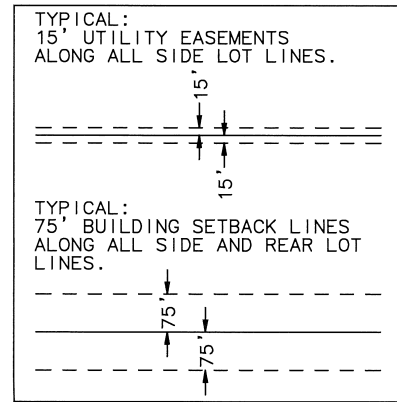
SCALE 1" = 300'

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
 - 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

A Plat of a 53.02 Acre Tract (Tract 12) situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas.



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

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 53.02 Acre Tract of land (Tract 12) being situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas, out of Survey No. 20, Abstract No. 10, M. Cherino, 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 East line of a 198.62 Acre Tract (Volume 941, Page 708, Deed Records) and the West line of said 699.00 Acre Tract for the Northwest corner of a 20.69 Acre Tract (Tract 11, this day surveyed) and the upper Southwest corner of this tract from which the Southwest corner of said 699.00 Acre Tract bears S 00° 44' 16" E 5072.97 feet;

THENCE: N 00° 39' 21" W 1131.63 feet along a fence with the East line of said 198.62 Acre Tract and the West line of said 699.00 Acre Tract to a 12" cedar post found in concrete for the Northeast corner of said 198.62 Acre Tract and the Northwest corner of said 699.00 Acre Tract and of this tract;

THENCE: Along a fence with the South line of Survey No. 52 and a 187.024 Acre Tract (Document #2015017733, Official Public Records) and the North line of Survey No. 20, and said 699.00 Acre Tract, and of this tract as follows:

N 88° 36' 21" E 1373.48 feet to a 1/2" iron pin found for an angle point;

N 89° 10' 57" E 23.62 feet to a 5/8" iron pin set for the Northwest corner of a 32.95 Acre Tract (Tract 13, this day surveyed) and the Northeast corner of this tract;

THENCE: With the West line of Tract 13 and the East line of this tract passing 5/8" iron pins set as follows:

S 02° 23' 50" W 532.88 feet to an angle point;

S 16° 41' 45" W 573.94 feet to an angle point;

S 05° 33' 21" W 154.51 feet to an angle point;

S 26° 59' 24" E 672.40 feet, at 642.40 feet pass a 5/8" iron pin set in the Northwest line of a 60-foot Road and Utility Easement (this day surveyed), continuing to the Southwest corner of Tract 13 and the Southeast corner of this tract;

THENCE: With the centerline of said road and utility easement and the Northwest line of a 25.66 Acre Tract (Tract 10, this day surveyed) and the Southeast line of this tract as follows:

53.02 Acres (Tract 12) – Gaskin Ranch No 5 LLC

S 58° 09' 16" W 317.41 feet to an angle point;

S 37° 23' 26" W 220.02 feet to the lower Northeast corner of Tract 11 and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 407.39 feet, at 34.69 feet pass a 5/8" iron pin set in the Northwest line of said road and utility easement, continuing to a 5/8" iron pin set for an interior corner of Tract 11 and the lower Southwest corner of this tract;

THENCE: N 02° 09' 03" E 494.45 feet to a 5/8" iron pin set for the upper Northeast corner of Tract 11 and an interior corner of this tract;

THENCE: N 53° 17' 27" W 866.55 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
(830) 426-4776

