

# PLAT OF SURVEY

## J.A. NAVARRO SURVEY, A-18

RESIDUE OF A  
 CALLED 148.48 ACRES  
 MPW AUSTIN PROPERTIES, LLC  
 AND PAMELA CAIN WALDRON,  
 TRUSTEE OF THE MARY A. CAIN  
 LIVING TRUST DATED MARCH 28, 2001  
 TO  
 FORTRESS RANCH INVESMENTS, LTD.  
 AUGUST 5, 2020  
 DOCUMENT NO. 2020142055, O.P.R.T.C.T.  
 DOCUMENT NO. 202013817, O.P.R.B.C.T.

P.O.B.: 1/2" IR Set  
 USGS Monument Found bears:  
 N 27°34'07" E - 1464.68'

1/2" IR Set  
 6" Steel Post Found bears:  
 S 27°34'07" W - 2105.47'

RESIDUE OF A  
 CALLED 148.48 ACRES  
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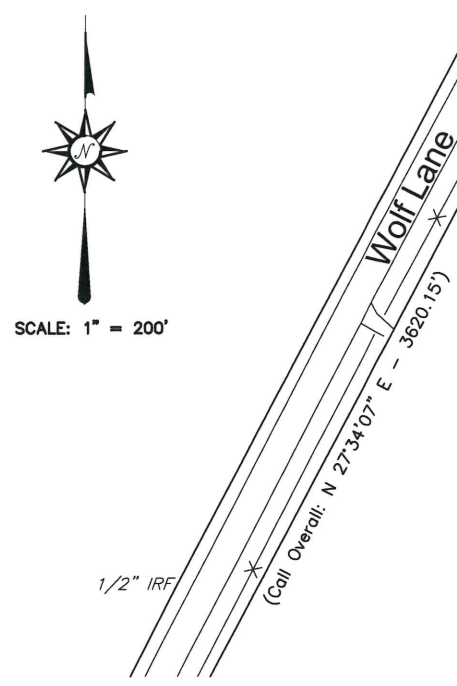
## J.A. NAVARRO SURVEY, A-53

### 10.01 AC.

PORTION OF A  
 CALLED 148.48 ACRES  
 MPW AUSTIN PROPERTIES, LLC  
 AND PAMELA CAIN WALDRON,  
 TRUSTEE OF THE MARY A. CAIN  
 LIVING TRUST DATED MARCH 28, 2001  
 TO  
 FORTRESS RANCH INVESMENTS, LTD.  
 AUGUST 5, 2020  
 DOCUMENT NO. 2020142055, O.P.R.T.C.T.  
 DOCUMENT NO. 202013817, O.P.R.B.C.T.

1/2" IR Set  
 5/8" IR Found bears:  
 N 27°39'19" E - 1464.67'

CALLED 769.524 ACRES  
 ROBERT C. CARR AND WIFE,  
 JUDY CARR  
 TO  
 CARR FAMILY PARTNERSHIP, LTD.  
 TRACT 2  
 DECEMBER 29, 1994  
 VOLUME 736, PAGE 233



SCALE: 1" = 200'

NOTE: FIELD NOTES TO ACCOMPANY THIS PLAT.

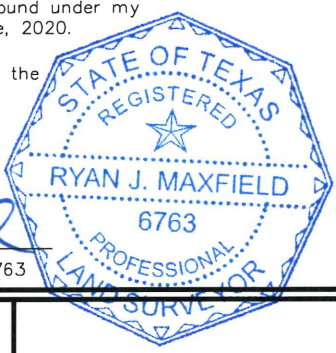
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

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 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 June, 2020.

GIVEN UNDER MY HAND & SEAL, this the 20th day of August, 2020.



*R. J. Maxfield*  
 RYAN J. MAXFIELD - R.P.L.S. No. 6763



LINE	BEARING	DISTANCE
L1	N 27°34'07" E	50.00'

LEGEND	
Barbed Wire Fence	— x —
Powerline	— E —
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
F.C.F.	FENCE CORNER FOUND

**PLAT OF SURVEY**  
**10.01 AC. LOCATED IN THE**  
**J. A. NAVARRO SURVEY, A-18, TRAVIS COUNTY, TEXAS**  
**J. A. NAVARRO SURVEY, A-53, BASTROP COUNTY, TEXAS**

**JDS SURVEYING, INC.**  
 WWW.JDSSURVEY.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: RM	SCALE: 1" = 200'
SURVEYED BY: MA	REF: WOLF LANE - TRACT G
DATE: 08-20-2020	FILE NO: 1828-TRACT G.DWG

# JDS SURVEYING, INC.

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

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

## 10.01 ACRES

All that certain lot, tract or parcel of land located within the J. A. Navarro Survey, Abstract No. 18 of Travis County, Texas and within the J. A. Navarro Survey, Abstract No. 53 of Bastrop County, Texas, and being a portion of a called 148.48 acre tract as described in a deed from MPW Austin Properties, LLC and Pamela Cain Waldron, Trustee of the Mary A. Cain Living Trust dated March 28, 2001 to Fortress Ranch Investments, Ltd., dated August 5, 2020 and recorded in Document No. 20200142055 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and Document No. 202013817 of the Official Public Records of Bastrop County, Texas (O.P.R.B.C.T.), and this 10.01 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set in the Northwest line of said 148.48 acre tract, same being the East right-of-way line of Wolf Lane, from which a United States Geological Survey (USGS) Monument Found at the Southwest corner of a called 40.0092 acre tract as described in a deed from Charles C. Johnstone and spouse, Elaine T. Johnstone to Gordon Guffin, dated December 1, 2015 and recorded in Document No. 2015193594, O.P.R.T.C.T., bears North 27 deg. 34 min. 07 sec. East, a distance of 1,464.68 feet;

THENCE South 62 deg. 08 min. 26 sec. East, across said 148.48 acre tract, a distance of 1,785.12 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner in the West line of a called 769.524 acre tract, described as Tract 2 in a deed from Robert C. Carr and wife, Judy Carr to Carr Family Partnership, LTD., dated December 29, 1994 and recorded in Volume 736, Page 233 of the Deed Records of Bastrop County, Texas, from which a 5/8" Iron Rod Found at the Southeast corner of said 40.0092 acre tract bears North 27 deg. 39 min. 19 sec. East, a distance of 1,464.67 feet;

THENCE South 27 deg. 39 min. 19 sec. West, with the West line of said 769.524 acre tract, a distance of 488.63 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

THENCE across said 148.48 acre tract, the following three (3) courses and distances:

North 62 deg. 08 min. 26 sec. West, a distance of 790.28 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

North 27 deg. 34 min. 07 sec. East, a distance of 438.63 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner;

North 62 deg. 08 min. 26 sec. West, a distance of 994.10 feet to a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set for corner in the Northwest line of said 148.48 acre tract and the East right-of-way line of said Wolf Lane, from which a 6" Steel Post Found at the Northwest corner of a called 153.937 acre tract as described in a deed from Lou M. Webster to Silvermine Partners, LLC, dated August 26, 2015 and recorded in Document No. 201511527 bears South 27 deg. 34 min. 07 sec. West, a distance of 2,105.47 feet;

10.01 ACRES  
Page 2 of 2

THENCE North 27 deg. 34 min. 07 sec. East, with said Northwest line and said East right-of-way line, a distance of 50.00 feet to the POINT OF BEGINNING AND CONTAINING 10.01 ACRES OF LAND. See Map No. 1828-Tract G 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 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 June, 2020.

GIVEN UNDER MY HAND & SEAL, this the 20th day of August, 2020.



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

