



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

247.250 ACRES

**IN THE SAMUEL C. SMITH 1/4 LEAGUE, ABSTRACT NUMBER 44
IN THE MARTHA BRENNAN SURVEY, ABSTRACT NUMBER 67
AND IN THE JOSEPH HARLAN SURVEY, ABSTRACT NUMBER 181
ROBERTSON COUNTY, TEXAS**

BEING a 247.250 acre tract of land situated in the Samuel C. Smith 1/4 League, Abstract Number 44, in the Martha Brennan Survey, Abstract Number 67, and in the Joseph Harlan Survey, Abstract Number 181, Robertson County, Texas, being a portion of that certain called 295.32 acre tract described in instrument to James E. Janac and Shelley H. Janac, recorded in Volume 840, Page 146, of the Official Records of Robertson County, Texas (O.R.R.C.T.), said 247.250 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of Red Hill Road with Providence Road, for the common corner of said 295.32 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, of the Official Public Records of Robertson County, Texas (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., being the easterly corner of the herein described 247.250 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,321,773.14, E: 3,454,475.48**, Central Zone, grid measurements;

THENCE South 57°39'06" West, 5518.45 feet, with the common line between said 295.32 acre tract and said 4,367.6 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the centerline of said Providence Road, for a common corner of said 295.32 acre tract and said 4,367.6 acre tract, being an angle point in the southerly line of the herein described 247.250 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 24°22'58" West, 19.41 feet, and a 1/2 inch iron rod with cap found in the apparent common line between said Brennan Survey and said Harlan Survey, for an interior corner of said 295.32 acre tract bears South 57°39'06" West, 525.36 feet;

THENCE severing, over and across said 295.32 acre tract, continuing, with a northerly line of said 4,367.6 acre tract, with the centerline of said Providence Road, the following fifteen (15) courses and distances:

1. South 74°13'57" West, 46.95 feet, to a calculated point for corner;
2. South 82°52'37" West, 38.47 feet, to a calculated point for corner;
3. South 86°57'38" West, 60.73 feet, to a calculated point for corner;
4. South 89°11'07" West, 180.71 feet, to a calculated point for corner;
5. North 89°22'54" West, 72.28 feet, to a calculated point for corner;
6. North 89°41'08" West, 83.79 feet, to a calculated point for corner;
7. North 86°47'41" West, 67.79 feet, to a calculated point for corner;
8. North 87°14'15" West, 47.31 feet, to a calculated point for corner;
9. South 88°26'44" West, 42.02 feet, to a calculated point for corner;
10. South 82°43'03" West, 62.27 feet, to a calculated point for corner;
11. South 77°38'01" West, 73.22 feet, to a calculated point for corner;
12. South 72°39'53" West, 79.96 feet, to a calculated point for corner;
13. South 67°15'50" West, 54.65 feet, to a calculated point for corner;

14. South 61°44'18" West, 135.99 feet, to a calculated point for corner;
15. South 61°28'13" West, 77.86 feet, to a calculated point in a bridge, at the intersection of the centerline of said Providence Road with the centerline of Mud Creek, in the westerly line of said 295.32 acre tract, for the southerly corner of the herein described 247.250 acre tract;

THENCE in a northerly direction, with the centerline of said Mud Creek, the westerly line of said 295.32 acre tract, the following forty two (42) courses and distances:

1. North 23°01'33" West, 26.74 feet, to a calculated point for corner;
2. North 05°01'32" East, 254.05 feet, to a calculated point for corner;
3. North 04°07'14" East, 112.46 feet, to a calculated point for corner;
4. North 19°03'50" West, 75.95 feet, to a calculated point for corner;
5. North 02°21'06" East, 116.90 feet, to a calculated point for corner;
6. North 11°41'20" East, 71.33 feet, to a calculated point for corner;
7. North 26°11'04" East, 122.21 feet, to a calculated point for corner;
8. North 05°58'05" East, 67.45 feet, to a calculated point for corner;
9. North 43°23'55" East, 58.29 feet, to a calculated point for corner;
10. North 05°57'18" East, 130.38 feet, to a calculated point for corner;
11. North 05°22'52" West, 124.90 feet, to a calculated point for corner;
12. North 08°36'58" West, 70.30 feet, to a calculated point for corner;
13. North 15°15'46" West, 49.97 feet, to a calculated point for corner;
14. North 47°30'39" West, 20.16 feet, to a calculated point for corner;
15. North 51°13'19" West, 46.29 feet, to a calculated point for corner;
16. North 31°57'02" West, 44.50 feet, to a calculated point for corner;
17. North 23°20'33" West, 55.31 feet, to a calculated point for corner;
18. North 18°34'21" East, 65.16 feet, to a calculated point for corner;
19. North 50°56'47" East, 61.00 feet, to a calculated point for corner;
20. North 34°12'46" East, 105.96 feet, to a calculated point for corner;
21. North 44°55'35" East, 143.69 feet, to a calculated point for corner;
22. North 30°10'37" East, 61.02 feet, to a calculated point for corner;
23. North 23°03'28" East, 190.51 feet, to a calculated point for corner;
24. North 47°20'48" East, 91.99 feet, to a calculated point for corner;
25. North 33°59'12" East, 155.34 feet, to a calculated point for corner;
26. North 00°35'56" West, 51.13 feet, to a calculated point for corner;
27. North 04°00'37" West, 25.36 feet, to a calculated point for corner;
28. North 40°56'26" West, 13.54 feet, to a calculated point for corner;
29. North 79°03'25" West, 24.11 feet, to a calculated point for corner;
30. North 74°21'42" West, 41.03 feet, to a calculated point for corner;
31. North 22°39'53" West, 51.73 feet, to a calculated point for corner;
32. North 28°11'38" West, 35.94 feet, to a calculated point for corner;
33. North 59°38'11" West, 28.01 feet, to a calculated point for corner;
34. North 14°23'43" West, 40.06 feet, to a calculated point for corner;
35. North 20°58'28" East, 64.79 feet, to a calculated point for corner;
36. North 33°41'53" East, 82.27 feet, to a calculated point for corner;
37. North 34°17'33" East, 67.37 feet, to a calculated point for corner;
38. North 34°16'37" East, 111.08 feet, to a calculated point for corner;
39. North 31°57'23" East, 65.80 feet, to a calculated point for corner;
40. North 16°50'23" East, 139.16 feet, to a calculated point for corner;
41. North 29°21'29" East, 76.65 feet, to a calculated point for corner;
42. North 27°45'04" East, 141.04 feet, to a calculated point in the southwesterly 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, O.R.R.C.T., for a northerly corner of said 295.32 acre tract and the herein described 247.250 acre tract, from which a 1-1/2 inch iron pipe found for the northwesterly corner of said 73.12 acre tract bears North 52°39'06" West, 328.70 feet;

THENCE South 52°39'06" East, with the common line between said 295.32 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" set for reference, in all, a total distance of 1605.15 feet, to a railroad tie fence corner post found in the apparent common line between said Smith 1/4 League and said Brennan Survey, for the most southerly common corner of said 295.32 acre tract and said 73.12 acre tract, being an interior corner of the herein described 247.250 acre tract;

THENCE North 57°03'19" East, 1977.93 feet, with the apparent common line between said Brennan Survey and said Smith 1/4 League, continuing, with the common line between said 295.32 acre tract and said 73.12 acre tract, to a 1 inch bent iron pipe found for the most easterly common corner of said 295.32 acre tract and said 73.12 acre tract, being an interior corner of the herein described 247.250 acre tract;

THENCE North 63°58'21" West, 1394.95 feet, continuing, with the common line between said 295.32 acre tract and said 73.12 acre tract, to a 1/2 inch iron rod found for a westerly corner of the herein described 247.250 acre tract, from which a 1/2 inch iron rod with cap found for the common westerly corner of said 295.32 acre tract and that certain called 1305.396 acre tract described in instrument to The Ryan Sandra C. Trust and The Priestly Bernadette C. Trust, recorded in Volume 1357, Page 93, O.R.R.C.T. bears, North 63°57'27" West, 420.63 feet;

THENCE North 57°21'52" East, 2331.38 feet, severing, over and across said 295.32 acre tract, to a 1/2 inch iron rod found in the northeasterly margin of said Red Hill Road, the southwesterly line of 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., a northeasterly line of said 295.32 acre tract, for the most northerly corner of the herein described 247.250 acre tract, from which a 5/8 inch iron rod found for the common corner of said 395.32 acre tract, said 1305.396 acre tract, that certain called 9.441 acre tract described in instrument to Patricia Bednar, recorded in Volume 1447, Page 76, O.R.R.C.T., and said 45.70 acre tract bears, North 37°39'22" West, 360.76 feet;

THENCE South 37°39'13" East, 1186.81 feet, within the margins of said Red Hill Road, with the common line between said 295.32 acre tract and said 45.70 acre tract, to a 5/8 inch iron rod found in the apparent common line between said Smith 1/4 League and said Brennan Survey, for the common corner of said 395.32 acre tract, said 45.70 acre tract, and said 39.5952 acre tract, being an angle point in the northeasterly line of the herein described 247.250 acre tract;

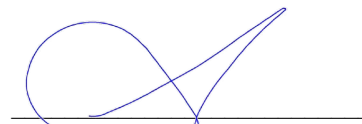
THENCE South 38°37'10" East, 1103.78 feet, continuing, within the margins of said Red Hill Road, with the common line between said 295.32 acre tract and said 29.5952 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 247.250 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 4, 2025, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors 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.

December 10, 2025
Date




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