



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF MILAM

Being a 23.12 acre tract of land out of the Charles Walden Survey, Abstract No. 378, Milam County, Texas and being out of and a part of the remainder of that certain called 869.878 acre tract of land to Fairview Holdings, LP, recorded in Volume 835, Page 828 of the Official Records of Milam County, Texas, said 23.12 acres being more particularly described by metes and bounds as follows;

Commencing at a calculated point in the approximate center of County Road No. 325, located at a southwest corner of said remainder tract, located at the southeast corner of a called 86.13 acre tract to Gerald Davenport and Vivian Davenport, (doc. no. 2019-2348), from which a 1/2 inch iron rod with yellow cap found for reference on the fenced north margin of said road bears N 21°21'06" W a distance of 5.80 feet;

Thence along the south line of said remainder tract, and along the interior of said road N 68°46'40" E a distance of 450.73 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of this;

THENCE departing said road, across said remainder tract the following courses and distances:

-N 21°13'20" W passing a 1/2 inch iron rod with yellow cap set for reference on the fenced north margin of said road at a distance of 11.54 feet and continuing a total distance of 2213.83 feet to a 1/2 inch iron rod with yellow cap set in a fence line for the northwest corner of this,
- N 68°38'15" E along a fence line a distance of 454.73 feet to a 1/2 inch iron rod with yellow cap set for the northeast corner of this, and
- S 21°13'20" W passing a 1/2 inch iron rod with yellow cap set for reference on the fenced north margin of said road at a distance of 2198.55 feet and continuing a total distance of 2214.95 feet to a calculated point on the south line of said remainder tract, in said road for the southeast corner of this;

THENCE along the south line of said remainder tract, and through the interior of said road S 68°46'40" W a distance of 454.72 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on 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 10, 2021

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410
Firm #10193858
02614-RAD



**CHARLES WALDEN SURVEY
A - 378
MILAM COUNTY, TEXAS**



FAIRVIEW HOLDINGS LP
remainder of a
called 869.878 acres
835/828

N 68°38'15" E
161.92'
454.73'
453.60'

29.54 Acres

23.03 Acres

20.00 Acres

FAIRVIEW HOLDINGS LP
remainder of a
called 869.878 acres
835/828

Gerald Davenport and
Vivian Davenport
called 86.13 acres
doc. no. 2019-2348

FAIRVIEW HOLDINGS LP
remainder of a
called 869.878 acres
835/828

Being out of and a part of the
remainder of a tract of land
called
FAIRVIEW HOLDINGS LP
869.878 acres to
Volume O.R.M.C. Page 828
835/828

23.12 Acre Tract

concrete pads

Fnd 1/2" I.R.
w/ red cap

N 03°14'53" W 552.06'
N 03°17'43" W 394.48'

N 21°13'20" W 2213.83'

S 21°13'20" E 2214.95'

N 21°21'06" W 1313.00'

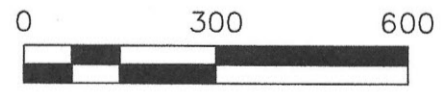
Set 1/2" I.R.
w/ yellow cap
for reference at
16.40'

Set 1/2" I.R.
w/ yellow cap
for reference at
11.54'

Fnd 1/2" I.R.
w/ red cap
for reference at
5.80"

N 68°46'40" E 450.73'

S 68°46'40" W 454.72'
COUNTY ROAD NO. 325



The following easements may apply:

- p. Texas Pipeline Company 256/19
- t. Texas Pipe Line Company 256/205
- u. Texas Pipe Line Company 268/265
- v. Texas Pipe Line Company 257/345
- z. Texas Pipeline Company 256/18
- aa. Southwest Milam Water Supply Corporation 389/125
- bb. Southwest Milam Water Supply Corporation 428/684
- dd. Southwest Milam Water Supply Corporation 1054/331
- ee. Bartlett Electric Cooperative, Inc. 863/669
- ff. Bartlett Electric Cooperative, Inc. 863/667
- hh. Bartlett Electric Cooperative, Inc. 863/663
- jj. Bartlett Electric Cooperative, Inc. 827/92

The following easements do not apply:

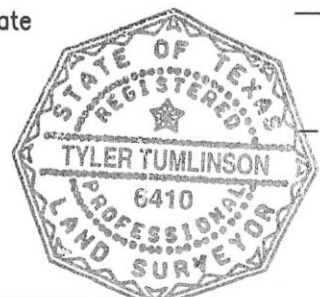
- q. Southwest Milam Water Supply Corporation 547/592
- r. Southwest Milam Water Supply Corporation 597/892
- s. All American Pipe Line Company 605/843
- w. Southwest Milam Water Supply Corporation 547/594
- x. Southwest Milam Water Supply Corporation 547/596
- y. Bartlett Electric Cooperative, Inc. 633/520
- cc. Bartlett Electric Cooperative 572/882
- gg. Bartlett Electric Cooperative, Inc. 863/665
- ii. Southwestern Bell Telephone Company 858/760
- ww. Southwest Milam Water Supply Corporation 1264/744

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 10, 2021



LEGEND

- These standard symbols will be found in the drawing.
- Found 1/2" iron rod
 - Set 1/2" iron rod w/yellow cap
 - △ Calculated point
 - x — wire fence

**TUMLINSON
LAND SURVEYING**

1255 MILLICAN MEADOWS CIRCLE
COLLEGE STATION, TEXAS 77845
254-931-6707
T.B.P.L.S. FIRM NO. 10193858

**BOUNDARY AND IMPROVEMENT SURVEY
OF A 23.12 ACRE TRACT OF LAND OUT OF THE CHARLES
WALDEN SURVEY, A-378, MILAM COUNTY, TEXAS.**

Surveyed for: Brittany Nicole Baggerly and
Lorance Reed Baggerly

| | |
|------------|--------------|
| PROJECT: | 02585-BAG |
| DATE: | 6-10-2021 |
| SURVEYOR: | T. TUMLINSON |
| DRAWN BY: | T. TUMLINSON |
| FIELDBOOK: | see file |