



R=80'

24

23

25
5.00 Acre Tract

TRACT 26
5.00 Acre Tract

S 56°02'34" E
67.58'

27
5.00 Acre Tract



I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon, and is correct.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition 4 Rural Survey and utilized the Title Commitment provided by Burleson County Title Company, GF #240306.

Tyler Tumlinson, R.P.L.S. No 6410 April 16, 2024

TUMLINSON LAND SURVEYING

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

LAND TITLE SURVEY
OF A 5.00 ACRE TRACT OF LAND
BEING ALL OF TRACT 26 OUT OF
SERENITY RANCH ESTATES
SECTION TWO/PHASE 2
VOL. 2, PG. 68B P.R.B.C.
DANIEL PERRY SURVEY, A-198
BURLESON COUNTY, TEXAS

The following easements do not apply to the subject property:

- d. Encroachment Agreement Doc. No. 2024-4049
- h. Clajon Gas Company 257/511
- j. Matador Pipelines, Inc. 296/313
- k. Koch Gathering Systems, Inc. 373/748

LEGEND

These standard symbols will be found in the drawing.	
●	FND 1/2" I.R. w/ yellow cap
— E —	overhead electric line
— x —	wire fence
PROJECT: 03550	