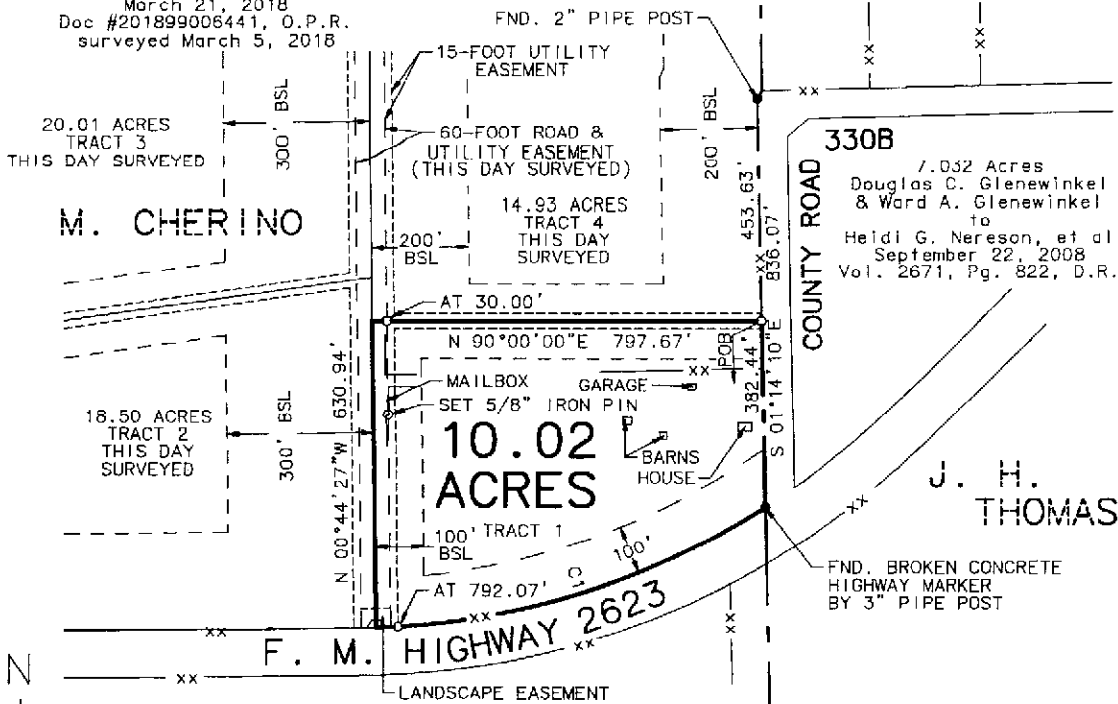


GUADALUPE COUNTY, TEXAS

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

Sur. 20

Sur. 66



BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM
NAD (83).

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

SCALE 1" = 300'

PREPARED FOR: GASKIN RANCH NO 5 LLC

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

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	30°30'47"	1587.70'	845.54'	433.05'	835.58'	S 72°41'45"W

**A Plat of a 10.02 Acre Tract (Tract 1)
situated about 8.4 miles N 19° E of
Seguin in Guadalupe County, Texas.**

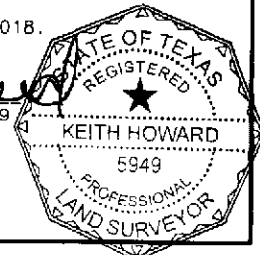
LEGEND:

- E — OVERHEAD ELECTRIC LINE
- xx — FENCE LINE
- - - - ORIGINAL SURVEY LINE
- o — 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

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



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

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

abst. 10 | abst. 311

FIELD NOTES TO DESCRIBE

A 10.02 Acre Tract of land (Tract 1) 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, 20' 8) 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 West line of Survey No. 66 and County Road 330B, the East line of Survey No. 20, and the lower East line of said 699.00 Acre Tract for the Southeast corner of a 14.93 Acre Tract (Tract 4, this day surveyed) and the Northeast corner of this tract from which a 2" pipe post found for an angle point of said 699.00 Acre Tract and Tract 4 bears N 01° 14' 10" W 453.63 feet;
- THENCE: S 01° 14' 10" E 382.44 feet along a fence with the West line of Survey No. 66 and said county road, the East line of Survey No. 20, and the lower East line of said 699.00 Acre Tract to a broken concrete highway marker found by a 3" pipe post for the lower Southeast corner of said 699.00 Acre Tract and the Southeast corner of this tract;
- THENCE: With a curve to the right having a radius of 1587.70 feet, an arc of 845.54 feet, a tangent of 433.05 feet, a central angle of 30° 30' 47", and a chord bearing S 72° 41' 45" W 835.58 feet with the North line of F. M. Highway 2623 and the lower South line of said 699.00 Acre Tract, at 792.07 feet pass a 5/8" iron pin set for the Southeast corner of said road and utility easement, continuing to the South terminus of a 60-foot Road and Utility Easement (this day surveyed), the Southeast corner of an 18.50 Acre Tract (Tract 2, this day surveyed) and the Southwest corner of this tract;
- THENCE: N 00° 44' 27" W 630.94 feet into said 699.00 Acre Tract with the centerline of said road and utility easement and the East line of Tract 2 to the Southwest corner of Tract 4 and the Northwest corner of this tract;
- THENCE: N 90° 00' 00" E 797.67 feet, at 30.00 feet pass a 5/8" iron pin set in the East line of said road and utility easement, continuing 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

