



**METES AND BOUNDS DESCRIPTION  
TRACT 8**

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;

Commenting at a 5/8" iron rod with red cap found at the southeast corner of said 193.56 acre tract, being an interior corner of a called 323.863 acre tract to Stephen M. Pruet, (852/117);  
THENCE along the east line of said 196.56 acre tract, common boundary with said 323.863 acre tract N 22°18'43" W a distance of 1041.78 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner and **POINT OF BEGINNING** of this;

**THENCE** crossing said 193.56 acre tract, S 67°41'16" W, passing a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the east line of County Road No. 302 at 2105.57 feet, and continuing for a total distance of 2124.47 feet to a calculated point in the approximate centerline of said road, on the west line of said 193.56 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, the following courses and distances:

- N 21°25'47" W a distance of 455.55 feet to a calculated point,
- N 24°21'20" W a distance of 45.49 feet to a calculated point for the northwest corner of this;

**THENCE** departing said road and crossing said 193.56 acre tract, common boundary with said Tract 7, the following courses and distances:


- N 76°19'54" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 19.23 feet, and continuing for a total distance of 735.35 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for an angle point, and
- N 63°10'51" E a distance of 1396.40 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 said called 323.863 acre tract 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 500.17 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

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02524 Tract 8





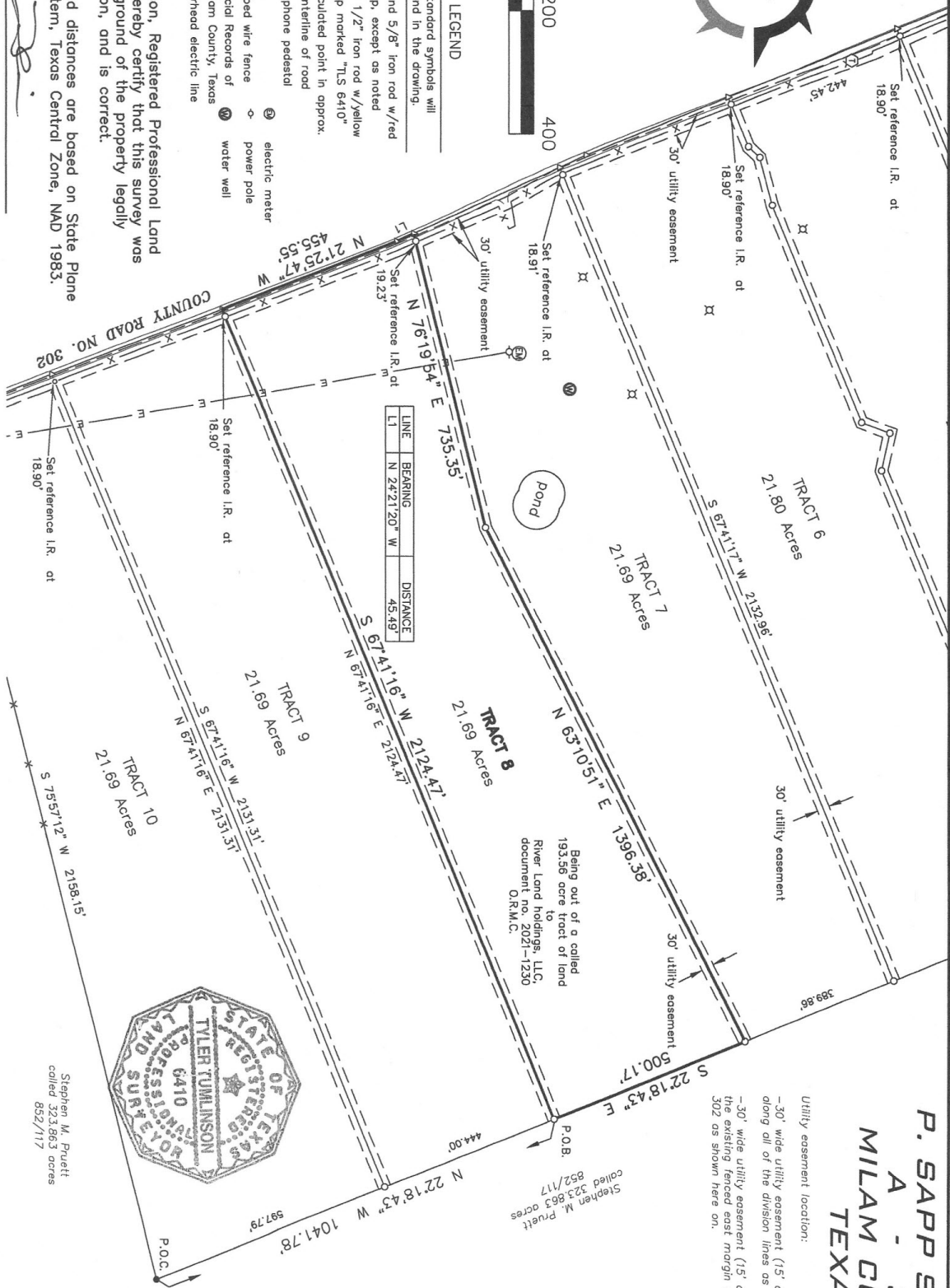
**LEGEND**

- These standard symbols will be found in the drawing.
- Found 5/8" iron rod w/red cap, except as noted
  - Set 1/2" iron rod w/yellow cap marked "LS 6410"
  - △ Calculated point in approx. centerline of road
  - ⊕ telephone pedestal
  - ⊙ well
  - ⊚ electric meter
  - ⊛ barbed wire fence
  - ⊜ power pole
  - ⊞ Official Records of Milam County, Texas
  - ⊗ water well
  - E — overhead electric line

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.

Tyler Tumlinson, R.P.L.S. No 6410 June 20, 2021



LINE	BEARING	DISTANCE
L1	N 24°21'20\" W	45.49'

Being out of a called 193.56 acre tract of land River Land Holdings, LLC document no. 2021-1230 Official Records of Milam County, Texas



Stephen M. Pruett  
called 323,863 acres  
852/117

**P. SAPP SURVEY  
A - 335  
MILAM COUNTY,  
TEXAS**

Utility easement location:  
- 30' wide utility easement (15' on each side) along all of the division lines as shown hereon.  
- 30' wide utility easement (15' on each side) along the existing fenced east margin of County Road No. 302 as shown here on.

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

**BOUNDARY SURVEY**  
OF A 21.69 ACRE TRACT OF LAND, BEING OUT OF A CALLED 193.56 ACRE TRACT OF LAND OUT OF THE P. SAPP SURVEY, A-335, DESCRIBED TO RIVER LAND HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2021-1230 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS.

Surveyed for: River Land Holdings, LLC

PROJECT:	02524-TR 8
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file