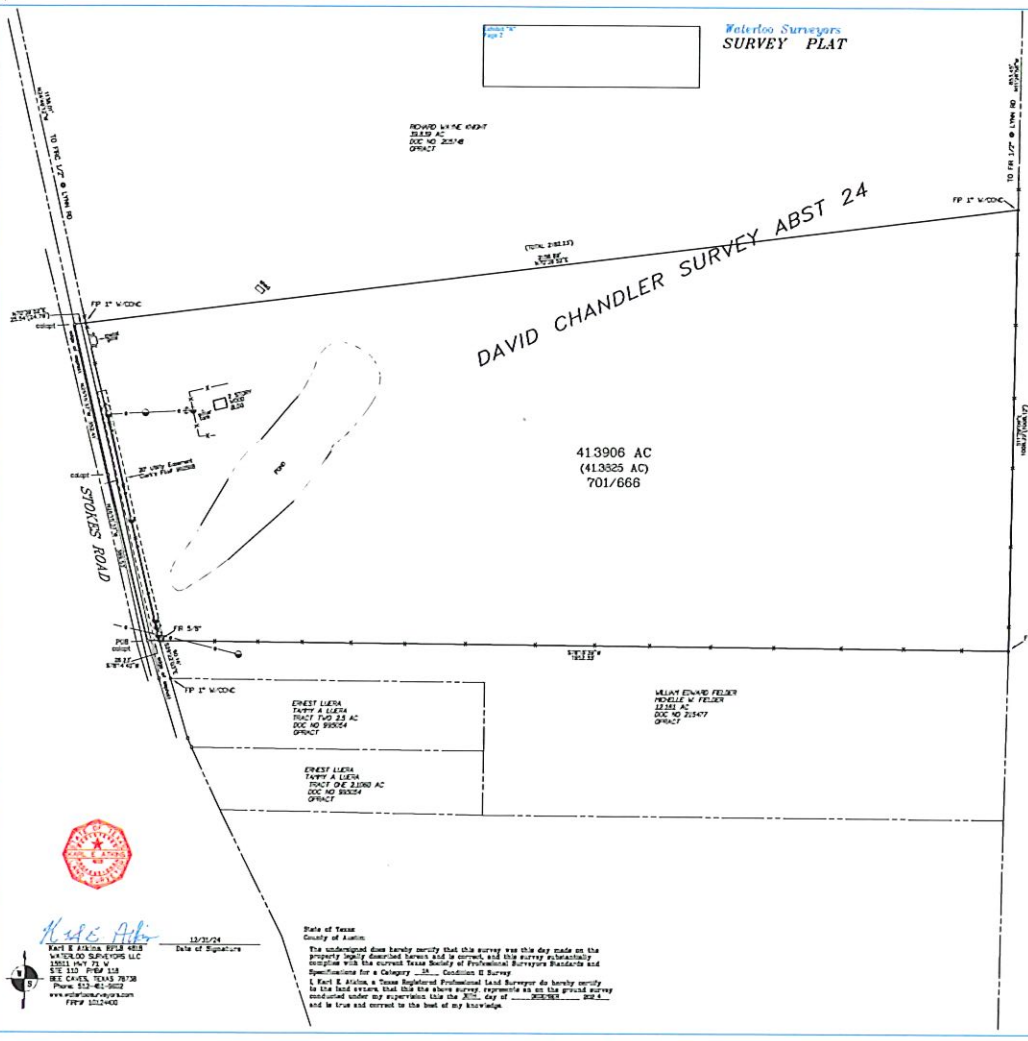
Waterloo Surveyors

SURVEY PLAT



Kent E Atkins 12/31/24
Kent E Atkins RPLS 4813 Date of Signature
WATERLOO SURVEYORS LLC
13601 HWY 71 W
STE 110 PMB 118
BEE CAVES, TEXAS 78738
Phone: 512-461-9602
www.waterloosurveyors.com
FIRM# 10124400

State of Texas
County of Austin

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 1A Condition II Survey

I, Kent E Atkins, a Texas Registered Professional Land Surveyor do hereby certify to the best extent that this the above survey represents as on the ground survey conducted under my supervision this the 30th day of DECEMBER 2024 A.D. and is true and correct to the best of my knowledge

LEGAL DESCRIPTION
BEING 413906 ACRES OUT OF THE DAVID CHANDLER SURVEY ABSTRACT 24, IN AUSTIN COUNTY, TEXAS, AND BEING THAT SAME 413825 ACRES CONVEYED TO CARRIE M BERGERON AND WILLIAM F. BERGERON BY PARTITION DEED RECORDED IN VOLUME 701, PAGE 666, OFFICIAL RECORDS, AUSTIN COUNTY, TEXAS, WITH APPROXIMATELY 6.439 ACRES WITHIN STOKES ROAD

AS PER STEWART TITLE GUARANTY COMMITMENT COMMITMENT WITH GF NO. 24-828-AUS WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2024

UNDER ITEM 13:
I. PROPERTY IS SUBJECT TO SUBDIVISION REGULATIONS SET OUT IN VOLUME 28, PAGE 562, COMMISSIONER'S COURT MINUTES OF AUSTIN COUNTY, TEXAS;
J. 10' ROW EASEMENT FOR SAN BERNARD ELEC COOP ALONG LYNN RD DOES NOT AFFECT THE SUBJECT PROPERTY;
K. 20' UTILITY ROW EASEMENT FOR SAN BERNARD ELEC COOP ALONG STOKES RD AS RECORDED IN CLERK'S FILE NO 993058, AFFECTS THE SUBJECT PROPERTY, AS SHOWN;
M. ANY RIGHTS, CLAIMS OR OTHER MATTERS THAT MAY EXIST OR ARISE BY VIRTUE OF THE DISCREPANCY BETWEEN THE FENCE LINE AND THE ACTUAL PROPERTY LINE;
N. RIGHTS OF OTHERS, HOLDING TITLE TO AND EASEMENTS IN, THAT PORTION OF THE LAND WITHIN STOKES ROAD;

THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO SHARON SUE NO STROUD AND KRISTA NICOLE TONDERA WITH AND THE STEWART TITLE GUARANTY COMPANY AS PER GF NO. 24-828-AUS.

The property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Adm. Department of HUD flood hazard boundary map revised as per Map Number 48015C0215F
Date 4 Dated OCTOBER 18, 2018
FOR AUSTIN COUNTY UNINCORPORATED AREAS 480174

BEARING BASE
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) SOUTH CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

LEGEND

FOUND 1/2" IRON PIPE	FIP
FOUND 1/2" IRON ROD	FIR
FOUND 1/2" IRON ROD W/CAP	FIRC
SET 1/2" IRON ROD W/CAP "SRC LABELED "waterloo surveyors"	SIRC
CALCULATED POINT	●
POINT ON LINE	Δ
WOOD FENCE	—/—/—
WIRE FENCE	—X—X—
UTILITY POLE	
ELECTRIC LINE	
ELECTRIC METER	Ⓔ
(RECORD)	
POINT OF BEGINNING	POB

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = 100 FT.

A/P3