



**METES AND BOUNDS DESCRIPTION  
TRACT 6**

STATE OF TEXAS  
COUNTY OF MILAM

Being a 21.80 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 21.80 acres being more particularly described by metes and bounds as follows;

Commenting at a 5/8 inch iron rod with red cap found at the most easterly northeast corner of the above mentioned 193.56 acre tract, being a southwesterly interior corner of a called 323.863 acre tract to Stephen M. Pruett, (852/117);

Thence, along the northeast line of said 193.56 acre tract, common boundary with said 323.863 acre tract S 22°18'43" E a distance of 930.72 feet to a 1/2 inch iron rod with yellow cap set for the northeast corner and **POINT OF BEGINNING** of this;

**THENCE** continuing 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 442.47 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 67°41'17" W, passing a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference at 2114.05 feet, and continuing for a total distance of 2132.96 feet to a calculated point in the approximate centerline of said road, on the west line of said 193.56 acre tract, being the northwest corner of said Tract 7, for the southwest corner of this Tract 6;

**THENCE** along the west line of said 193.56 acre tract, with the approximate centerline of said road, the following courses and distances:

- N 24°21'20" W a distance of 70.75 feet to a calculated point,
- N 22°17'58" W a distance of 371.76 feet to the **POINT OF BEGINNING**.

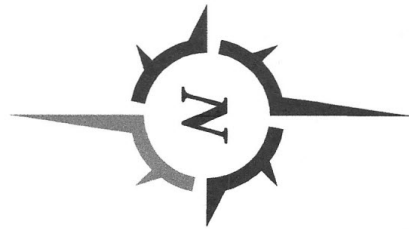
All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

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 6





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.

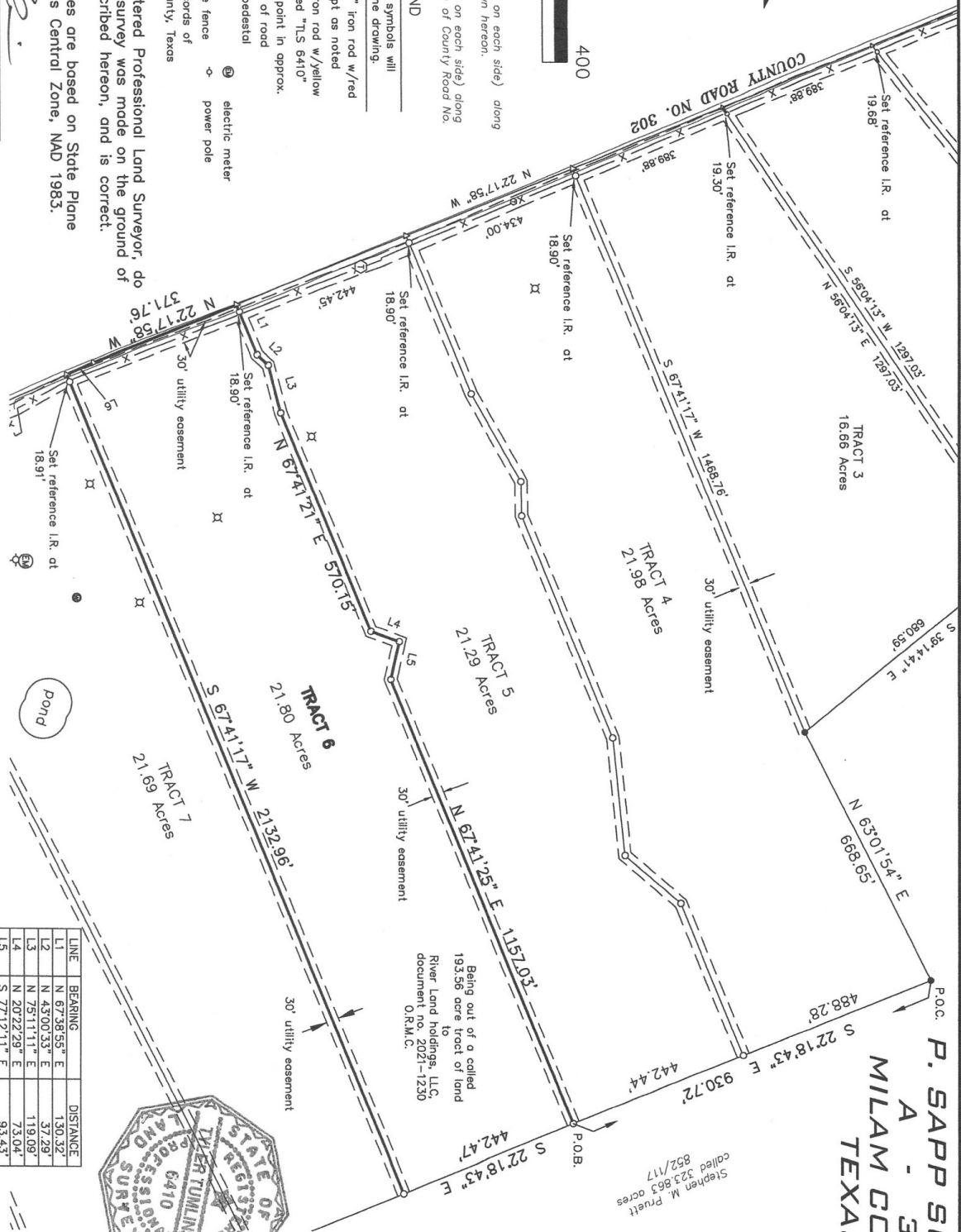
- Found 5/8" iron rod w/rad cap, except as noted
  - Set 1/2" iron rod w/yellow cap marked "T.L.S. 6410"
  - △ Calculated point in approx. centerline of road
  - ⊕ telephone pedestal
  - ⊗ well
  - ⊙ electric meter
  - x — barbed wire fence
  - ⊕ power pole
- O.R.M.C. Official Records of Milam County, 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



LINE	BEARING	DISTANCE
L1	N 67°36'55" E	130.32'
L2	N 43°00'33" E	37.29'
L3	N 75°11'11" E	118.09'
L4	N 20°22'29" E	73.04'
L5	S 77°12'11" E	93.43'
L6	N 24°21'20" W	70.75'



**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 21.80 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

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

PROJECT:	02524-TR6
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file