

GUADALUPE COUNTY, TEXAS

Sur. 52

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

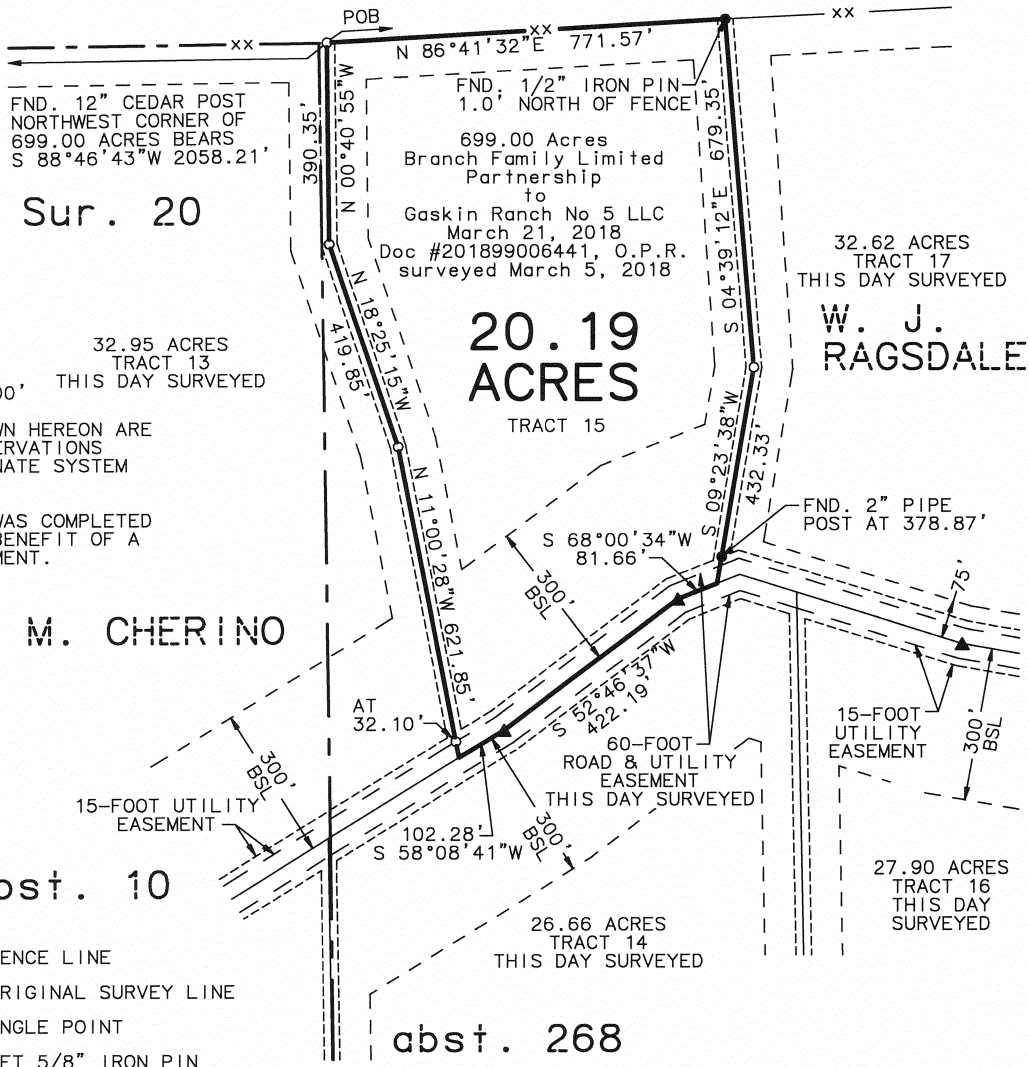
Sur. 20



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.



M. CHERINO

abst. 10

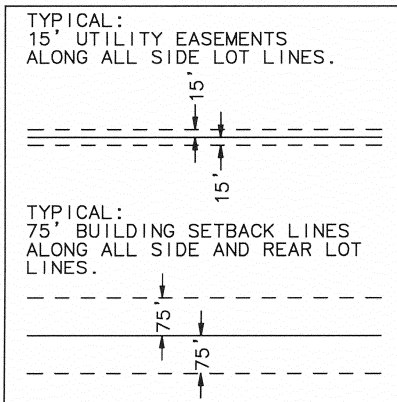
abst. 268

LEGEND:

- xx — FENCE LINE
- — — ORIGINAL SURVEY LINE
- ▲ ANGLE POINT
- SET 5/8" IRON PIN
- POB POINT OF BEGINNING
- BSL BUILDING SETBACK LINE
- 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

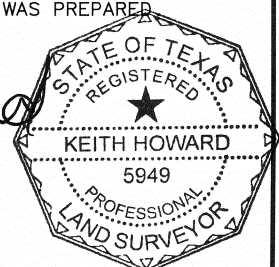
A Plat of a 20.19 Acre Tract (Tract 15) situated about 8.4 miles N 19° E of Seguin in Guadalupe County, Texas.



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 20.19 Acre Tract of land (Tract 15) 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 set under fence in the South line of a 187.024 Acre Tract (Document #2015017733, Official Public Records) and the North line of said 699.00 Acre Tract for the Northeast corner of a 32.95 Acre Tract (Tract 13, this day surveyed) and the Northwest corner of this tract from which a 12" cedar post found in concrete for the Northwest corner of said 699.00 Acre Tract bears S 88° 46' 43" W 2058.21 feet;

THENCE: N 86° 41' 32" E 771.57 feet along a fence with the South line of said 187.024 Acre Tract and the North line of said 699.00 Acre Tract to a 1/2" iron pin found 1.0 foot North of the fence for the Northwest corner of a 32.62 Acre Tract (Tract 17, this day surveyed) and the Northeast corner of this tract;

THENCE: Into said 699.00 Acre Tract with the West line of Tract 17 and the East line of this tract passing 5/8" iron pins set as follows:

S 04° 39' 12" E 679.35 feet to an angle point;

S 09° 23' 38" W 432.33 feet, at 378.87 feet pass a 2" pipe post found in the North line of a 60-foot Road and Utility Easement (this day surveyed), continuing to the Southwest corner of Tract 17 and the Southeast corner of this tract;

THENCE: With the centerline of said road and utility easement and the Northwest line of a 26.66 Acre Tract (Tract 14, this day surveyed) and the Southeast line of this tract as follows:

S 68° 00' 34" W 81.66 feet to an angle point;

S 52° 46' 37" W 422.19 feet to an angle point;

S 58° 08' 41" W 102.28 feet to the Southeast corner of Tract 13 and the Southwest corner of this tract;

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

20.19 Acres (Tract 15) – Gaskin Ranch No 5 LLC

N 11° 00' 28" W 621.85 feet, at 32.10 feet pass a 5/8" iron pin set in the Northwest line of said road and utility easement, continuing to an angle point;

N 18° 25' 15" W 419.85 feet to an angle point;

N 00° 40' 55" W 390.35 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

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Howard Surveying, LLC
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Hondo, Texas 78861
(830) 426-4776

