



**METES AND BOUNDS DESCRIPTION
TRACT 3**

STATE OF TEXAS
COUNTY OF MILAM

Being a 16.66 acre tract of land, hereinafter called Tract 3, 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 16.66 acres being more particularly described by metes and bounds as follows;

Commencing at a calculated point in the approximate centerline of County Road No. 302, located at the northwest corner of said 193.56 acre tract, from which a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the east margin of said road bears N 56°04'13" E a distance of 19.30 feet;

THENCE along the approximate centerline of said road and along the west line of said 193.56 acre tract S 22°17'58" E a distance of 779.76 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** of this;

THENCE departing said road and crossing said 193.56 acre tract, N 56°04'13" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road 19.30 feet, and continuing for a total distance of 1297.03 feet to a 5/8 inch iron rod with red cap found at an angle point 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), being the 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 39°14'41" E a distance of 680.59 feet to a 5/8 inch iron rod with red cap found at an interior ell corner of said 193.56 acre tract, for the southeast corner of this;


THENCE crossing said 193.56 acre tract, S 67°41'17" W, passing a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the east margin of said road at 1449.86 feet, and continuing for a total distance of 1468.76 feet to a calculated point in the approximate centerline of said road, located 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, N 22°17'58" W a distance of 389.88 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 3



