

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 TRACT OF LAND IN CORYELL COUNTY, TEXAS.

Being 274.12 acres of the Levi T. Bostic Survey, Abst. No. 57 in Coryell County, Texas, and being the same tract of land described as 279.4 acres in a deed from Vickie Evalee Perryman Wright to Arlen Dale Phillips, et ux, dated January 30, 2014, recorded as Doc. No. 269660 of the Official Public Records of Coryell County, Texas; said 274.12 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin with cap marked "DAVIS 5695" found at a fence corner for the occupied northwest corner of said Bostic Survey and the northeast corner of a 676.74 acre tract of land described as Tract Five-Tract Two in a deed to 4A Cowhouse Ranch, LP, recorded as Doc. No. 243715 of said official public records, and being on the south line of a 457.3 acre tract of land described in a deed to BWB Ranch, LP, recorded as Doc. No. 259638 of said official public records;

THENCE South 72° 26' 40" East, with the south line of said 457.3 acre tract, with the occupied north line of said Bostic Survey, and along the general course of a fence, 865.39 feet to a 3 inch pipe corner post for the southwest 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;

THENCE with the south line of said 183.69 acre tract, with the occupied north line of said Bostic Survey, and along the general course of a fence as follows;

South 72° 32' 43" East, 470.96 feet to a 60d nail found under a gate for the south terminus of the centerline of an existing 30 foot wide easement described in Doc. No. 269662 of said official public records;

South 72° 48' 03" East, 1364.10 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" found;

South 73° 41' 24" East, 48.19 feet to a point in the approximate centerline of a branch, from whence a 3 inch pipe corner post for the southeast corner of said 183.69 acre tract brs. South 73° 41' 24" East, 437.27 feet;

THENCE down the approximate centerline of said branch with its meanders as follows;

South 17° 34' 00" West, 61.43 feet;
South 07° 57' 10" West, 31.56 feet;
South 03° 18' 43" East, 91.46 feet;
South 00° 24' 58" West, 58.92 feet;

Phillips - 274.12 acres
Page 1 of 5



South 41° 39' 27" West, 24.66 feet;
South 82° 50' 04" West, 39.50 feet;
South 77° 54' 55" West, 72.43 feet;
South 20° 23' 52" West, 31.82 feet;
South 60° 22' 20" West, 69.85 feet;
South 62° 16' 59" West, 89.58 feet;
South 43° 36' 42" West, 25.37 feet;
South 11° 34' 03" West, 44.68 feet;
South 09° 06' 56" East, 24.72 feet;
South 19° 14' 49" East, 25.40 feet;
South 11° 50' 14" East, 17.98 feet;
South 44° 55' 31" East, 28.22 feet;
South 29° 59' 29" East, 17.79 feet;
South 25° 36' 10" East, 29.21 feet;
South 68° 25' 11" East, 25.30 feet;
South 30° 02' 40" East, 39.26 feet;
South 22° 23' 52" East, 45.68 feet;
South 15° 49' 26" East, 49.75 feet;
South 17° 28' 48" West, 97.15 feet;
South 05° 33' 11" West, 74.07 feet;
South 21° 24' 47" West, 84.14 feet;
South 06° 12' 43" West, 37.85 feet;
South 09° 44' 00" West, 71.16 feet;
South 09° 27' 44" West, 48.27 feet;
South 02° 12' 09" East, 39.96 feet;
South 08° 44' 46" West, 40.40 feet;
South 22° 11' 45" West, 34.56 feet;
South 23° 15' 33" West, 63.53 feet;
South 00° 49' 08" West, 17.92 feet;
South 58° 42' 48" East, 38.94 feet;
South 62° 49' 47" East, 32.51 feet;
South 20° 44' 46" East, 36.13 feet;
South 19° 47' 57" West, 34.01 feet;
South 40° 08' 49" West, 38.51 feet;
South 65° 56' 33" West, 31.40 feet;
South 53° 27' 33" West, 35.68 feet;
South 12° 48' 15" West, 34.65 feet;
South 02° 32' 41" East, 23.06 feet;
South 32° 07' 31" East, 13.00 feet;
South 54° 56' 26" East, 53.48 feet;
South 41° 14' 30" East, 24.85 feet;
South 08° 19' 32" East, 21.21 feet;
South 34° 32' 55" West, 18.96 feet;
South 38° 50' 03" West, 65.72 feet;
South 61° 46' 40" West, 126.67 feet;
South 78° 33' 02" West, 41.27 feet;



South 81° 42' 09" West, 37.25 feet;
South 52° 27' 26" West, 34.87 feet;
South 35° 08' 56" West, 30.68 feet;
South 18° 45' 00" West, 29.47 feet;
South 02° 55' 15" East, 50.24 feet;
South 17° 08' 12" East, 32.14 feet;
South 38° 28' 49" East, 51.01 feet;
South 46° 14' 11" East, 75.50 feet;
South 49° 18' 58" East, 38.48 feet;
South 38° 42' 54" East, 41.34 feet;
South 10° 13' 22" East, 15.87 feet;
South 31° 38' 10" West, 33.67 feet;
South 17° 56' 33" West, 28.25 feet;
South 24° 39' 50" West, 27.60 feet;
South 03° 39' 08" West, 48.22 feet;
South 09° 37' 41" East, 29.08 feet;
South 16° 48' 12" East, 54.01 feet;
South 01° 03' 15" West, 41.73 feet;
South 39° 40' 05" West, 40.90 feet;
South 39° 52' 37" West, 26.35 feet;
South 17° 15' 56" West, 39.67 feet;
South 10° 38' 57" West, 60.95 feet;
South 12° 41' 59" West, 37.26 feet;
South 29° 49' 37" West, 22.13 feet;
South 19° 15' 46" West, 50.44 feet;
South 14° 27' 40" West, 50.23 feet;
South 04° 14' 33" West, 15.23 feet;
South 34° 47' 56" East, 36.06 feet;
South 58° 36' 34" East, 17.69 feet;
North 84° 48' 20" East, 96.13 feet;
North 87° 25' 01" East, 34.08 feet;
South 73° 54' 33" East, 27.71 feet;
South 27° 44' 27" East, 39.05 feet;
South 38° 01' 08" East, 35.74 feet;
South 30° 27' 57" East, 40.39 feet;
South 45° 59' 36" East, 31.32 feet;
South 56° 53' 19" East, 35.14 feet;
North 88° 10' 54" East, 32.27 feet;
North 87° 22' 57" East, 44.84 feet;
South 83° 07' 48" East, 64.20 feet;
South 75° 29' 20" East, 22.48 feet;
South 59° 08' 19" East, 24.45 feet;
South 40° 40' 32" East, 21.60 feet;
South 27° 10' 52" East, 31.94 feet;
South 11° 33' 34" East, 22.99 feet;
South 18° 26' 04" West, 24.28 feet;



South 48° 25' 25" West, 21.22 feet;
South 43° 19' 57" West, 18.65 feet;
South 25° 18' 03" West, 15.57 feet;
South 10° 42' 50" West, 19.28 feet;
South 06° 34' 59" East, 13.40 feet;
South 36° 52' 10" East, 14.08 feet;
South 47° 26' 12" East, 17.03 feet;
South 15° 02' 14" East, 17.76 feet;
South 14° 02' 07" West, 14.78 feet;
South 62° 35' 31" West, 15.57 feet;
South 85° 43' 57" West, 17.20 feet;
North 80° 54' 35" West, 32.40 feet;
South 83° 33' 54" West, 34.26 feet;
North 81° 07' 10" West, 49.74 feet;
North 82° 11' 59" West, 37.72 feet;
South 87° 16' 19" West, 24.32 feet;
South 81° 10' 46" West, 21.64 feet;
South 60° 48' 08" West, 14.36 feet;
South 12° 25' 34" West, 22.27 feet;
South 22° 37' 22" West, 39.79 feet to a point in the approximate centerline of
Cowhouse Creek;

THENCE up the approximate centerline of said Cowhouse Creek with its meanders as follows;

North 69° 49' 46" West, 79.80 feet;
North 79° 52' 31" West, 195.66 feet;
North 84° 50' 40" West, 204.14 feet;
South 83° 16' 17" West, 274.00 feet;
South 82° 52' 30" West, 191.03 feet;
South 77° 09' 08" West, 223.43 feet;
South 73° 40' 02" West, 434.89 feet;
South 73° 43' 10" West, 385.62 feet;
South 44° 43' 30" West, 233.48 feet;
South 60° 01' 46" West, 258.82 feet;
South 79° 39' 22" West, 323.24 feet;
South 59° 11' 51" West, 320.46 feet;
South 73° 39' 01" West, 106.83 feet;
South 74° 46' 15" West, 261.95 feet;
South 85° 40' 28" West, 206.59 feet;
North 68° 40' 55" West, 237.50 feet;
North 48° 25' 40" West, 57.96 feet;
North 31° 57' 53" West, 73.07 feet to a point for the southeast corner of said
676.74 acre tract;



THENCE North 19° 00' 23" East, with the east line of said 676.74 acre tract and the occupied west line of said Bostic Survey, at 155.92 feet passing a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner, continuing along the general course of a fence for a total distance of 811.61 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set;

THENCE North 17° 28' 57" East, with the east line of said 676.74 acre tract, with the occupied west line of said Bostic Survey, and along the general course of a fence, 4046.28 feet to the PLACE OF BEGINNING, as surveyed on the ground on January 2, 2026, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
©2026 All rights reserved.

