TEXAS PROFESSIONAL SURVEYING, LLC.
3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 10
31.057 ACRES
IN THE SAMUEL C. SMITH 1/4 LEAGUE, ABSTRACT NUMBER 44
AND IN THE MARTHA BRENNAN SURVEY, ABSTRACT NUMBER 67
ROBERTSON COUNTY, TEXAS

BEING a 31.057 acre tract of land situated in the Samuel C. Smith 1/4 League, Abstract Number 44, and 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 31.057 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 margins of Providence Road, the common line between said 247.250 acre tract 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., for the southeasterly corner of the herein described 31.057 acre tract, from which a 5/8 inch iron rod found at the intersection of said Providence Road with Red Hill Road, for the common corner of said 247.250 acre tract, 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., 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 said 4,367.6 acre tract bears, North 57º39’06” East, 3491.17 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N:10,319,905.14, E:3,451,526.10**, Central Zone, grid measurements;

THENCE South 57°39'06" West, 519.49 feet, within the margins of said Providence Road, the common line between said 247.250 acre tract and said 4,367.6 acre tract, to a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for the southwesterly corner of the herein described 31.057 acre tract, from which a 1/2 inch iron rod with cap stamped “TPS 100834-00” found for a common corner of said 247.250 acre tract and said 4,367.6 acre tract bears, South 57º39’06” West, 782.84 feet;

THENCE North 51°48'41" West, severing, over and across said 247.250 acre tract, at a distance of 19.35 feet, pass a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for reference in the northerly margin of said Providence Road, at a distance of 2413.06 feet, pass a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for reference, in all, a total distance of 2433.06 feet, to a calculated point in the centerline of Mud Creek, the westerly line of said 247.250 acre tract, for the most westerly corner of the herein described 31.057 acre tract;

THENCE with the centerline of said Mud Creek, the westerly line of said 247.250 acre tract, the following five (5) courses and distances:

1. North 34°16'37" East, 111.08 feet, to a calculated point for corner;
2. North 31°57'23" East, 65.80 feet, to a calculated point for corner;
3. North 16°50'23" East, 139.16 feet, to a calculated point for corner;
4. North 29°21'29" East, 76.65 feet, to a calculated point for corner;
5. North 27°45'04" East, 141.04 feet, to a calculated point in the westerly line of that certain called 73.12 acre tract described in instrument to James Keith Janac and Shelly Jo Janac, recorded in Volume 1534, Page 651, of the Official Records of Robertson County, Texas (O.R.R.C.T.), for a northeasterly corner of said 247.250 acre tract and the herein described 31.057 acre tract, from which a 1-1/2 inch iron pipe found for the westerly corner of said 73.12 acre tract bears, North 52º39’06” West, 328.70 feet;

THENCE South 52°39'06" East, with the common line between said 247.250 acre tract and said 73.12 acre tract, at a distance of 18.13 feet, pass a 1/2 inch iron rod with cap stamped “TPS 100834-00” found for reference, in all, a total distance of 1605.15 feet, to a railroad tie fence corner post found for the most southerly common corner of said 247.250 acre tract and said 73.12 acre tract, being an angle point in the northeasterly line of the herein described 31.057 acre tract;

THENCE South 49°00'33" East, continuing, over and across said 247.250 acre tract, at a distance of 1082.65 feet, pass a 1/2 inch iron rod with cap stamped “TPS 100834-00” set for reference in the northerly margin of said Providence Road, in all, a total distance of 1105.20 feet, to the **POINT OF BEGINNING** and containing a computed area of 31.057 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 23, 2026
Date



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