



**METES AND BOUNDS DESCRIPTION**  
**TRACT 4**

STATE OF TEXAS  
COUNTY OF MILAM

Being a 21.98 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 21.98 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 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 67°41'17" E a distance of 18.90 feet, located on the west line of said 193.56 acre tract, for the northwest corner of this, ;

**THENCE** departing said road and crossing said 193.56 acre tract, N 67°41'17" E, passing said reference rod at 18.90 feet, and continuing for a total distance of 1468.76 feet to a 5/8 inch iron rod with red cap found at a northeasterly interior corner of said 193.56 acre tract, same being a southwesterly corner of a called 323.863 acre tract of land described to Stephen M. Pruett (852/117), for an angle point of this;

**THENCE** along the north line of said 193.56 acre tract, common boundary with said 323.863 acre tract, N 63°01'54" E a distance of 668.65 feet to a 5/8 inch iron rod with red cap found at the most easterly northeast corner of said 193.56 acre tract, being an interior corner of said 323.863 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°18'43" E a distance of 488.28 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°40'36" W a distance of 394.32 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 40°21'49" W a distance of 176.96 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 84°03'43" W a distance of 288.18 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 67°41'50" W a distance of 577.02 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 89°05'12" W a distance of 83.12 feet to a 1/2 inch iron rod with yellow cap set for an angle point,  
S 60°30'06" W a distance of 242.81 feet to a 1/2 inch iron rod with yellow cap set for an angle point, and  
S 67°40'30" W passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 393.05 feet and continuing a total distance of 411.95 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 434.00 feet to the **POINT OF BEGINNING**.

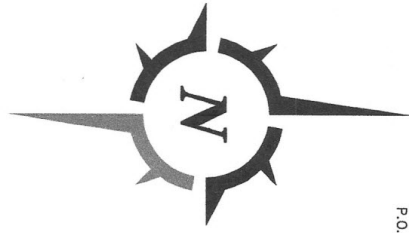
All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

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 4





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
  - ⊙ telephone pedestal
  - x — well
  - x — barbed wire fence
- O.R.M.C. Official Records of Milam County, Texas

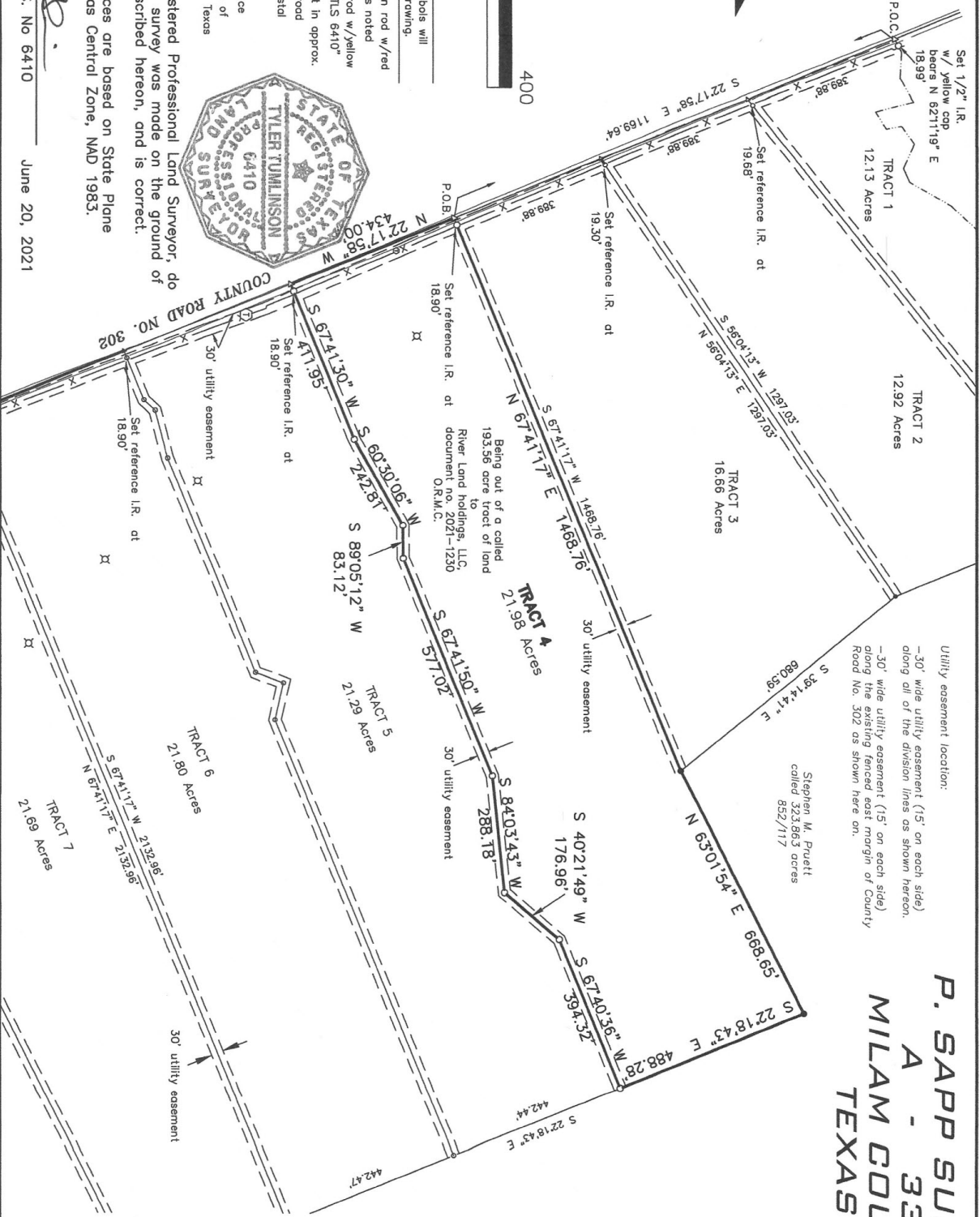


I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground, of the property legally described hereon, and is correct.

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



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

**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 21.98 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-TR4
DATE:	6-20-2021
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FIELDBOOK:	see file