



**METES AND BOUNDS DESCRIPTION  
TRACT 2**

STATE OF TEXAS  
COUNTY OF MILAM

Being a 12.92 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 12.92 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 bears N 51°32'23" E a distance of 19.68 feet;

Thence along the approximate centerline of said road, being the west line of said 193.56 acre tract S 22°17'58" E a distance of 389.88 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 51°32'23" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 19.68 feet, and continuing for a total distance of 1321.73 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, located on 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°24'13" E a distance of 496.28 feet to a 5/8 inch iron rod with red cap found on the east line of said 193.56 acre tract, for the southeast corner of this;

**THENCE** crossing said 193.56 acre tract, S 56°04'13" 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 1277.73 feet, and continuing for a total distance of 1297.03 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 Tract 2;

**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.

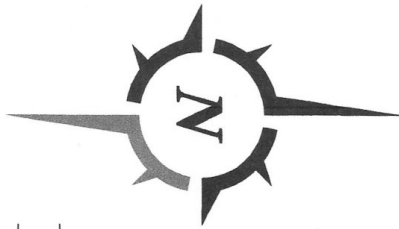
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

June 20, 2021

Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02524 Tract 2



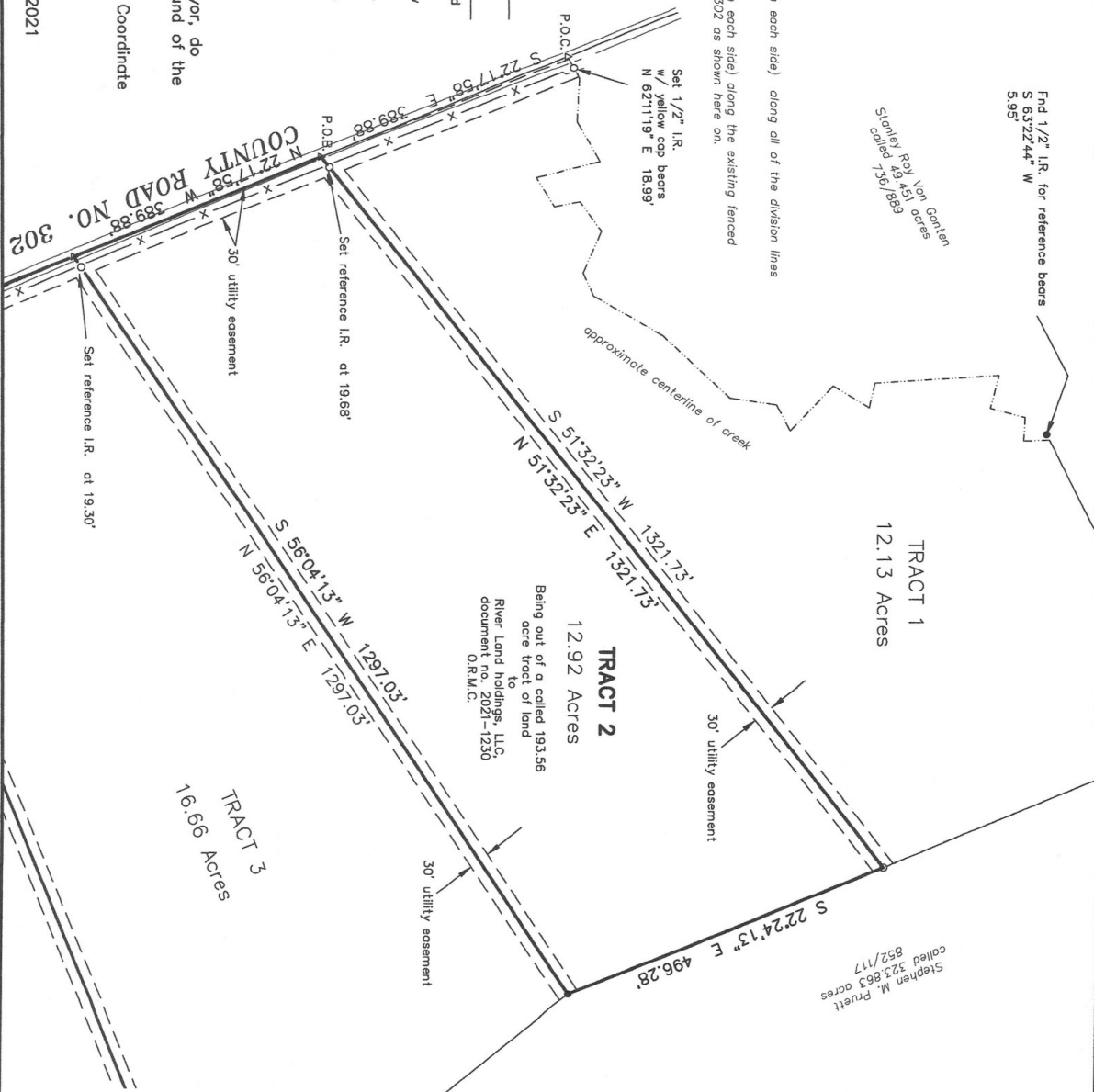
# P. SAPP SURVEY A - 335 MILAM COUNTY, TEXAS



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.

### 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 "T.L.S. 6410"
  - △ Calculated point in approx. centerline of road
  - ▲ Calculated point in approx. centerline of creek
  - X - barbed wire fence
  - R.M.C. Official Records of Milam County, Texas



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

**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 12.92 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 2
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file