

# Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 893 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax • Firm No. 10097700

## LEGAL DESCRIPTION OF A TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 100.00 acres comprised of parts of the C.W. Blair Survey, Abst. No. 1309, and the C.W. Blair Survey, Abst. No. 1364, both said surveys being part of the SP RR Co. Survey No. 8 in Coryell County, Texas, and being part of a 122.88 acre tract of land described in a deed to Susan Roberta Thrower Meadows, dated July 14, 1988, as recorded in Vol. 461, Page 755 of the Official Public Records of Coryell County, Texas; said 100.00 acres being more particularly described as follows;

BEGINNING at a 3 inch pipe corner post for the southwest corner of said 122.88 acre tract and the southeast corner of a 183.69 acre tract of land described in a deed to Creekranch Trust, LLC, recorded as Doc. No. 374712 of said official public records, and being on the north line of a 538.32 acre tract of land described in a deed to Smith-Morra Family Trust, recorded as Doc. No. 151270 of said official public records;

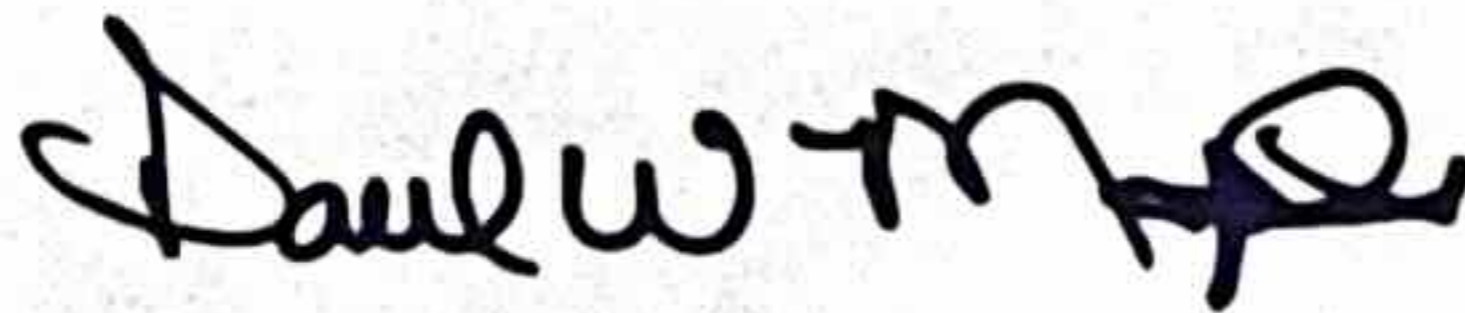
THENCE North 17° 03' 20" East, with the west line of said 122.88 acre tract, with the east line of said 183.69 acre tract, and along the general course of a fence, 3048.45 feet to a 3/8 inch iron pin found at fence corner for the northeast corner of said 183.69 acre tract and the southeast corner of a 54.64 acre tract of land described in a deed to Greg Nix, et ux, recorded as Doc. No. 365525 of said official public records;

THENCE North 17° 16' 29" East, with the west line of said 122.88 acre tract, with the east line of said 54.64 acre tract, and along the general course of a fence, 218.33 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set, from whence a 3/8 inch iron pin found at a fence corner for the northwest corner of said 122.88 acre tract and the northeast corner of said 54.64 acre tract brs. North 17° 16' 29" East, 761.89 feet;

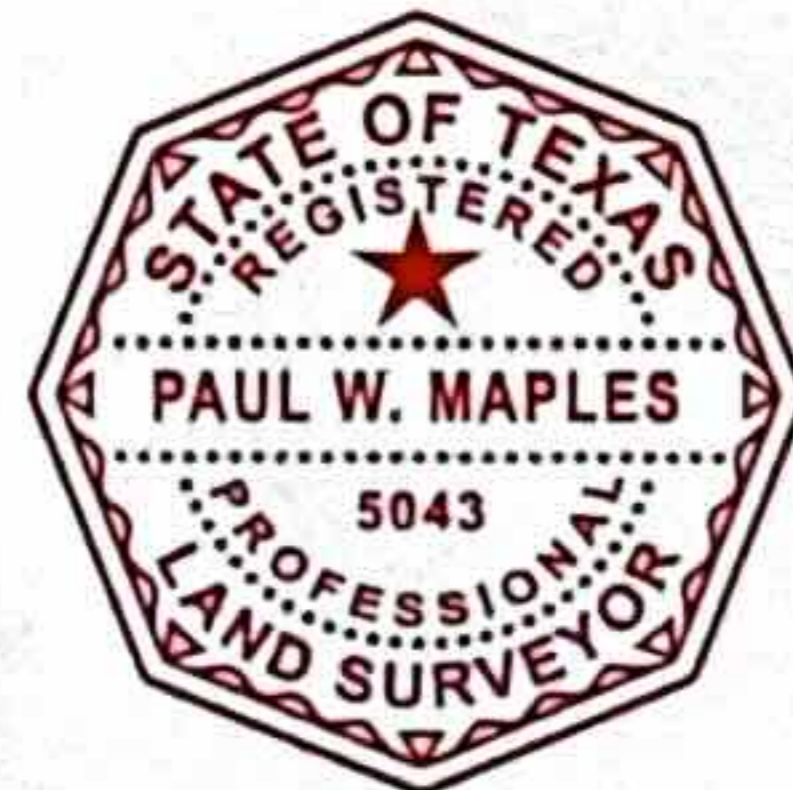
THENCE South 72° 56' 07" East, 1328.61 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set on the east line of said 122.88 acre tract and the west line of a 669.35 acre tract of land described in a deed to Crooked Creek Management, LLC, recorded as Doc. No. 334481 of said official public records, from whence a 3 inch pipe corner post for the northeast corner of said 122.88 acre tract and the northwest corner of said 669.35 acre tract brs. North 16° 54' 54" East, 747.86 feet;

THENCE South 16° 54' 54" West, with the east line of said 122.88 acre tract, with the west line of said 669.35 acre tract, and along the general course of a fence, 3266.79 feet to a 3 inch pipe corner post for the southeast corner of said 122.88 acre tract and the southwest corner of said 669.35 acre tract, being on the north line of said 538.32 acre tract;

THENCE North 72° 56' 07" West, with the south line of said 122.88 acre tract, with the north line of said 538.32 acre tract, and along the general course of a fence, 1337.45 feet to the PLACE OF BEGINNING, as surveyed on the ground on December 4, 2024, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS  
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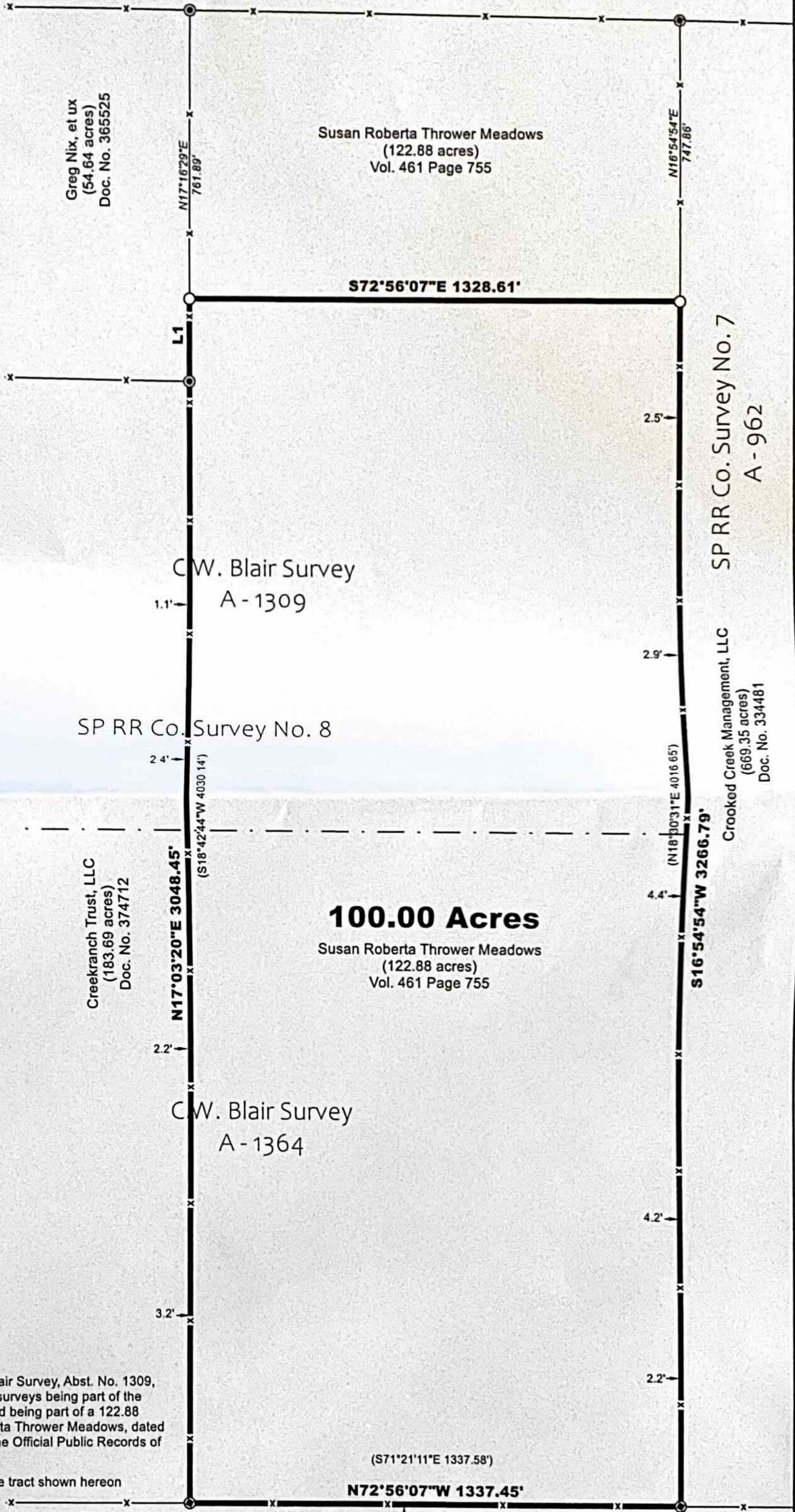


Surveyor:

**Maples & Associates**

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P.O. Box 893  
Lampasas, Texas 76550  
Firm No. 10097700  
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**F.M. Hwy. 1241**



Greg Nix, et ux  
(54.64 acres)  
Doc. No. 365525

Susan Roberta Thrower Meadows  
(122.88 acres)  
Vol. 461 Page 755

SP RR Co. Survey No. 7  
A - 962

Crooked Creek Management, LLC  
(669.35 acres)  
Doc. No. 334481

SP RR Co. Survey No. 8

**100.00 Acres**

Susan Roberta Thrower Meadows  
(122.88 acres)  
Vol. 461 Page 755

Creekbranch Trust, LLC  
(183.69 acres)  
Doc. No. 374712

C.W. Blair Survey  
A - 1364

(S71°21'11"E 1337.58')

**N72°56'07"W 1337.45'**

Smith-Morra Family Trust  
(538.32 acres)  
Doc. No. 151270

Levi T. Bostic Sursvey  
A - 57



Basis of Bearings:  
Texas State Plane Coordinate System  
NAD83 Texas Central Zone.

This survey was performed without  
the benefit of a Title Commitment.

LINE	BEARING	DISTANCE
L1	N17°16'29"E	218.33'

**LEGEND**

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- 3/8" Iron Pin Found
- 3" Pipe Post
- Wire Fence
- Distance and direction from fence to deed line
- Record Calls

**BOUNDARY SURVEY**

Being 100.00 acres comprised of parts of the C.W. Blair Survey, Abst. No. 1309, and the C.W. Blair Survey, Abst. No. 1364, both said surveys being part of the SP RR Co. Survey No. 8 in Coryell County, Texas, and being part of a 122.88 acre tract of land described in a deed to Susan Roberta Thrower Meadows, dated July 14, 1988, as recorded in Vol. 461, Page 755 of the Official Public Records of Coryell County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

Surveyed on the ground on December 4, 2024.

Paul W. Maples, RPLS  
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Job No. 241120

