TEXAS PROFESSIONAL SURVEYING, LLC.
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 4
10.740 ACRES
IN THE MARTHA BRENNAN SURVEY, ABSTRACT NUMBER 67
ROBERTSON COUNTY, TEXAS

BEING a 10.740 acre tract of land situated in the Martha Brennan Survey, Abstract Number 67, Robertson County, Texas, being a portion of that certain called 247.250 acre tract described in instrument to BCP Land, LLC., recorded under Document Number 20255034, of the Official Public Records of Robertson County, Texas (O.P.R.R.C.T.), said 10.740 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set within the margins of Red Hill Road, in the common line between said 247.250 acre tract and that certain called 29.5952 acre tract described as "First Tract" in instrument to Jo Ann Kirk, recorded in Volume 419, Page 451, O.R.R.C.T., being the easterly corner of the herein described 10.740 acre tract, from which a 5/8 inch iron rod found at the intersection of said Red Hill Road with Providence Road, for the common corner of said 247.250 acre tract, said 29.5952 acre tract, that certain called 3 acre tract described as "Tract One" in instrument to Connie Sue Willenbring, recorded in Volume 1501, Page, 589, O.P.R.R.C.T., and that certain called 4,367.6 acre tract described as "Parcel A" in instrument to UW Brazos Valley Farm, LLC., recorded in Volume 1458, Page 675, O.P.R.R.C.T. bears, South 38°37'10" East, 516.36 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N:10,322,176.58, E:3,454,153.20**, Central Zone, grid measurements;

THENCE severing, over and across said 247.250 acre tract, the following two (2) courses and distances:

1. South 57°03'22" West, 829.40 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 32°56'38" West, 584.54 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Brennan Survey and the Samuel C. Smith 1/4 League, for the westerly corner of the herein described 10.740 acre tract, from which a 1 inch iron pipe found in said apparent common line, for an interior corner of said 247.250 acre tract bears, South 57°03'22" West, 938.43 feet;

THENCE North 57°03'22" East, 771.31 feet, with the apparent common line between said Brennan Survey and said Smith ¼ League, continuing, over and across said 247.250 acre tract, at a distance of 733.91 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southwesterly margin of said Red Hill Road, in all, a total distance of 771.31 feet, to a 5/8 inch iron rod found for the common corner of said 247.250 acre tract, that certain called 45.70 acre tract, described in instrument to Wynnwoof Development, LLC., recorded in Volume 1597, Page 881, O.R.R.C.T., and said 29.5952 acre tract, being the northerly corner of the herein described 10.740 acre tract, from which a ½ inch iron rod found for the most northerly corner of said 247.250 acre tract bears, North 37°39'13" West, 1186.81 feet;

THENCE South 38°37'10" East, 587.42 feet, with the common line between said 247.250 acre tract and said 29.5952 acre tract, within the margins of said Red Hill Road, to the **POINT OF BEGINNING** and containing a computed area of 10.740 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 16, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41362.

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

February 24, 2026
Date



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