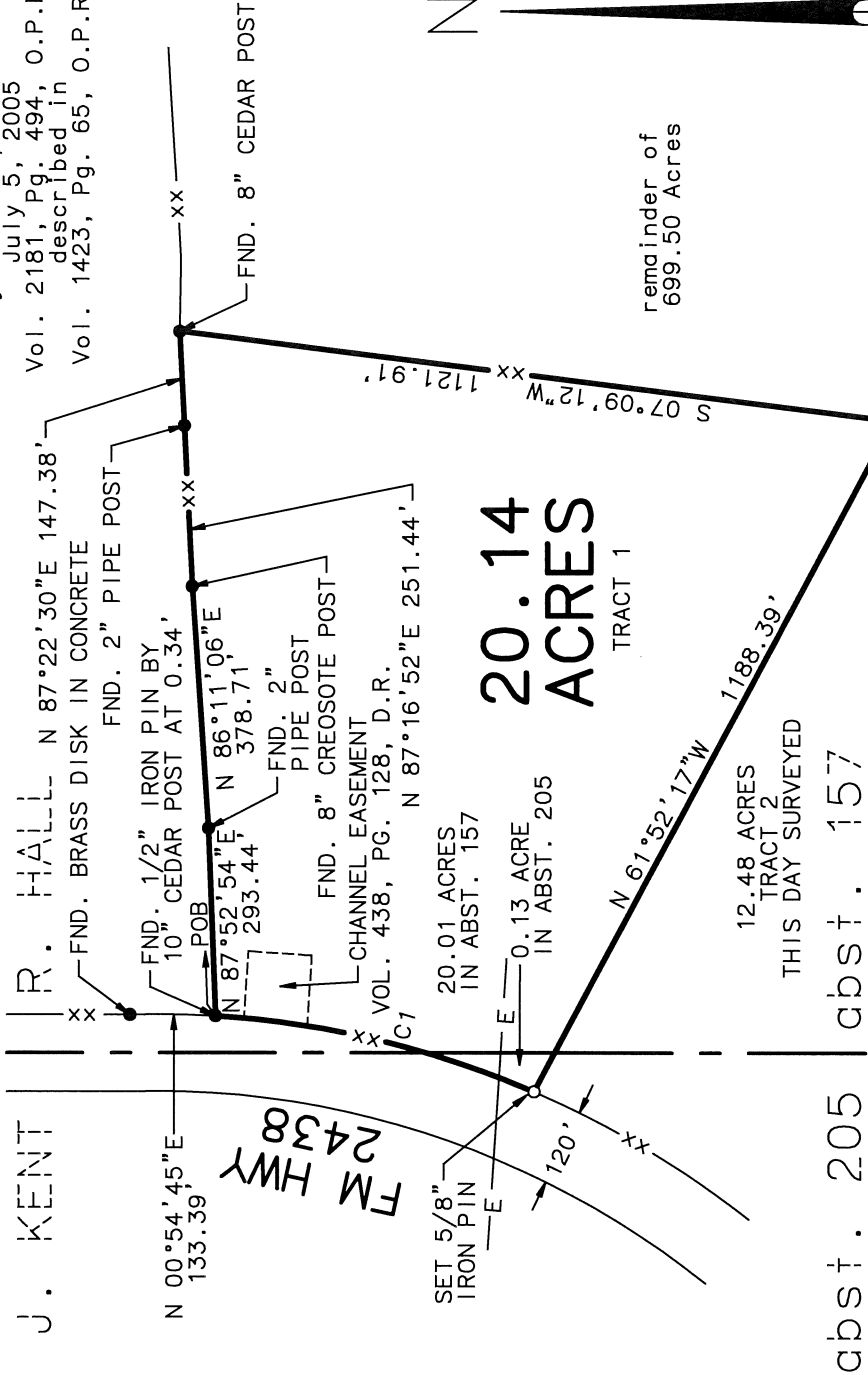


GUADALUPE COUNTY, TEXAS

78.198 Acres
Samuel Joaquin Flores Foundation
to
Benjamin Joaquin, et al
July 5, 2005
Vol. 2181, Pg. 494, O.P.R.
described in
Vol. 1423, Pg. 65, O.P.R.



699.50 Acres
Jerrold W. Parton, et ux
to
Post Oak Haven Ranch
January 31, 2020
Doc #202099002842, O.P.R.
surveyed January 21, 2020

LEGEND:

- xx — FENCE LINE
- ORIGINAL SURVEY LINE

POB POINT OF BEGINNING
D.R. DEED RECORDS GUADALUPE COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	BEARING
C 1	19°45'19"	1492.40'	514.57'	259.87'	512.03'	N 13°21'06"E

PREPARED FOR: POST OAK HAVEN RANCH LLC
SURVEYED ON THE GROUND: MARCH 19, 2020

A Plat of a 20.14 Acre Tract of land
(Tract 1) situated about 8.3 miles East
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
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 7TH DAY OF MAY 2020.

Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776

STATE OF TEXAS
REGISTERED
★
KEITH HOWARD
5949
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Post Oak Haven Ranch LLC
20.14 Acres (Tract 1)

FIELD NOTES TO DESCRIBE

A 20.14 Acre Tract of land (Tract 1) being situated about 8.3 miles East of Seguin in Guadalupe County, Texas, being approximately 0.13 Acre out of Abstract No. 205, J. Kent, original grantee and approximately 20.01 Acres out of Abstract No. 157, R. Hall, original grantee, and being out of a 699.50 Acre Tract (surveyed January 21, 2020) conveyed from Jerrel W. Parten, et ux to Post Oak Haven Ranch by deed dated January 31, 2020 and recorded in Document #202099002842 of the Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING: At the Southwest corner of a 78.198 Acre Tract (Volume 2181, Page 494, Official Public Records, described in Volume 1423, Page 65, Official Public Records) and the upper Northwest corner of said 699.50 Acre Tract, and the Northwest corner of this tract in the East line of F. M. Highway 2438 (120 feet wide) from which a brass disk found in concrete for an angle point of said 78.198 Acre Tract bears N 00° 54' 45" E 133.39 feet;

THENCE: Along a fence with the South line of said 78.198 Acre Tract and the North line of said 699.50 Acre Tract and of this tract as follows:

N 87° 52' 54" E 293.44 feet, at 0.34 foot pass a 1/2" iron pin found by 10" cedar post, continuing to a 2" pipe post found for an angle point;

N 86° 11' 06" E 378.71 feet to an 8" creosote post found for an angle point;

N 87° 16' 52" E 251.44 feet to a 2" pipe post found for an angle point;

N 87° 22' 30" E 147.38 feet to an 8" cedar post found for an angle point of said 699.50 Acre Tract and the Northeast corner of this tract;

THENCE: S 07° 09' 12" W 1121.91 feet along a fence into said 699.50 Acre Tract to a 5/8" iron pin set for the Northeast corner of a 12.48 Acre Tract (Tract 2, this day surveyed) and the Southeast corner of this tract;

THENCE: N 61° 52' 17" W 1188.39 feet to a 5/8" iron pin set for the Northwest corner of Tract 2 and the Southwest corner of this tract;

THENCE: Along a fence with the East line of said highway, the West line of said 699.50 Acre Tract, and a curve to the left having a radius of 1492.40 feet, an arc of 514.57 feet, a tangent of 259.87 feet, a central angle of 19° 45' 19", and a chord bearing N 13° 21' 06" E 512.03 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 7th day of May 2020.

Keith Howard

Keith Howard, R.P.L.S. No. 5949

Howard Surveying

TBPLS Firm No. 10125700

402 State Hwy 173 South

Hondo, Texas 78861

(830) 426-4776

