

TUMLINSON LAND SURVEYING
FIRM #10193858
1255 Millican Meadows Circle
College Station, Texas 77845

METES AND BOUNDS DESCRIPTION
TRACT 3 - 12.77 ACRES

STATE OF TEXAS §
COUNTY OF BURLESON §

Being a 12.77 acre tract of land out of the Hugh McKeen League, Abstract No. 171, Burleson County, Texas and being out of that certain called 36.64 acre tract of land described to CWD Real Estate, L.P., recorded in Document Number 2025-1916 of the Deed Records of Burleson County, Texas, said 12.77 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with yellow cap set at the northeast corner of said 36.64 acre tract, located at the northwest corner of a called 41.695 acre tract to Elizabeth Blaha, (Cause No. 5137, Vol. 95, Pg. 510 Probate Records of Burleson County, also described in 537/867 O.R.B.C. & 94/510 D.R.B.C.) also located on the south line of a called 12.450 acre tract to Don Qurado, (368/834), for the northeast corner of this;

THENCE along the east line of said 36.64 acre tract, with the west line of said 41.695 acre tract S 21°15'53" E a distance of 343.55 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner of this;

THENCE across said 36.64 acre tract S 61°39'47" W a distance of 1270.41 feet to a 1/2 inch iron rod with yellow cap set on the west line of said 36.64 acre tract, located on the east margin of County Road No. 324, also located on the east line of the remainder of a called 94-1/2 acre tract to Marvin L. Massey, JR., et al, (310/712), for the southwest corner of this;

THENCE along the west line of said 36.64 acre tract, with the east margin of said road and the east line of said remainder tract the following courses and distances:

N 36°52'37" W a distance of 48.86 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 34°38'49" W a distance of 242.49 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
N 30°33'50" W a distance of 213.47 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said 36.64 acre tract, located at the northeast corner of said remainder tract, also located on the south line of a called 10.04 acre tract to Michael Prigmore and Barbara Prigmore, (445/112, described in 270/247), for the northwest corner of this;

THENCE departing said road, along the north line of said 36.64 acre tract, and along the south line of said 10.04 acre tract, a called 12.00 acre tract to Frank Emmitt Jenkins, (940/490), and said 12.50 acre tract N 68°28'10" E passing a 3/8 inch iron rod found at a distance of 534.82 feet and continuing an addition 829.71 feet, for a total distance of 1364.53 feet to the **POINT OF BEGINNING**.

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

This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

May 20, 2025


Tyler Tumlinson RPLS No. 6410
03763 - TR 3

