

**FIELD NOTES
OF
11.66 ACRES
OUT OF THE
WESTERN LAND HOLDINGS LLC
CALLED 91.69 ACRE TRACT
VOLUME 1612, PAGE 603
ALLEN HILL SURVEY, A-176
ROBERTSON COUNTY, TEXAS
OCTOBER 7, 2025**

All that certain lot, tract, or parcel of land being 11.66 acres situated in the ALLEN HILL SURVEY, Abstract No. 176, Robertson County, Texas, and being a part of that certain Called 91.69 acre tract described in Deed from Karen Kay Reid and Wayne Reid to Western Land Holdings LLC as recorded in Volume 1612, Page 603, of the Official Public Records of Robertson County, Texas, said 11.66 acre tract being more particularly described as follows:

BEGINNING at a Calculated point located in Rolke Ranch Road (No ROW Deed found. Possibly prescriptive.) also known as County Road No. 472, for the most southeasterly corner, said corner being located in the southeast line of said Called 91.69 acre tract, said corner being the most southwesterly corner of the L. C. Currie and Edna L. Currie Called 50 acre tract as described in Volume 224, Page 124, said corner being the most northwesterly corner of the Linda J. Donovan Called 25.137 acre tract as described in Volume 734, Page 310, said corner also being the most northeasterly corner of the 14.23 acre tract surveyed this same day;

THENCE N 33°00'00" W along said Rolke Ranch Road, through the interior of said Called 91.69 acre tract, and along the northeast line of said 14.23 acre tract, at a distance of 60.00 feet passing the most northwesterly corner of said 14.23 acre tract, said corner also being the most northeasterly corner of the Karen Kay Reid and Wayne Reid Called 10.01 acre tract as described in Volume 1612, Page 603, and continuing a total distance of 386.11 feet to a Calculated point for the most southwesterly corner, said corner also being the most southeasterly corner of the 11.35 acre tract surveyed this same day;

THENCE N 57°01'24" E across said Rolke Ranch Road, through the interior of said Called 91.69 acre tract, and along the southeast line of said 11.35 acre tract, at a distance of 15.14 feet passing a 1/2" iron rod with cap stamped "RPLS 6658" located in the Occupied northeast right-of-way line of said Rolke Ranch Road set for reference, and continuing a total distance of 350.36 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for angle corner;

THENCE through the interior of said Called 91.69 acre tract, and along the southeast line of said 11.35 acre tract the following calls:

N 05°18'10" W a distance of 430.53 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for angle corner,

N 06°53'19" E a distance of 98.87 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for the most northwesterly corner, said corner also being an angle corner in the southwest line of the 14.24 acre tract surveyed this same day;

THENCE through the interior of said Called 91.69 acre tract, and along the southwest line of said 14.24 acre tract the following calls:

N 83°16'50" E a distance of 25.11 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for angle corner,

S 29°14'45" E a distance of 105.03 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for angle corner,

N 85°48'55" E a distance of 348.93 feet to a 1/2" iron rod with cap stamped "RPLS 6658" set for angle corner,

S 32°13'35" E a distance of 555.54 feet to a 1/2" iron rod with cap stamped "RPLS 6658" located in the southeast line of said Called 91.69 acre tract set for the most northeasterly corner, said corner also being located in the northwest line of said Called 50 acre tract, a 6" cedar fence corner post found for the most northeasterly corner of said Called 91.69 acre tract bears N 56°47'18" E a distance of 845.15 feet;

THENCE S 56°47'18" W along the southeast line of said Called 91.69 acre tract, and along the northwest line of said Called 50 acre tract, at a distance of 913.30 feet passing a 1/2" iron rod with cap stamped "RPLS 6658" located in the Occupied northeast right-of-way line of said Rolke Ranch Road set for reference, and continuing a total distance of 927.75 feet to THE PLACE OF BEGINNING CONTAINING AN AREA OF 11.66 ACRES OF LAND, MORE OR LESS according to a survey performed on the ground during the month of October, 2025 under the supervision of Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, and working under Firm No. 10194693. Bearings are based upon the Texas Coordinate System of 1983, Central Zone, and distances are expressed in US Survey Feet as measured horizontally along the surface of the Earth. See accompanying plat for more information.

