

PLAT OF SURVEY



CALLLED 220.526 ACRES
ROBERT EARL DIXON AND DAWN D.
PHILLIPS
TO
VCD SAN MARCOS RIVER, LLC
FEBRUARY 18, 2013
VOLUME 4048, PAGE 295

CALLLED 139.222 ACRES
EDWARD F. SCULL, JR.
TO
WATERFALL RANCH, LLC
MAY 31, 2013
VOLUME 4091, PAGE 931

SCALE: 1" = 300'

Scully Road (CR 246)

P.O.B.: 1/2" IR Set
Cotton Spindle Found bears:
N 41°04'44" W - 553.98'

1/2" IR Set
1/2" IR Found bears:
S 41°04'44" E - 1281.48'

REMAINDER OF A
CALLLED 350.97 ACRES
HERBERT CONRADS, INC.
TO
FORTRESS RANCH INVESTMENTS, LTD.
MAY 28, 2021
DOCUMENT NO. 202199018509

16.87 AC.

Scully Road (CR 246)

S 41°04'44" E - 2250.95'
Call Overall

PORTION OF A
CALLLED 350.97 ACRES
HERBERT CONRADS, INC.
FORTRESS RANCH INVESTMENTS, LTD.
MAY 28, 2021
DOCUMENT NO. 202199018509

170' WIDE EASEMENT
LOWER COLORADO RIVER AUTHORITY
VOLUME 449, PAGE 143

85' WIDE WATER LINE EASEMENT
CENTRAL TEXAS REGIONAL
WATER SUPPLY CORPORATION
DOCUMENT NO. 2017003458

REMAINDER OF A
CALLLED 350.97 ACRES
HERBERT CONRADS, INC.
TO
FORTRESS RANCH INVESTMENTS, LTD.
MAY 28, 2021
DOCUMENT NO. 202199018509

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

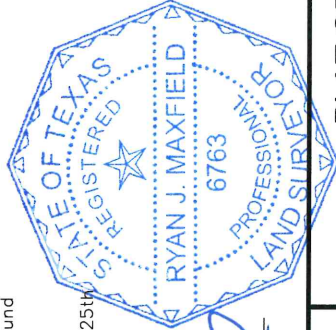
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone - NAD 83)

I, Ryan J. Maxfield, do hereby state that this plat represents a survey made on the ground under my supervision during the month of April, 2021.

GIVEN UNDER MY HAND & SEAL, this the 25th day of June, 2021.



RYAN J. MAXFIELD - R.P.E.S. No. 6763

LEGEND

- Barbed Wire Fence — x —
- Powerline — E —
- Waterline — W —
- IRF —
- IRON ROD FOUND
- POWER POLE

PLAT OF SURVEY
16.87 ACRES LOCATED IN THE
B. & G. FULCHER SURVEY, A-21
GUADALUPE COUNTY, TEXAS

B. & G. FULCHER
SURVEY, A-21

LINE	BEARING	DISTANCE
L1	S 41°04'44" E	415.49
L2	N 40°57'10" W	497.68



 JDS SURVEYING, INC.
WWW.JDSURVEY.COM

PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

DRAWN BY: BA	SCALE: 1" = 300'
SURVEYED BY: SM	REF: TRACT F
DATE: 06-25-2021	FILE NO: 2338-TRACT F.DWG
SKYLINE RANCH-TRACT F	

JDS SURVEYING, INC.

T.B.P.E.L.S. Firm Registration No. 10194118

159 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333

16.87 ACRES

All that certain lot, tract or parcel of land located within the B. & G. Fulcher Survey, Abstract No. 21 of Guadalupe County, Texas and being a portion of a called 350.97 acre tract as described in a deed from Herbert Conrads, Inc. to Fortress Ranch Investments, Ltd., dated May 28, 2021 and recorded in Document No. 202199018509 of the Official Public Records of Guadalupe County, Texas, and this 16.87 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for corner in the Southwest line of Skull Road (County Road 246) and the Northeast line of said 350.97 acre tract, from which a Cotton Spindle Found at the North corner of said 350.97 acre tract bears North 41 deg. 04 min. 44 sec. West, a distance of 553.98 feet;

THENCE South 41 deg. 04 min. 44 sec. East, with the Southwest line of said Skull Road and the Northeast line of said 350.97 acre tract, a distance of 415.49 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Found at an ell corner in the Northeast line of said 350.97 acre tract bears South 41 deg. 04 min. 44 sec. East, a distance of 1,281.48 feet;

THENCE across said 350.97 acre tract, the following three (3) courses and distances:

South 41 deg. 55 min. 58 sec. West, a distance of 1,622.16 feet to a 1/2" Iron Rod Set for corner;

North 40 deg. 57 min. 10 sec. West, a distance of 497.68 feet to a 1/2" Iron Rod Set for corner;

North 44 deg. 49 min. 36 sec. East, a distance of 1,613.13 feet to the POINT OF BEGINNING AND CONTAINING 16.87 ACRES OF LAND, MORE OR LESS.

See Map No. 2338-Tract F prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX South Central Zone – NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of April, 2021.

GIVEN UNDER MY HAND & SEAL, this the 25th day of June, 2021.


Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763

