

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN AUSTIN COUNTY, TEXAS PART OF THE D. CHANDLER LEAGUE, BEING THE SAME AND IDENTICAL TRACT OF LAND AS WAS CONVEYED BY R.W. BENNET TO C. HOHN BY DEED DATED JANUARY 5, 1962, RECORDED IN VOLUME 261, PAGE 127, AUSTIN COUNTY, TEXAS, DEED RECORDS, SAME BEING THE TRACT CONVEYED TO HENRY RANDY & REESA BYLER UECKERT IN DOCUMENT 231910 AUSTIN COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SAME AS THE INTERIOR EL CORNER OF THAT CERTAIN 120.1 ACRE ROBERTSON TRACT CONVEYED BY DEED NUMBERED 122475, AUSTIN COUNTY RECORDS.

THENCE BEARING S12°06'32"E, ALONG THE COMMON LINE OF SAID ROBERTSON TRACT AT 1419.52' PASSING A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ROBERTSON TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN 12.17 ACRE BERNARD TRACT CONVEYED BY DEED VOLUME 391, PAGE 379 OF AUSTIN COUNTY RECORDS, AND FURTHER PASSING A 1" IRON PIPE AT 1564.57' FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID BERNARD TRACT, SAME BEING A POINT IN THE EAST LINE OF STOKES ROAD 30' PUBLIC RIGHT OF WAY, AND PROCEEDING FOR A TOTAL DISTANCE OF 1604.03' TO THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, SAME BEING A POINT ON THE CENTERLINE OF SAID STOKES ROAD;

THENCE WITH THE CENTER OF SAID ROAD THE FOLLOWING 5 CALLS:
N37°26'18"W 366.97';
N42°46'36"W 963.98';
N40°47'55"W 273.76';
N37°13'43"W 164.19';
N33°33'07"W 72.31' TO THE NORTHWESTERN MOST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING A POINT IN THE CENTER OF SAID ROAD;

THENCE WITH A BEARING OF N78°44'15"E, AT 16.15' PASSING A FOUND CAPPED IRON ROD STAMPED '#4194' FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID ROBERTSON TRACT, A TOTAL DISTANCE OF 876.34' TO THE **POINT OF BEGINNING**, CONTAINING 16.1889 ACRES OF LAND, MORE OR LESS.

Waterloo Surveyors

SURVEY PLAT

boundary survey

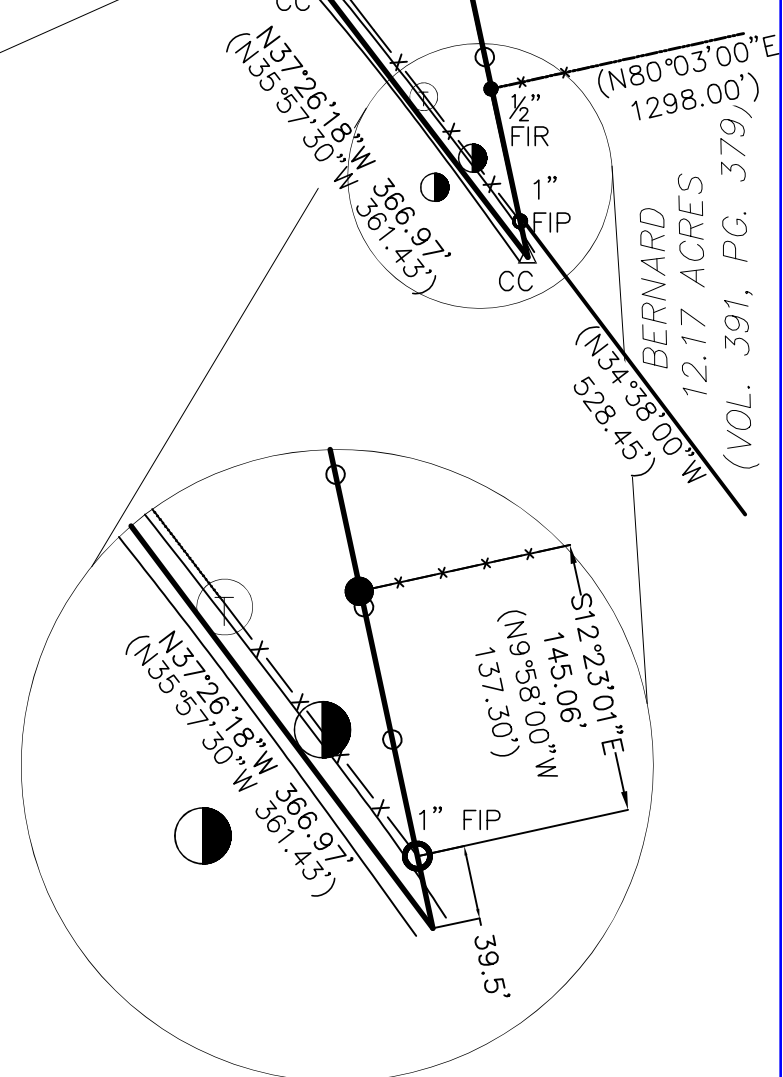
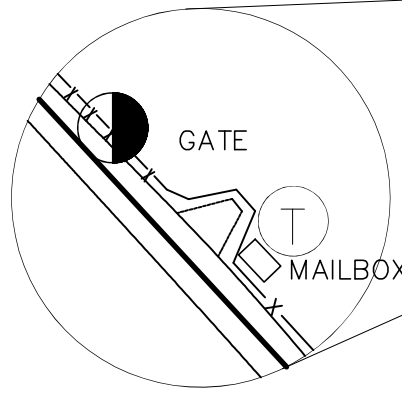
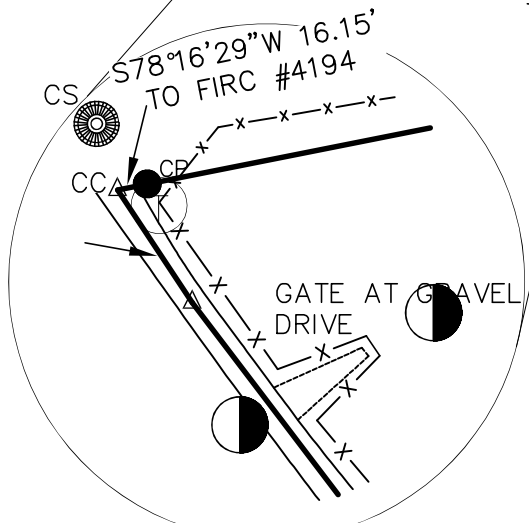
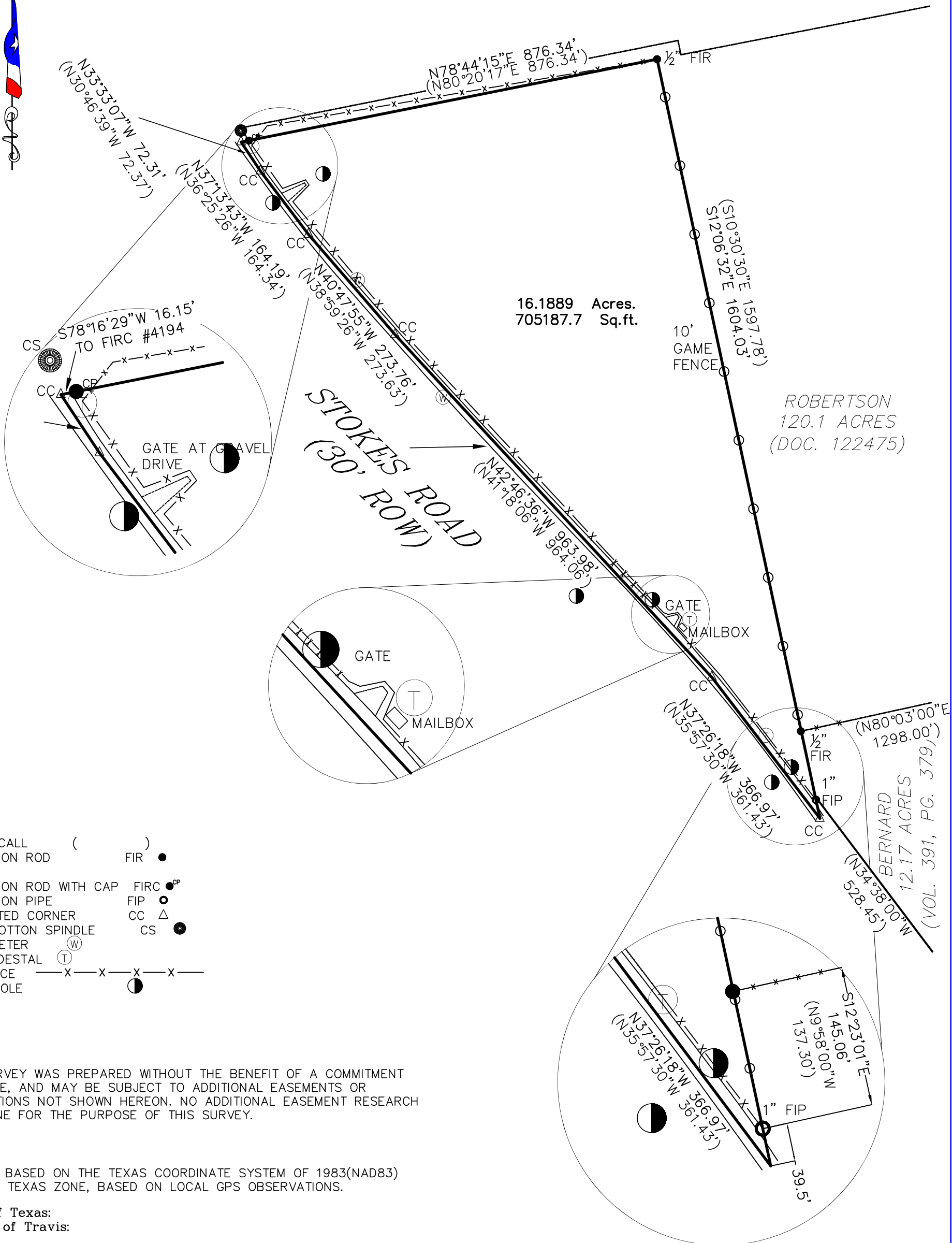
OWNER:
UECKERT HENRY RANDY &
REESA BYLER (DOC. 231910)

ADDRESS:
6618 STOKES ,
BELLVILLE, TEXAS 77418

PAGE:
2 OF 2

H0225

SCALE
1" = 200'



- LEGEND**
- RECORD CALL ()
 - FOUND IRON ROD FIR ●
 - FOUND IRON ROD WITH CAP FIR ●^{CP}
 - FOUND IRON PIPE FIP ○
 - CALCULATED CORNER CC △
 - FOUND COTTON SPINDLE CS ●
 - WATER METER (W)
 - TELE. PEDESTAL (T)
 - WIRE FENCE —X—X—X—X—
 - UTILITY POLE ○

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

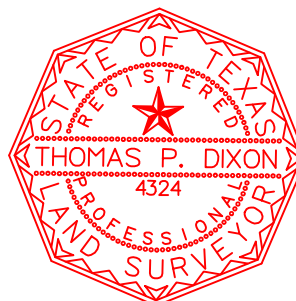
NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Conditions II Survey.

And I certify that the property shown hereon X within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48015C0075F, Zone: X, Dated: 10/18/2019.

Dated this the 1ST day of MAY, 2023.



[Signature]
Thomas P. Dixon R.P.L.S. 4324