

LEGEND

- P.O.B. POINT OF BEGINNING  
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER  
ENG. & SURVEY." PLASTIC CAP - UNLESS NOTED  
⊙ FOUND 1/2" IRON ROD WITH AN ORANGE  
"DIAMOND SURVEYING." PLASTIC CAP  
⊙ FOUND 1/2" IRON ROD WITH A "BROWN  
ENGINEERING" PLASTIC CAP  
⊗ CALCULATED POINT  
R.O.W. RIGHT-OF-WAY



SCALE: 1" = 200'

REMAINING PORTION  
OF 216.669 ACRES  
DOC NO.2016016042  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY,  
TEXAS

PROPOSED 11.04 ACRES

N49° 13' 50"E 400.00'

REMAINING PORTION  
OF 216.669 ACRES  
DOC NO.2016016042  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY,  
TEXAS

PROPOSED 11.04 ACRES

PROPOSED  
10.45 ACRES  
B & G FULCHER  
SURVEY NO. 19  
ABSTRACT NO. 21

REMAINING PORTION  
OF 216.718 ACRES  
DOC NO.2017010156 &  
REMAINING PORTION  
OF 216.669 ACRES  
DOC NO.2016016042  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY,  
TEXAS

PROPOSED 11.00 ACRES

N40° 34' 56"W 1137.56'

S40° 34' 56"E 1137.56'

POINT IN THE SOUTHEAST  
BOUNDARY LINE OF  
A CALLED 216.669 ACRES  
DOC NO.2016016042  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY, TEXAS

N49° 13' 46"E  
713.97'

0.184 OF ONE ACRE  
20' WIDE GENERAL  
UTILITY EASEMENT

20.00'  
N49° 13' 46"E 400.00'

S49° 13' 46"W 400.00'  
SCULL ROAD  
40' R.O.W.

P.O.B.

S49° 13' 42"W  
4733.44'

EAST CORNER OF  
A CALLED 216.718 ACRES  
DOC NO.2017010156  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY, TEXAS

CRYSTAL CLEAR WATER SUPPLY  
20' RIGHT-OF-WAY EASEMENT  
VOLUME 4269, PAGE 213  
OFFICIAL PUBLIC RECORDS  
GUADALUPE COUNTY, TEXAS

EXHIBIT SHOWING:

A 10.45 ACRE TRACT OF LAND LOCATED IN THE B & G FULCHER SURVEY NO. 19,  
ABSTRACT NO. 21, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT  
CERTAIN CALLED 216.669 ACRE TRACT RECORDED IN DOC NO. 2016016042,  
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

BEING A 20' WIDE GENERAL UTILITY EASEMENT (0.184 OF ONE ACRE) LOCATED ON A  
PROPOSED 10.45 ACRE TRACT IN THE B & G FULCHER SURVEY NO. 19, ABSTRACT NO.  
21, GUADALUPE COUNTY, TEXAS, AND BEING ON A PORTION OF THAT CERTAIN  
CALLED 216.669 ACRE TRACT RECORDED IN DOCUMENT NO. 2016016042, OFFICIAL  
PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTES:

- 1) FIELD WORK PERFORMED ON: 9/22/2016 & 9/15/2017
- 2) CLIENT: MILLENNIUM INTERESTS LTD
- 3) ADDRESS: SCULL ROAD
- 4) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK,  
NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE,  
4204, US SURVEY FOOT, GRID.
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE  
COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND  
RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT  
COMPLETE AN ABSTRACT OF TITLE.

**MATKIN HOOVER**

HEADQUARTERS  
8 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244

ENGINEERING  
& SURVEYING

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER DATE: SEPTEMBER 07, 2018  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4939  
JOB NO. 16-4097 - 10.45 ACRES