



METES AND BOUNDS DESCRIPTION
TRACT 1

STATE OF TEXAS
COUNTY OF MILAM

Being a 12.13 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 12.13 acres being more particularly described by metes and bounds as follows;

BEGINNING at a calculated point in the approximate centerline of County Road No. 302, being the northwest corner of the above mentioned 193.56 acre tract, same being the southwest corner of a called 49.451 acre tract of land described to Stanley Roy Von Gonten (736/889), for the northwest corner of this; from which a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the fenced east margin of said road bears N 62°11'19" E a distance of 18.99 feet,

THENCE departing said road along the north line of said 193.56 acre tract, common boundary with said 49.451 acre tract, and along the approximate centerline of a creek, the following 21 courses and distances:

N 62°11'19" E a distance of 36.98 feet to a calculated point,
S 86°50'01" E a distance of 62.48 feet to a calculated point,
N 60°26'13" E a distance of 67.64 feet to a calculated point,
S 14°15'18" E a distance of 96.15 feet to a calculated point,
N 58°07'38" E a distance of 50.18 feet to a calculated point,
N 11°48'33" W a distance of 37.66 feet to a calculated point,
N 53°44'39" E a distance of 53.97 feet to a calculated point,
S 66°10'09" E a distance of 67.49 feet to a calculated point,
N 64°48'17" E a distance of 37.10 feet to a calculated point,
N 29°32'58" E a distance of 115.95 feet to a calculated point,
N 42°50'13" E a distance of 133.27 feet to a calculated point,
N 08°14'47" E a distance of 68.76 feet to a calculated point,
N 62°14'04" E a distance of 42.78 feet to a calculated point,
N 46°18'28" W a distance of 91.06 feet to a calculated point,
N 31°10'29" E a distance of 61.34 feet to a calculated point,
N 76°59'41" W a distance of 37.19 feet to a calculated point,
N 03°45'15" W a distance of 181.86 feet to a calculated point,
S 75°03'13" E a distance of 50.31 feet to a calculated point,
N 14°54'00" E a distance of 52.41 feet to a calculated point,
S 86°41'23" E a distance of 34.55 feet to a calculated point,
N 02°16'37" W a distance of 37.40 feet to a calculated point, from which a 1/2 inch iron rod found for reference bears S 63°22'44" W a distance of 5.95 feet;

THENCE departing said creek and continuing along the north line of said 193.56 acre tract, common boundary with said 49.451 acre tract, N 63°22'44" E a distance of 485.53 feet to a 5/8 inch iron rod with red cap found at the northeast corner of said 193.56 acre tract, same being the northwest corner of a called 323.863 acre tract of land described to Stephen M. Pruet (852/117), located on the south line of said 49.451 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°24'13" E a distance of 496.28 feet to a 1/2 inch iron rod with yellow cap

marked "TLS 6410" set on said east line, for the southeast corner of this;

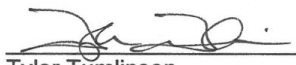
THENCE crossing said 193.56 acre tract, S 51°32'23" W, passing a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the east margin of said road at 1302.05 feet, and continuing for a total distance of 1321.73 feet to a calculated point in the approximate centerline of said road, 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 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 1



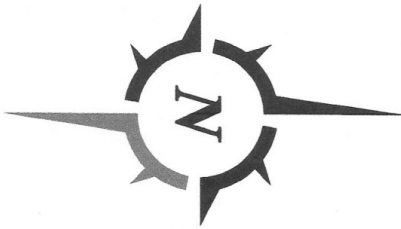
P. SAPP SURVEY A - 335 MILAM COUNTY, TEXAS

LEGEND

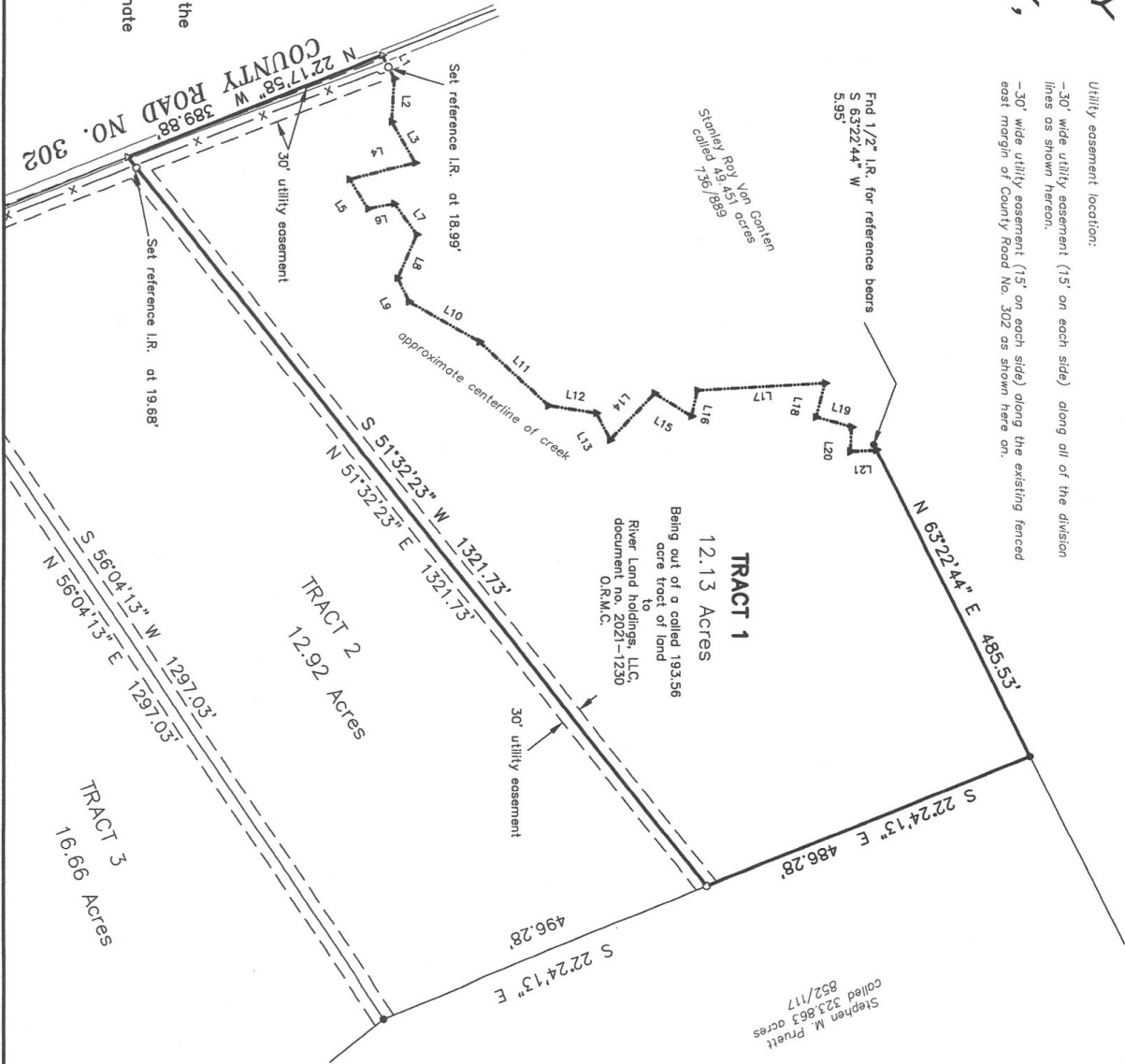
These standard symbols will be found in the drawing.

- Found 5/8" iron rod w/red cap, except as noted
- Set 1/2" iron rod w/yellow cap marked "T.S. 6410"
- △ Calculated point in approx. centerline of road
- ▲ Calculated point in approx. centerline of creek
- X — berbed wire fence
- Official Records of Milam County, Texas

LINE	BEARING	DISTANCE
L1	N 62°11'19" E	389.88
L2	S 66°50'01" E	62.48
L3	N 60°28'13" E	67.84
L4	S 1°15'18" E	96.15
L5	N 58°07'38" E	50.18
L6	N 11°48'33" W	37.66
L7	N 53°44'39" E	53.97
L8	S 89°10'09" E	67.49
L9	N 52°32'58" E	114.06
L10	N 42°50'13" E	133.27
L11	N 08°14'47" E	68.76
L12	N 62°14'04" E	42.78
L13	N 48°18'28" W	91.05
L14	N 48°18'28" W	91.05
L15	N 31°10'29" E	61.34
L16	N 76°59'41" W	37.19
L17	N 02°48'15" W	181.86
L18	S 79°04'02" E	50.31
L19	S 79°04'02" E	50.31
L20	S 86°41'23" E	34.45
L21	N 02°16'37" W	37.40



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.



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 MILLIGAN MEADOWS CIRCLE
 COLLEGE STATION, TEXAS 77845
 254-931-6707
 T.B.P.L.S. FIRM NO. 10193858

BOUNDARY SURVEY
 OF A 12.13 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-TR1
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file