



**METES AND BOUNDS DESCRIPTION
TRACT 5**

STATE OF TEXAS
COUNTY OF MILAM

Being a 21.29 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 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 488.28 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 442.44 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for the southeast corner of this;

THENCE crossing said 193.56 acre tract, the following courses and distances:

S 67°41'25" W a distance of 1157.03 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 77°12'11" W a distance of 93.43 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 20°22'29" W a distance of 73.04 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 67°41'21" W a distance of 570.15 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 75°11'11" W a distance of 119.09 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
S 43°00'33" W a distance of 37.29 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and
S 67°38'55" W passing a 1/2 inch iron rod with yellow cap set for reference at 111.42 feet and continuing a total a distance of 1157.03 feet to a calculated point in the approximate centerline of County Road No. 302, 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 442.44 feet to a calculated point for the northwest corner of this;

THENCE crossing said 193.56 acre tract, the following courses and distances:

N 67°41'30" E a distance of 411.95 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 60°30'06" E a distance of 242.81 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 89°05'12" E a distance of 83.12 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 67°41'50" E a distance of 577.02 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 84°03'43" E a distance of 288.18 feet to a 1/2 inch iron rod with yellow cap set for an angle point,




N 40°21'49" E a distance of 176.96 feet to a 1/2 inch iron rod with yellow cap set for an angle point,
N 67°40'36" E a distance of 394.32 feet to the **POINT OF BEGINNING**.

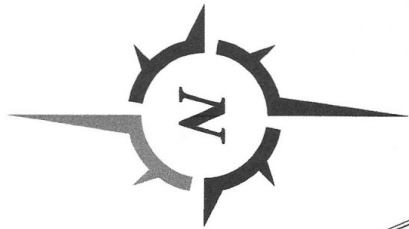
All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

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 5





LINE	BEARING	DISTANCE
L1	N 77°12'11" W	93.43'
L2	S 20°22'29" W	73.04'
L3	S 75°11'11" W	119.09'
L4	S 43°00'33" W	37.29'
L5	S 67°38'55" W	130.32'

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
 - x - barbed wire fence
- O.R.M.C. Official Records of Milam County, Texas

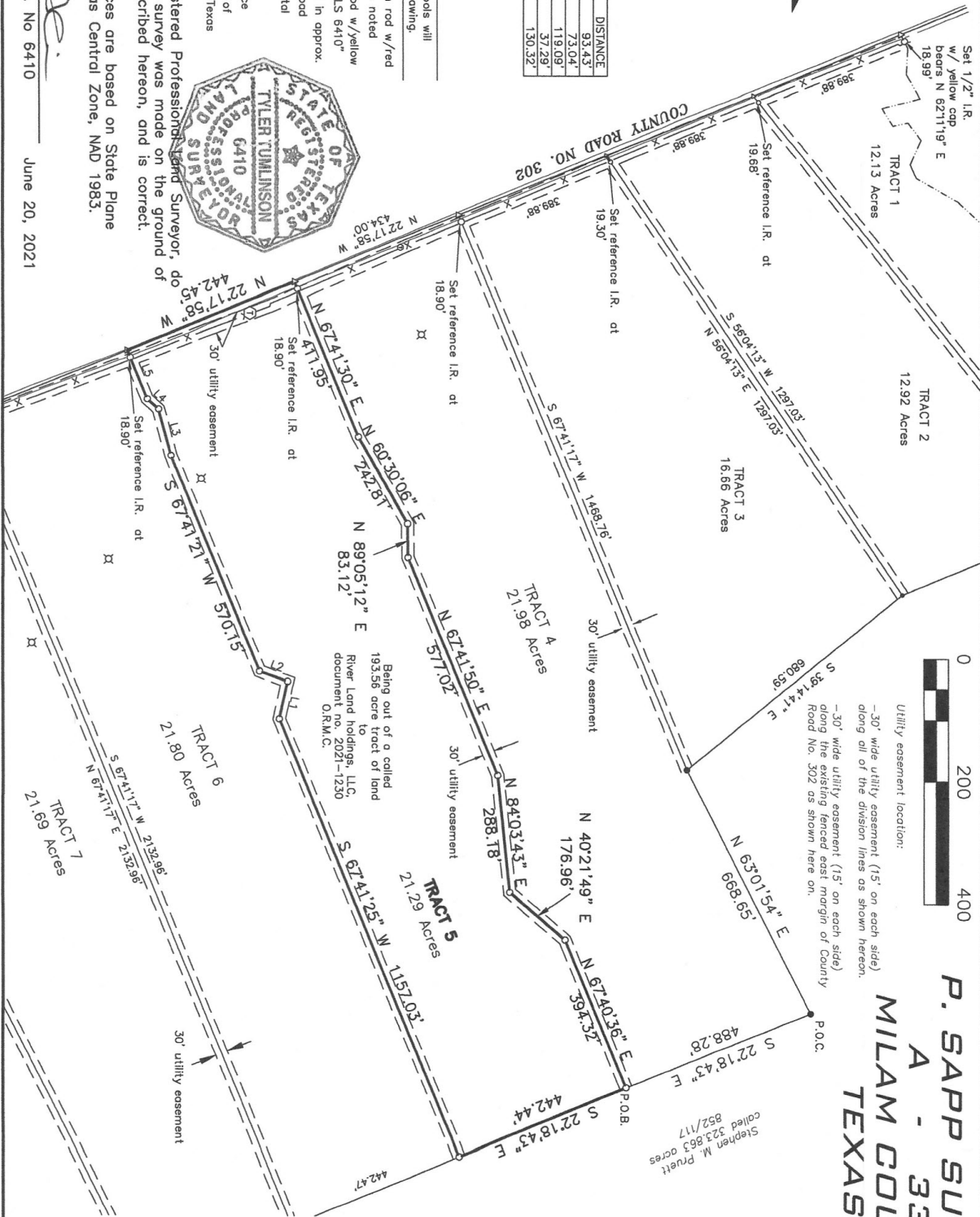


I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground the property legally described hereon, and is correct.

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



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

Stephen M. Pruett
 called 523,863 acres
 852/117

**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 21.29 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-TR5
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file