

c: Contano, Quittner, Parker,  
Cortes

**SKLAW**

Sanford | Kuhl | Hagan | Kugle | Parker | Kahn LLP

1980 POST OAK BOULEVARD  
SUITE 1380

HOUSTON, TEXAS 77056

(713) 850-9000

FAX: (713) 850-1330

www.sklaw.us

JULIANNE B. KUGLE

kugle@sklaw.us



September 6, 2023

VIA FEDERAL EXPRESS AND HAND DELIVERY

Ms. Naomi Manski  
City Secretary  
City of Seguin, Texas  
205 North River Street  
Seguin, Texas 78155

RE: Flying Bar D

Dear Ms. Manski:

Pursuant to Chapter 42, Texas Local Government Code, as amended by Senate Bill 2038, effective September 1, 2023, please find the attached Petition for Release of an Area from the Extraterritorial Jurisdiction (the "Petition"). The Petitioners, Ernest Kasiske, Tina Kasiske, and Flying Bar D Ranch, Ltd., own the majority in value of the 313.807 acres of land to be released from the Extraterritorial Jurisdiction of the City of Seguin, as indicated by the attached Tax Certificates from the Guadalupe Central Appraisal District. Attached to the Petition are a metes and bounds description and a survey of the land to be removed.

Upon receipt of this letter, and the Petition, please verify the signatures of the Petitioners pursuant to Chapter 42.105, Texas Local Government Code and notify the Petitioners of the results of the Petition at the following addresses with a copy of such verification to the undersigned:

Mr. and Ms. Kasiske  
13775 FM 725  
Seguin, TX 78155

Flying Bar D Ranch, Ltd.  
1659 SH 46, Suite 155 #433  
New Braunfels, Texas 78132

If you have any questions regarding the foregoing, do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Julianne B. Kugle".

Julianne B. Kugle

Enclosures

THE STATE OF TEXAS                               §  
   §  
COUNTY OF GUADALUPE                      §

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents or landowners of the District of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing.

VIII.

If Petitioner has obtained the signatures on the Petition required under Section 42.104, Texas Local Government Code to release the District from the City's ETJ, the City shall immediately release the District from its ETJ pursuant to Section 42.105(c), Texas Local Government Code.


WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the City Secretary of the City of Seguin, Texas, and that, thereafter, the District be removed from the extraterritorial jurisdiction of the City, in the manner provided by law, including particularly Sections 42.102-105 of the Texas Local Government Code, as amended, that after this Petition has been granted, that it and the Petitioner's action thereon be filed of record and be recorded in the Office of the City Secretary of Seguin, Texas; and that Petitioner have such other order and relief to which they may show itself entitled. If the City Council has not released the Property from the ETJ by the later of the 45th day after the date the City receives this Petition or the next meeting of the City Council that occurs after the 30th day after the date the City receives this Petition, the Property shall be released by operation of law pursuant to Chapter 42.105(d), Texas Local Government Code.

**[REMAINDER OF PAGE INTENTIONALLY BLANK]**

RESPECTFULLY SUBMITTED this 1 day of September, 2023.

PETITIONER:

**FLYING BAR D RANCH, LTD.,**  
a Texas limited partnership

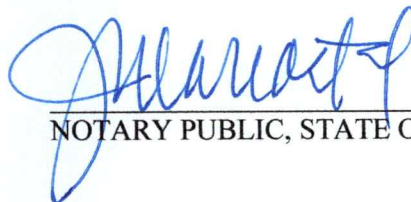
By:   
Leonard Nored, Managing Partner

THE STATE OF TEXAS

COUNTY OF Guadalupe

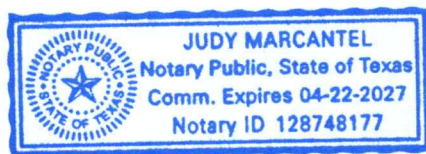
§  
§  
§

This instrument was acknowledged before me on September 1, 2023, by Leonard Nored, as Managing Partner of **FLYING BAR D RANCH, LTD.**, a Texas limited partnership, in the capacity herein stated.



NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



PETITIONER:

**ERNEST KASISKE**

By: Ernest Kasiske

STATE OF TEXAS

COUNTY OF Guadalupe

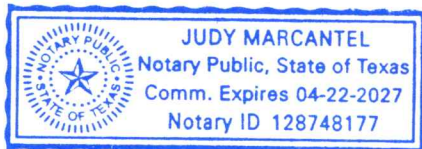
§  
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§

This instrument was acknowledged before me on the 1 day of September, 2023, by ERNEST KASISKE, individually, and acknowledged to me that said person executed the same for the purposes therein expressed, in the capacity therein stated, as the act and deed of said individual.

Given under my hand and seal of office this 1 day of September, 2023.

Judy Marcantel  
Notary Public, State of Texas

SEAL





PETITIONER:

**TINA KASISKE**

By: Tina Kasiske

STATE OF TEXAS

COUNTY OF Brazos

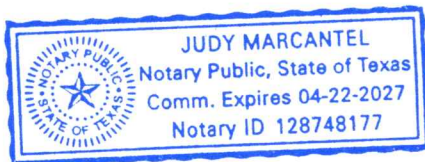
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§  
§

This instrument was acknowledged before me on the 1 day of September, 2023, by TINA KASISKE, individually, and acknowledged to me that said person executed the same for the purposes therein expressed, in the capacity therein stated, as the act and deed of said individual.

Given under my hand and seal of office this 1 day of September, 2023.

J. Marcantel  
Notary Public, State of Texas

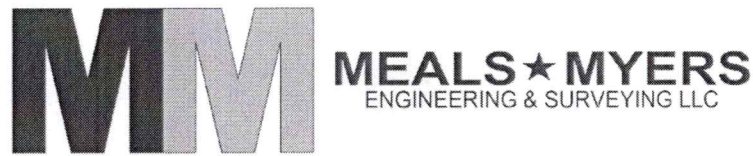
SEAL



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL  
JURISDICTION**

**[Please See Attached]**



STATE OF TEXAS  
COUNTY OF GUADALUPE

**FIELD NOTE DESCRIPTION  
OF A  
313.807 ACRE TRACT**

Being a 313.807 acre tract of land lying in the H.M. Swift Survey, Abstract No. 288, Guadalupe County, Texas, said 313.807 acre tract being a portion of a 445 acre tract of land described in a Special Warranty Deed to Flying Bar D. Ranch, Ltd, dated November 29, 1996, and recorded in Volume 1243, Page 962, Official Public Records of Guadalupe County, Texas, said 445 acre tract further described in Volume 313, Page 603, Deed Records of Guadalupe County, Texas, being inclusive of a 2.97 acre tract of land described in a Special Warranty Deed to Flying Bar D Ranch, Ltd, dated December 9, 2021 and recorded in Document No. 202199043046, Official Public Records of Guadalupe County, Texas, and also being inclusive of a 1.205 acre tract of land as described in a General Warranty Deed to Ernest P. Kasiske and Tina N. Kasiske, dated June 23, 2005, and recorded in Volume 2172, Page 49, Official Public Records of Guadalupe County, Texas; said 313.807 acre tract being more particularly described as follows:

**BEGINNING:** at a 1" diameter metal pinch pipe found at the intersection of the north right-of-way line of Farm to Market Highway 725, described as a 10.785 acre tract of land called "Part 2", recorded in Volume 468, Page 507, Deed Records of Guadalupe County, Texas, and a west line of a 5.00 acre tract of land as described and recorded in Volume 3154, Page 262, Official Public Records of Guadalupe County, Texas, and being further described in Volume 604, Page 848, Deed Records of Guadalupe County, Texas, for the most southerly southeast corner of the herein described 313.807 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears S69°40'55"E, a distance of 0.85 feet;

**THENCE:** along the existing north and east right-of-way lines of the aforementioned Farm to Market Highway 725 the following seven (7) courses and distances:

S70°02'59"W, a distance of 1,503.95 feet (Record – S70°21'W) to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of curvature of a curve to the right, from which a broken and leaning Texas Department of Transportation Type I concrete monument found bears S56°59'28"W, a distance of 2.43 feet,

an arc length of 1,630.44 feet with said curve to the right having a radius of 1,372.39 feet, a delta angle of 68°04'09", and a chord which bears N75°54'57"W, a distance of 1,536.23 feet (Record Chord – N75°36'56"W ~ 1,536.24') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for point of non-tangency,

N32°48'01"W, a distance of 238.34 feet (Record – N32°30'W ~ 238.34') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point,



N30°57'01"W, a distance of 238.34 feet (Record – N30°39'W ~ 238.34') to a Texas Department of Transportation Type I concrete monument found for an angle point,

N19°00'01"W, a distance of 137.61 feet (Record – N18°42'W ~ 137.61') to a Texas Department of Transportation Type I concrete monument found for an angle point,

N16°07'04"W, a distance of 2,540.71 feet (Record – N15°50'W) to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the most westerly northwest corner of the herein described 313.807 acre tract, from which a Texas Department of Transportation Type I concrete monument found for a point of curvature of a curve to the right, bears N16°07'04"W, a distance of 118.17 feet;

**THENCE:** leaving the existing east right-of-way line of the aforementioned Farm to Market Highway 725, N73°39'26"E, a distance of 1,712.51 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an interior corner of the herein described 313.807 acre tract;

**THENCE:** N13°50'21"E, a distance of 1,117.73 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point of the herein described 313.807 acre tract;

**THENCE:** N02°09'40"W, a distance of 305.76 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point of the herein described 313.807 acre tract;

**THENCE:** N26°51'10"W, a distance of 85.85 feet to a 1/2" iron rod with plastic cap stamped "MMES RPSL 6490" set for an angle point of the herein described 313.807 acre tract;

**THENCE:** N38°43'10"W, a distance of 388.43 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the north line of the aforementioned 445 acre tract and the south line of a 71.45 acre tract of land as described and recorded in Volume 650, Page 646, Deed Records of Guadalupe County, Texas, for a northwest corner of the herein described 313.807 acre tract, from which a 1/2" iron rod found at the intersection of the north line of said 445 acre tract and the existing east right-of-way line of the aforementioned Farm to Market Highway 725 bears S54°31'25"W, a distance of 2,202.39 feet;

**THENCE:** along the north line of the aforementioned 445 acre tract and the south line of the aforementioned 71.45 acre tract, N54°31'25"E, a distance of 588.22 feet (Record – N55°E) to 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the west bank of Dead Mans Creek, also being a portion of Lake Placid, described as a 4.0 acre tract of land recorded in Volume 139, Page 9, Deed Records of Guadalupe County, Texas, for an east corner of the herein described 313.807 acre tract, said point lying at the 498.33' contour line;

**THENCE:** generally along the 498.33' contour being the south line of the aforementioned Lake Placid, the following thirty-nine (39) courses and distances:

S00°18'25"W, a distance of 60.68 feet to a point,

S21°01'48"W, a distance of 46.30 feet to a point,

S11°12'26"W, a distance of 26.26 feet to a point,

S20°35'16"E, a distance of 51.82 feet to a point,

N88°43'44"E, a distance of 16.68 feet to a point,

N48°14'24"E, passing a point for the most westerly northwest corner of the aforementioned 2.97 acre tract at a distance of 37.02 feet, a total distance of 44.69 feet to a point,

N59°37'35"E, a distance of 29.87 feet to a point,

N57°12'01"E, a distance of 65.73 feet to a point,

S73°51'15"E, a distance of 4.05 feet to a point,

S32°34'54"E, a distance of 28.41 feet to a point,

S54°54'21"E, a distance of 9.79 feet to a point,

N42°41'57"E, a distance of 9.44 feet to a point,

N29°49'07"W, a distance of 16.79 feet to a point,

N48°10'54"E, a distance of 9.66 feet to a point,

S89°36'07"E, a distance of 18.28 feet to a point,

N04°18'52"E, a distance of 11.56 feet to a point,

N43°51'42"W, a distance of 38.55 feet to a point,

N22°58'53"E, a distance of 17.97 feet to a point,

N70°22'52"E, a distance of 26.90 feet to a point,

S35°21'37"E, a distance of 18.37 feet to a point,

S52°08'10"E, a distance of 84.64 feet to a point,

N62°31'52"E, a distance of 34.00 feet to a point,

N44°43'50"E, a distance of 38.34 feet to a point,

N08°04'33"E, a distance of 16.90 feet to a point,

N24°28'24"W, a distance of 17.09 feet to a point,

N50°08'09"E, a distance of 13.27 feet to a point,

S77°38'50"E, a distance of 9.68 feet to a point,

N40°48'30"E, a distance of 16.92 feet to a point,

N10°37'28"W, a distance of 18.15 feet to a point,

N78°58'21"W, a distance of 17.83 feet to a point,

N25°33'57"W, a distance of 3.49 feet to a point,

N24°01'02"E, a distance of 50.23 feet to a point,

N01°45'20"E, a distance of 94.44 feet to a point,

N18°40'10"W, a distance of 58.02 feet to a point,

N41°07'29"W, a distance of 27.17 feet to a point,

N10°31'54"W, a distance of 12.17 feet to a point,

N50°06'21"E, a distance of 27.36 feet to a point,

N38°37'05"E, a distance of 51.37 feet to a point, and

S66°04'16"E, a distance of 54.25 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the northeast corner of the aforementioned 445 acre tract, the northeast corner of said 2.97 acre tract, the east corner of said 4.0 acre tract, the most westerly northwest corner of a 102.05 acre tract of land as described and recorded in Volume 1788, Page 734, Official Public Records of Guadalupe County, Texas, and the northeast corner of the herein described 313.807 acre tract;

**THENCE:** leaving the south line of the aforementioned Lake Placid 4.0 acre tract, along the east line of the aforementioned 445 acre tract, the east line of the aforementioned 2.97 acre tract, and the west line of the aforementioned 102.05 acre tract, S15°40'44"E, passing a 1/2" iron rod found for the southeast corner of said 2.97 acre tract at a distance of 512.85 feet, a total distance of 4,319.18 feet (Record – S15°E) to a 1/2" iron rod found for the southwest corner of said 102.05 acre tract, the northwest corner of a 14.15 acre tract of land as described and recorded in Document No. 201899020468, Official Public Records of Guadalupe County, Texas, and an angle point of the herein described 313.807 acre tract;

**THENCE:** continuing along the east line of the aforementioned 445 acre tract, the west line of the aforementioned 14.15 acre tract, and the west line of a 10.21 acre tract of land as described and recorded in Document No. 201899023606, Official Public Records of Guadalupe County, Texas, S15°32'45"E, a distance of 841.27 feet (Record – S15°00'00"E) to a 3" diameter metal fence corner post found for the northeast corner of the aforementioned 5.00 acre tract and the most easterly southeast corner of the herein described 313.807 acre tract;

**THENCE:** leaving the east line of the aforementioned 445 acre tract and the west line of the aforementioned 10.21 acre tract, along the north line of the aforementioned 5.00 acre tract, S73°50'31"W, a distance of 350.00 feet (Record – S75°25'00"W ~ 350') to a 1/4" iron rod found for the northwest corner of said 5.00 acre tract and an interior corner of the herein described 313.807 acre tract;

**THENCE:** along a west line of the aforementioned 5.00 acre tract, S16°09'29"E, a distance of 442.70 feet (Record – S14°35'00"E ~ 444') to a 1/2" iron rod found for the most westerly southwest corner of said 5.00 acre tract and an interior corner of the herein described 313.807 acre tract;




**THENCE:** along a south line of the aforementioned 5.00 acre tract, N82°57'43"E, a distance of 152.25 feet (Record – N83°37'00"E ~ 152') to a 1/2" iron rod found for an interior corner of said 5.00 acre tract and the most southerly northeast corner of the herein described 313.807 acre tract;  
**THENCE:** along a west line of the aforementioned 5.00 acre tract, S16°04'06"E, a distance of 246.82 feet (Record – S14°35'00"E) to the **PLACE OF BEGINNING** and containing a total of 313.807 acres of land.

Notes: 1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.  
2. A survey drawing of even date accompanies this Field Note Description and is made a part hereof.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in April through May 2022.



  
Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 – State of Texas

Job #22038  
July 8, 2022  
Updated September 6, 2023





**EXHIBIT "B"**

**CERTIFICATE OF OWNERSHIP OF AREA TO BE REMOVED FROM THE  
EXTRATERRITORIAL JURISDICTION**

**[Please See Attached]**

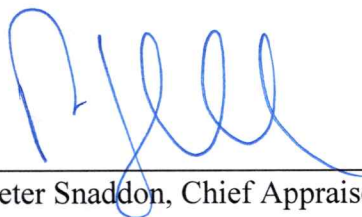
**AFFIDAVIT**

THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

GUADALUPE CENTRAL APPRAISAL DISTRICT §

I, Peter Snaddon, Chief Appraiser of the Guadalupe Central Appraisal District, Texas, hereby certify that: (1) I have reviewed the property description contained in Exhibit "A" attached hereto; and (2) according to the appraisal rolls of Guadalupe County, on August 1, 2023, FLYING BAR D RANCH, LTD held title to 100 percent of the 312.602 acres listed in Exhibit "A" attached hereto.

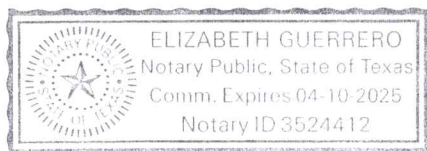


\_\_\_\_\_  
Peter Snaddon, Chief Appraiser

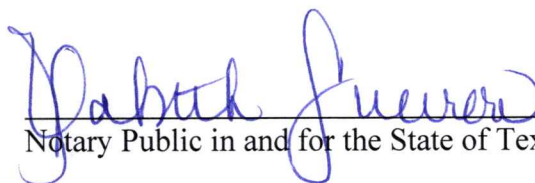
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

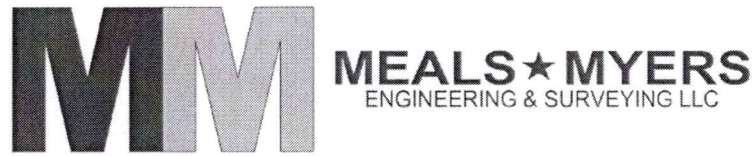
This instrument was acknowledged before me on this 31 day of August, 2023, by Peter Snaddon, Chief Appraiser of the Guadalupe Central Appraisal District.



(NOTARY SEAL)



\_\_\_\_\_  
Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF GUADALUPE

**FIELD NOTE DESCRIPTION  
OF A  
312.602 ACRE TRACT**

Being a 312.602 acre tract of land lying in the H.M. Swift Survey, Abstract No. 288, Guadalupe County, Texas, said 312.602 acre tract being a portion of a 445 acre tract of land described in a Special Warranty Deed to Flying Bar D. Ranch, Ltd, dated November 29, 1996, and recorded in Volume 1243, Page 962, Official Public Records of Guadalupe County, Texas, said 445 acre tract further described in Volume 313, Page 603, Deed Records of Guadalupe County, Texas, also being all of a 2.97 acre tract of land described in a Special Warranty Deed to Flying Bar D Ranch, Ltd, dated December 9, 2021 and recorded in Document No. 202199043046, Official Public Records of Guadalupe County, Texas; said 312.602 acre tract being more particularly described as follows:

**BEGINNING:** at a 1" diameter metal pinch pipe found at the intersection of the north right-of-way line of Farm to Market Highway 725, described as a 10.785 acre tract of land called "Part 2", recorded in Volume 468, Page 507, Deed Records of Guadalupe County, Texas, and a west line of a 5.00 acre tract of land as described and recorded in Volume 3154, Page 262, Official Public Records of Guadalupe County, Texas, and being further described in Volume 604, Page 848, Deed Records of Guadalupe County, Texas, for the most southerly southeast corner of the herein described 312.602 acre tract, from which a Texas Department of Transportation Type I concrete monument found bears S69°40'55"E, a distance of 0.85 feet;

**THENCE:** along the existing north and east right-of-way lines of the aforementioned Farm to Market Highway 725 the following seven (7) courses and distances:

S70°02'59"W, a distance of 1,503.95 feet (Record – S70°21'W) to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for a point of curvature of a curve to the right, from which a broken and leaning Texas Department of Transportation Type I concrete monument found bears S56°59'28"W, a distance of 2.43 feet,

an arc length of 1,630.44 feet with said curve to the right having a radius of 1,372.39 feet, a delta angle of 68°04'09", and a chord which bears N75°54'57"W, a distance of 1,536.23 feet (Record Chord – N75°36'56"W ~ 1,536.24') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for point of non-tangency,

N32°48'01"W, a distance of 238.34 feet (Record – N32°30'W ~ 238.34') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point,

N30°57'01"W, a distance of 238.34 feet (Record – N30°39'W ~ 238.34') to a Texas Department of Transportation Type I concrete monument found for an angle point,

N19°00'01"W, a distance of 137.61 feet (Record – N18°42'W ~ 137.61') to a Texas Department of Transportation Type I concrete monument found for an angle point,

N16°07'04"W, a distance of 2,540.71 feet (Record – N15°50'W) to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the most westerly northwest corner of the herein described 312.602 acre tract, from which a Texas Department of Transportation Type I concrete monument found for a point of curvature of a curve to the right, bears N16°07'04"W, a distance of 118.17 feet;

**THENCE:** leaving the existing east right-of-way line of the aforementioned Farm to Market Highway 725, N73°39'26"E, a distance of 1,712.51 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an interior corner of the herein described 312.602 acre tract;

**THENCE:** N13°50'21"E, a distance of 1,117.73 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point of the herein described 312.602 acre tract;

**THENCE:** N02°09'40"W, a distance of 305.76 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point of the herein described 312.602 acre tract;

**THENCE:** N26°51'10"W, a distance of 85.85 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for an angle point of the herein described 312.602 acre tract;

**THENCE:** N38°43'10"W, a distance of 388.43 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the north line of the aforementioned 445 acre tract and the south line of a 71.45 acre tract of land as described and recorded in Volume 650, Page 646, Deed Records of Guadalupe County, Texas, for a northwest corner of the herein described 312.602 acre tract, from which a 1/2" iron rod found at the intersection of the north line of said 445 acre tract and the existing east right-of-way line of the aforementioned Farm to Market Highway 725 bears S54°31'25"W, a distance of 2,202.39 feet;

**THENCE:** along the north line of the aforementioned 445 acre tract and the south line of the aforementioned 71.45 acre tract, N54°31'25"E, a distance of 588.22 feet (Record – N55°E) to 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set in the west bank of Dead Mans Creek, also being a portion of Lake Placid, described as a 4.0 acre tract of land recorded in Volume 139, Page 9, Deed Records of Guadalupe County, Texas, for an east corner of the herein described 312.602 acre tract, said point lying at the 498.33' contour line;

**THENCE:** generally along the 498.33' contour being the south line of the aforementioned Lake Placid, the following thirty-nine (39) courses and distances:

S00°18'25"W, a distance of 60.68 feet to a point,

S21°01'48"W, a distance of 46.30 feet to a point,

S11°12'26"W, a distance of 26.26 feet to a point,

S20°35'16"E, a distance of 51.82 feet to a point,

N88°43'44"E, a distance of 16.68 feet to a point,



N48°14'24"E, passing a point for the most westerly northwest corner of the aforementioned 2.97 acre tract at a distance of 37.02 feet, a total distance of 44.69 feet to a point,

N59°37'35"E, a distance of 29.87 feet to a point,

N57°12'01"E, a distance of 65.73 feet to a point,

S73°51'15"E, a distance of 4.05 feet to a point,

S32°34'54"E, a distance of 28.41 feet to a point,

S54°54'21"E, a distance of 9.79 feet to a point,

N42°41'57"E, a distance of 9.44 feet to a point,

N29°49'07"W, a distance of 16.79 feet to a point,

N48°10'54"E, a distance of 9.66 feet to a point,

S89°36'07"E, a distance of 18.28 feet to a point,

N04°18'52"E, a distance of 11.56 feet to a point,

N43°51'42"W, a distance of 38.55 feet to a point,

N22°58'53"E, a distance of 17.97 feet to a point,

N70°22'52"E, a distance of 26.90 feet to a point,

S35°21'37"E, a distance of 18.37 feet to a point,

S52°08'10"E, a distance of 84.64 feet to a point,

N62°31'52"E, a distance of 34.00 feet to a point,

N44°43'50"E, a distance of 38.34 feet to a point,

N08°04'33"E, a distance of 16.90 feet to a point,

N24°28'24"W, a distance of 17.09 feet to a point,

N50°08'09"E, a distance of 13.27 feet to a point,

S77°38'50"E, a distance of 9.68 feet to a point,

N40°48'30"E, a distance of 16.92 feet to a point,

N10°37'28"W, a distance of 18.15 feet to a point,

N78°58'21"W, a distance of 17.83 feet to a point,

N25°33'57"W, a distance of 3.49 feet to a point,



N24°01'02"E, a distance of 50.23 feet to a point,  
N01°45'20"E, a distance of 94.44 feet to a point,  
N18°40'10"W, a distance of 58.02 feet to a point,  
N41°07'29"W, a distance of 27.17 feet to a point,  
N10°31'54"W, a distance of 12.17 feet to a point,  
N50°06'21"E, a distance of 27.36 feet to a point,  
N38°37'05"E, a distance of 51.37 feet to a point, and

S66°04'16"E, a distance of 54.25 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the northeast corner of the aforementioned 445 acre tract, the northeast corner of said 2.97 acre tract, the east corner of said 4.0 acre tract, the most westerly northwest corner of a 102.05 acre tract of land as described and recorded in Volume 1788, Page 734, Official Public Records of Guadalupe County, Texas, and the northeast corner of the herein described 312.602 acre tract;

**THENCE:** leaving the south line of the aforementioned Lake Placid 4.0 acre tract, along the east line of the aforementioned 445 acre tract, the east line of the aforementioned 2.97 acre tract, and the west line of the aforementioned 102.05 acre tract, S15°40'44"E, passing a 1/2" iron rod found for the southeast corner of said 2.97 acre tract at a distance of 512.85 feet, a total distance of 4,319.18 feet (Record – S15°E) to a 1/2" iron rod found for the southwest corner of said 102.05 acre tract, the northwest corner of a 14.15 acre tract of land as described and recorded in Document No. 201899020468, Official Public Records of Guadalupe County, Texas, and an angle point of the herein described 312.602 acre tract;

**THENCE:** continuing along the east line of the aforementioned 445 acre tract, the west line of the aforementioned 14.15 acre tract, and the west line of a 10.21 acre tract of land as described and recorded in Document No. 201899023606, Official Public Records of Guadalupe County, Texas, S15°32'45"E, a distance of 841.27 feet (Record – S15°00'00"E) to a 3" diameter metal fence corner post found for the northeast corner of the aforementioned 5.00 acre tract and the most easterly southeast corner of the herein described 312.602 acre tract;

**THENCE:** leaving the east line of the aforementioned 445 acre tract and the west line of the aforementioned 10.21 acre tract, along the north line of the aforementioned 5.00 acre tract, S73°50'31"W, a distance of 350.00 feet (Record – S75°25'00"W ~ 350') to a 1/4" iron rod found for the northwest corner of said 5.00 acre tract and an interior corner of the herein described 312.602 acre tract;

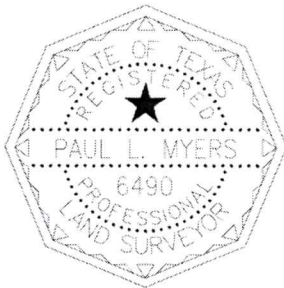
**THENCE:** along a west line of the aforementioned 5.00 acre tract, S16°09'29"E, a distance of 442.70 feet (Record – S14°35'00"E ~ 444') to a 1/2" iron rod found for the most westerly southwest corner of said 5.00 acre tract and an interior corner of the herein described 312.602 acre tract;


**THENCE:** along a south line of the aforementioned 5.00 acre tract, N82°57'43"E, a distance of 152.25 feet (Record – N83°37'00"E ~ 152') to a 1/2" iron rod found for an interior corner of said 5.00 acre tract and the most southerly northeast corner of the herein described 312.602 acre tract;

**THENCE:** along a west line of the aforementioned 5.00 acre tract, S16°04'06"E, a distance of 246.82 feet (Record – S14°35'00"E) to the **PLACE OF BEGINNING** and containing within this field note description 313.865 acres of land, less a 1.205 acre tract of land as described and recorded in Volume 2171, Page 49, Official Public Records of Guadalupe County, Texas, and this day surveyed as 1.205 acres, leaving a total of 312.602 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
  2. A survey drawing of even date accompanies this Field Note Description and is made a part hereof.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in April through May 2022.



  
Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 – State of Texas

Job #22038  
July 8, 2022  
PLM

**AFFIDAVIT**

THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

GUADALUPE CENTRAL APPRAISAL DISTRICT §

I, Peter Snaddon, Chief Appraiser of the Guadalupe Central Appraisal District, Texas, hereby certify that: (1) I have reviewed the property description contained in Exhibit "A" attached hereto; and (2) according to the appraisal rolls of Guadalupe County, on August 1, 2023, Ernest P & Tina N Kasiske held title to 100 percent of the 1.205 acres listed in Exhibit "A" attached hereto.

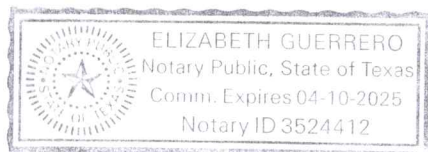


\_\_\_\_\_  
Peter Snaddon, Chief Appraiser

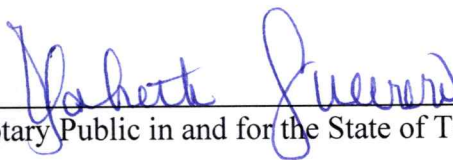
THE STATE OF TEXAS §

COUNTY OF GUADALUPE §

This instrument was acknowledged before me on this 31 day of August, 2023, by Peter Snaddon, Chief Appraiser of the Guadalupe Central Appraisal District.

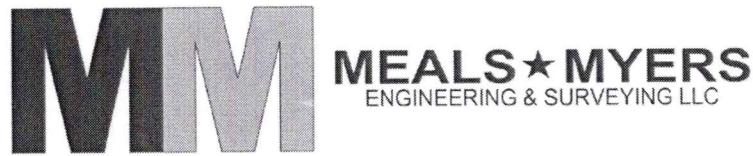


(NOTARY SEAL)



\_\_\_\_\_  
Notary Public in and for the State of Texas





STATE OF TEXAS  
COUNTY OF GUADALUPE

**FIELD NOTE DESCRIPTION  
OF A  
1.205 ACRE TRACT**

Being a 1.205 acre tract of land lying in the H.M. Swift Survey, Abstract No. 288, Guadalupe County, Texas, said 1.205 acre tract of land described in a General Warranty Deed to Ernest P. Kasiske and Tina N. Kasiske, husband and wife dated June 23, 2005, and recorded in Volume 2172, Page 49, Official Public Records of Guadalupe County, Texas, also being a portion of a 445 acre tract of land described in a Special Warranty Deed to Flying Bar D. Ranch, Ltd, dated November 29, 1996, and recorded in Volume 1243, Page 962, Official Public Records of Guadalupe County, Texas, said 445 acre tract further described in Volume 313, Page 603, Deed Records of Guadalupe County, Texas, said 1.205 acre tract being more particularly described as follows:

**COMMENCING:** at a Texas Department of Transportation Type I concrete monument found for a point of curvature of a curve to the right, at the intersection of the existing east right-of-way line of Farm to Market Highway 725, described as a 10.785 acre tract of land called "Part 2", recorded in Volume 468, Page 507, Deed Records of Guadalupe County, Texas;

**THENCE:** leaving the existing east right-of-way line of the aforementioned Farm to Market Highway 725, over and across the aforementioned 445 acre tract, S54°02'43"E, a distance of 1,127.050 feet to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the **PLACE OF BEGINNING** and the northwest corner of the herein described 1.205 acre tract;

**THENCE:** N81°16'13"E, a distance of 199.97 feet (Record N81°33'08"E ~ 199.97') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the northeast corner of the herein described 1.205 acre tract;

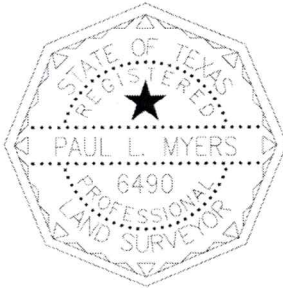
**THENCE:** S14°40'51"E, a distance of 241.60 feet (Record S14°23'56"E ~ 241.60') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southeast corner of the herein described 1.205 acre tract;


**THENCE:** S75°58'23"E, a distance of 218.85 feet (Record S76°15'18"W ~ 218.85') to a 1/2" iron rod with plastic cap stamped "MMES RPLS 6490" set for the southwest corner of the herein described 1.205 acre tract, from which a Texas Department of Transportation Type I concrete monument found lying in the existing east right-of-way line of the aforementioned Farm to Market Highway 725 bears S07°41'52"W, a distance of 1,650.82 feet;

**THENCE:** N10°17'31"W, a distance of 260.60 feet (Record N10°00'34"W ~ 260.60') to the **PLACE OF BEGINNING** and containing 1.205 acres of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, South Central Zone (4204) NAD 83.
  2. A survey drawing of even date accompanies this Field Note Description and is made a part hereof.

I, Paul L. Myers, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my supervision in April through May 2022.



  
Paul L. Myers  
Registered Professional Land Surveyor  
No. 6490 – State of Texas

Job #22038  
May 5, 2022  
PLM