

LEGEND

- These standard symbols will be found in the drawing.
- Found iron rod (size noted)
 - Set 1/2" iron rod w/yellow cap
 - Ⓣ telephone pedestal
 - E— overhead electric line
 - x— wire fence
 - E— pipeline (above ground evidence)

HUGH MCKEEN LEAGUE
A - 171
BURLESON COUNTY, TEXAS



Don Ourada
called 12.50 acres
368/834

Frank Emmett Jenkins
called 12.00 acres
940/490

Michael Prigmore and
Barbara Prigmore
called 10.04 acres
445/112
described in 370/247

Set 1/2" I.R.
w/ yellow cap
at 8" fence
corner post

Elizabeth Blaha
Cause No. 5137
Vol. 95, Pg. 510
P.R.B.C.
called 41.695 acres
537/867 O.R.B.C.
& 94/510 D.R.B.C.

TRACT 3
12.77 ACRES

TRACT 2
12.77 ACRES

TRACT 1
11.10 ACRES

Marvin L. Massey, Jr.
Clifford J. Massey
David J. Massey
Patrick J. Massey
Gary D. Massey &
Susan E. Massey
the remainder of a called
94-1/2 acres
310/712

Phillips Natural Gas Company
50' easement
320/306, 320/312, 320/214,
320/316, 320/318, 320/320,

P.O.C.
Set 1/2" I.R.
w/ yellow cap
- 4" steel post
bears: N 05°36'29" W
6.30'

Connie Tod Manzi
called 12.879 acres
Doc. No. 2022-7473



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 1B Condition 4 Rural Survey
and did not utilized a title commitment.

Tyler Tumlinson, R.P.L.S. No 6410 May 20, 2025

Set 1/2" I.R.
w/ yellow cap
-4" steel post
bears: S 13°49'58" E
2.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1472.39'	261.73'	261.39'	S 65°08'46" W

The following easements apply:

- e. Phillips Natural Gas Company 320/306
f. Phillips Natural Gas Company 320/312
g Phillips Natural Gas Company 320/314
h. Phillips Natural Gas Company 320/316
i. Phillips Natural Gas Company 320/318
j. Phillips Natural Gas Company 320/320

The following easements contain no described
location but may apply:

- k. Phillips Natural Gas Company 324/241
l. Phillips Natural Gas Company 324/243
m. Phillips Natural Gas Company 324/245
n. Phillips Natural Gas Company 324/247
o. Phillips Natural Gas Company 324/249
p. Phillips Natural Gas Company 324/251
q. Deanville Water Supply Corporation 209/271

CATEGORY 1A, CONDITION 4 RURAL
TITLE SURVEY

TRACT 2
12.77 ACRES

DIVISION OF A 36.64 ACRE TRACT OF LAND
OUT OF THE HUGH MCKEEN LEAGUE, A-171
BURLESON COUNTY, TEXAS.
DESCRIBED TO CWD REAL ESTATE, L.P.
DOCUMENT NO. 2025-1916
OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.



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

PROJECT: 03763