



**METES AND BOUNDS DESCRIPTION**  
**TRACT 10**

STATE OF TEXAS  
COUNTY OF MILAM

Being a 21.69 acre tract of land, out of the P. Sapp Survey, Abstract No. 335, Milam County, Texas, and being out of and a part of that certain called 193.56 acre tract of land described to River Land Holdings, LLC, recorded in Document No. 2021-1230 of the Official Records of Milam County, Texas, said 21.69 acres being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod with red cap found at the southeast corner of said 193.56 acre tract, located at an interior corner of a called 323.863 acre tract of land described to Stephen M. Pruett (852/117), for the southeast corner of this;

**THENCE** along the south line of said 193.56 acre tract, common boundary with said 323.863 acre tract, S 75°57'12" W, passing a 1/2 inch iron rod found for reference on the east margin of County Road No. 302 at 2139.25 feet, and continuing for a total distance of 2158.15 feet to a calculated point in the approximate centerline of said road at the southeast corner of said 193.56 acre tract, being an exterior ell corner of said 323.863 acre tract, for the southwest corner of this;

**THENCE** along the west line of said 193.56 acre tract, with the approximate centerline of said road, N 21°25'47" W a distance of 287.57 feet to a calculated point for the northwest corner of this;

**THENCE** departing said road and crossing said 193.56 acre tract, N 67°41'16" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 18.90 feet, and continuing for a total a distance of 2131.31 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on the east line of said 193.56 acre tract, same being the west line of a called 323.863 acre tract of land described to Stephen M. Pruett (852/117), for the northeast corner of this;

**THENCE** along the east line of said 193.56 acre tract, common boundary with said 323.863 acre tract, S 22°18'43" E a distance of 597.79 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on the 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.

June 20, 2021

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", written over a horizontal line.

Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02524 Tract 10



