



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 4**  
**11.398 ACRES**  
**IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NUMBER 5**  
**AUSTIN COUNTY, TEXAS**

BEING a 11.398 acre tract of land situated in the San Felipe de Austin Survey, Abstract Number 5, Austin County, Texas, being a portion of that certain called 47.86 acre tract described as "Tract Two" in instrument to Senior De Tierra, LLC., recorded under Instrument Number 252291, of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), said 11.398 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said San Felipe de Austin Survey and the H. & T.C. RR. Co. Survey, Abstract Number 214, the centerline of Wolchik Road, the northwesterly line of said 47.86 acre tract, for a westerly corner of the herein described 11.398 acre tract, from which a 1/2 inch iron rod found for the northerly corner of that certain called 21.000 acre tract described in instrument to Tha Cin and Thangcung Congzo, recorded under Instrument Number 261264, O.P.R.A.C.T. bears, South 42°35'20" West, 1026.83 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,831,399.97, E: 2,855,953.50**, South Central Zone, grid measurements;

THENCE North 42°35'20" East, 333.96 feet, with the apparent common line between said San Felipe de Austin Survey and said H. & T.C. RR. Co. Survey, the centerline of said Wolchik Road, the northwesterly line of said 47.86 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 11.398 acre tract;

THENCE South 16°04'44" East, severing, over and across said 47.86 acre tract, at a distance of 18.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southeasterly margin of said Wolchik Road, in all, a total distance of 993.22 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 47.86 acre tract and that certain called 10.0007 acre tract described in instrument to Troy Noska, recorded under Instrument Number 174090, O.P.R.A.C.T., for the easterly corner of the herein described 11.398 acre tract, from which a 5/8 inch iron rod with cap found for the common southerly corner of that certain called 15.65 acre tract described as "Tract One" in said instrument to Senior De Tierra, LLC., and that certain called 13.60 acre tract described in instrument to Texas Greener Pastures, LLC., recorded under Instrument Number 252349, O.P.R.A.C.T. bears, North 42°30'03" East, 1334.77 feet;

THENCE South 42°30'03" West, 845.55 feet, with the northwesterly line of said 10.0007 acre tract and that certain called 19.00 acre tract described in instrument to SHC Real Estate Investments, LLC., recorded under Instrument Number 192381, O.P.R.A.C.T., common to the southeasterly line of said 47.86 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the easterly corner of said 21.000 acre tract, being the southerly corner of the herein described 11.398 acre tract;

THENCE North 47°19'41" West, 151.44 feet, with the northeasterly line of said 21.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for a westerly corner of the herein described 11.398 acre tract;

THENCE continuing, over and across said 47.86 acre tract, the following two (2) courses and distances:

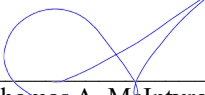
1. North 23°02'42" East, 518.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 01°38'23" West, at a distance of 734.26 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southeasterly margin of said Wolchik Road, in all, a total distance of 752.26 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.398 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 13, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41762.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone, U.S. Survey Feet.

April 27, 2026  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921