

DEDICATION INSTRUMENT FOR
ROWAN TEMPLE SUBDIVISION
A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

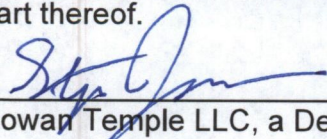
That **Rowan Temple LLC**, a Delaware Limited Liability Company, hereinafter being referred to as Grantor, being the sole owner of land tract of land containing 554.5922 acres described in Field Notes prepared by Paul N. Guerrero, **4Ward Land Surveying**, Registered Professional Land Surveyor, dated the day of October 2, 2025, which Field Notes are attached hereto as Exhibit A and made a part hereof as fully as if written verbatim, does hereby name and designate said tract as **ROWAN TEMPLE SUBDIVISION**, a subdivision in the City of Temple, Bell County, Texas, and does hereby adopt the attached map and plat thereof and does hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

Grantor does hereby give, grant and convey to the City of Temple, Bell County, Texas its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, the easements as shown on said plat for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantor does hereby give, grant and convey to the City of Temple, Bell County, Texas, and to the general public, for public use and for public purposes the streets, avenues and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

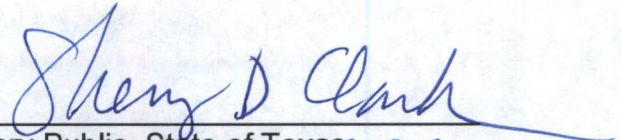
To have and to hold said right-of-way and easements unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.


_____, Authorized Signatory
Rowan Temple LLC, a Delaware Limited Liability Company

STATE OF Colorado

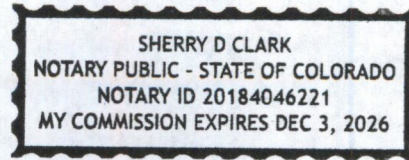
COUNTY OF Denver

This instrument was acknowledged before me on the 7 day of Jan, 2026 by Stephen Jenkins Authorized Signatory of Rowan Temple LLC, a Delaware Limited Liability Company on behalf of said company.

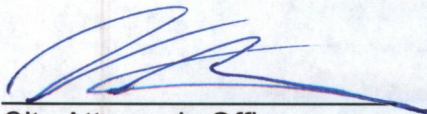


Notary Public, State of ~~Texas~~ SDC
Colorado

After recording return to:
Pam Madere
Jackson Walker LLP
100 Congress Ave., Suite 1100
Austin, Texas 78701



Approved as to form:



City Attorney's Office

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 554.5922 ACRES (24,158,038 SQUARE FEET) OUT OF THE MAXIMO MORENO SURVEY, ABSTRACT NO. 14, IN BELL COUNTY, TEXAS, BEING ALL OF A CALLED 454.2376 ACRES TRACT OF LAND CONVEYED TO ROWAN TEMPLE, LLC IN DOCUMENT NO. 2025038747 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS (O.P.R.B.C.T.), BEING ALL OF A CALLED 41.9435 ACRES TRACT OF LAND CONVEYED TO ROWAN TEMPLE, LLC IN DOCUMENT NO. 2025038746 (O.P.R.B.C.T.), AND BEING ALL OF A CALLED 58.4109 ACRE TRACT OF LAND CONVEYED TO ROWAN TEMPLE, LLC IN DOCUMENT NO. 2025053847 (O.P.R.B.C.T.), SAID 554.5922 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
TBPELS Firm #10174300

BEGINNING, at a 4-inch metal post found for an angle point in the apparent east right-of-way line of Bob White Road (right-of-way varies), being the northwest corner of said Rowan 41.9435 acres tract, and being the southwest corner of a called 4.95 acres tract conveyed to Ruben Hernandez and Yadira Arroyo in Document No. 2011041151 (O.P.R.B.C.T.), said 4.95 acre tract being out of a called 162-1/2 acres tract described in Volume 408, Page 483 (D.R.T.C.T.), and being the most southerly northwest corner and **POINT OF BEGINNING** hereof, from which a 1-inch iron pipe found for an angle point in the apparent east right-of-way line of said Bob White Road, bears, N08°37'53"E, a distance of 20.79 feet;

THENCE, leaving the east right-of-way line of said Bob White Road, with the north line of said Rowan 41.9435 acres tract, being the south line of said 162-1/2 acres tract, the following two (2) courses and distances:

- 1) **S68°14'19"E**, a distance of **633.68** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **S65°31'37"E**, a distance of **1,891.54** feet to a 1/2-inch iron pipe found for an interior ell-corner hereof, being in the west line of said Rowan 454.2376 acres tract and being the southeast corner of a called 147.468 acre tract, conveyed to Daniel J. Kruppa and wife, Mary Helen Kruppa in Volume 3621, Page 451 (D.R.T.C.T.);

THENCE, leaving the north line of said Rowan 41.9435 acres tract, with the west line of said Rowan 454.2376 acres tract, and the east line of said Kruppa tract, **N17°03'35"E**, a distance of **19.38** feet to a 1/2-inch iron rod;

THENCE, continuing with the west line of said Rowan 454.2376 acres tract, and the east line of said Kruppa tract, the following three (3) courses and distances:

- 1) **N16°43'51"E**, a distance of **1,563.35** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N15°59'33"E**, a distance of **1,353.42** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, and
- 3) **N22°39'45"E**, a distance of **29.36** feet to a calculated point for the common north corner of said Rowan 454.2376 acres tract and said Kruppa tract and being in the south line of a called 208 acres tract conveyed to Nancy Dorskocil and Raymond Dorskocil in Document No. 2013023850 (O.P.R.B.C.T.);

THENCE, leaving the east line of said Kruppa 147.468 acres tract, with north line of said Rowan 454.2376 acres tract, and in part with the south line of said Doskocil remainder tract, in part with the south line of a called 202.239 acres tract conveyed to Jerry Neil Lancaster and wife, Paula Hughes Lancaster in Document No. 2018007368 (O.P.R.B.C.T.), in part with the south line of a called 47.917 acres tract conveyed to Jimmie J Coufal, Carolyn Coufal and Clifton Coufal in Document no. 2021060725 (O.P.R.B.C.T.) as described in Volume 2328, Page 651 (D.R.B.C.T.), and being with the approximate centerline of said Little Elm Creek the following one hundred two (102) courses and distances:

- 1) **S78°44'27"E**, a distance of **144.07** feet to a calculated point for an angle point hereof,
- 2) **S37°52'01"E**, a distance of **116.77** feet to a calculated point for an angle point hereof,
- 3) **S09°53'29"E**, a distance of **145.19** feet to a calculated point for an angle point hereof,
- 4) **S02°23'39"W**, a distance of **297.14** feet to a calculated point for an angle point hereof,
- 5) **S25°55'56"W**, a distance of **137.78** feet to a calculated point for an angle point hereof,
- 6) **N87°11'23"W**, a distance of **89.90** feet to a calculated point for an angle point hereof,
- 7) **S62°12'58"W**, a distance of **39.17** feet to a calculated point for an angle point hereof,
- 8) **S10°37'02"W**, a distance of **119.71** feet to a calculated point for an angle point hereof,
- 9) **S34°46'07"E**, a distance of **85.09** feet to a calculated point for an angle point hereof,
- 10) **S06°39'43"E**, a distance of **92.38** feet to a calculated point for an angle point hereof,
- 11) **S40°05'28"E**, a distance of **161.56** feet to a calculated point for an angle point hereof,
- 12) **S14°07'59"E**, a distance of **86.52** feet to a calculated point for an angle point hereof,
- 13) **S46°02'53"E**, a distance of **149.78** feet to a calculated point for an angle point hereof,
- 14) **S78°36'13"E**, a distance of **296.72** feet to a calculated point for an angle point hereof,
- 15) **N35°58'50"E**, a distance of **79.08** feet to a calculated point for an angle point hereof,
- 16) **S66°39'26"E**, a distance of **44.32** feet to a calculated point for an angle point hereof,
- 17) **N78°03'52"E**, a distance of **83.42** feet to a calculated point for an angle point hereof,
- 18) **S58°01'17"E**, a distance of **123.35** feet to a calculated point for an angle point hereof,
- 19) **S81°17'30"E**, a distance of **87.02** feet to a calculated point for an angle point hereof,
- 20) **N47°42'17"E**, a distance of **28.43** feet to a calculated point for an angle point hereof,
- 21) **N16°20'30"E**, a distance of **87.34** feet to a calculated point for an angle point hereof,
- 22) **N53°57'31"E**, a distance of **45.21** feet to a calculated point for an angle point hereof,
- 23) **S72°09'27"E**, a distance of **89.59** feet to a calculated point for an angle point hereof,
- 24) **S82°46'20"E**, a distance of **224.21** feet to a calculated point for an angle point hereof,
- 25) **N87°42'02"E**, a distance of **161.26** feet to a calculated point for an angle point hereof,
- 26) **N54°10'57"E**, a distance of **47.54** feet to a calculated point for an angle point hereof,
- 27) **N10°52'28"E**, a distance of **69.73** feet to a calculated point for an angle point hereof,
- 28) **N37°09'45"E**, a distance of **43.14** feet to a calculated point for an angle point hereof,
- 29) **S87°38'36"E**, a distance of **42.17** feet to a calculated point for an angle point hereof,
- 30) **S55°22'15"E**, a distance of **95.24** feet to a calculated point for an angle point hereof,
- 31) **S17°03'44"E**, a distance of **47.54** feet to a calculated point for an angle point hereof,
- 32) **S09°29'30"E**, a distance of **134.63** feet to a calculated point for an angle point hereof,
- 33) **S55°58'24"W**, a distance of **117.90** feet to a calculated point for an angle point hereof,
- 34) **S29°23'11"W**, a distance of **53.37** feet to a calculated point for an angle point hereof,
- 35) **S15°40'28"E**, a distance of **79.14** feet to a calculated point for an angle point hereof,
- 36) **S43°37'26"W**, a distance of **53.44** feet to a calculated point for an angle point hereof,
- 37) **S64°52'29"W**, a distance of **78.63** feet to a calculated point for an angle point hereof,
- 38) **S16°09'16"E**, a distance of **174.06** feet to a calculated point for an angle point hereof,
- 39) **S41°26'06"E**, a distance of **47.38** feet to a calculated point for an angle point hereof,
- 40) **S47°49'46"E**, a distance of **75.12** feet to a calculated point for an angle point hereof,
- 41) **S24°59'59"E**, a distance of **106.82** feet to a calculated point for an angle point hereof,
- 42) **S01°47'42"W**, a distance of **56.49** feet to a calculated point for an angle point hereof,
- 43) **S47°35'50"W**, a distance of **35.52** feet to a calculated point for an angle point hereof,

- 44) **S89°29'57"W**, a distance of **38.52** feet to a calculated point for an angle point hereof,
- 45) **N60°56'08"W**, a distance of **49.51** feet to a calculated point for an angle point hereof,
- 46) **N55°56'13"W**, a distance of **60.75** feet to a calculated point for an angle point hereof,
- 47) **S79°14'22"W**, a distance of **51.26** feet to a calculated point for an angle point hereof,
- 48) **S44°29'09"W**, a distance of **50.96** feet to a calculated point for an angle point hereof,
- 49) **S13°45'39"E**, a distance of **101.14** feet to a calculated point for an angle point hereof,
- 50) **S37°59'15"E**, passing at a distance of 161.61 feet a calculated point for the common north corner of said Rowan 454.2376 acres tract and said Rowan 454.2376 acre tract (from which a 1/2-inch iron rod found for an angle point in the common line of said Rowan 454.2376 acres tract and said Rowan 454.2376 acres tract bears, S73°07'20"E, a distance of 198.19 feet), in all a distance of **262.41** feet to a calculated point for an angle point hereof,
- 51) **S21°44'46"E**, a distance of **147.93** feet to a calculated point for an angle point hereof,
- 52) **S18°00'22"E**, a distance of **102.51** feet to a calculated point for an angle point hereof,
- 53) **S36°36'12"E**, a distance of **206.58** feet to a calculated point for an angle point hereof,
- 54) **S71°10'01"E**, a distance of **52.19** feet to a calculated point for an angle point hereof,
- 55) **N44°15'40"E**, a distance of **117.19** feet to a calculated point for an angle point hereof,
- 56) **S72°04'12"E**, a distance of **55.05** feet to a calculated point for an angle point hereof,
- 57) **N87°14'07"E**, a distance of **44.78** feet to a calculated point for an angle point hereof,
- 58) **N51°54'23"E**, a distance of **35.38** feet to a calculated point for an angle point hereof,
- 59) **N78°09'59"E**, a distance of **42.13** feet to a calculated point for an angle point hereof,
- 60) **S68°08'28"E**, a distance of **73.64** feet to a calculated point for an angle point hereof,
- 61) **S79°31'43"E**, a distance of **47.77** feet to a calculated point for an angle point hereof,
- 62) **N85°39'02"E**, a distance of **96.28** feet to a calculated point for an angle point hereof,
- 63) **N59°41'30"E**, a distance of **46.89** feet to a calculated point for an angle point hereof,
- 64) **N00°00'00"E**, a distance of **18.44** feet to a calculated point for an angle point hereof,
- 65) **N40°09'23"W**, a distance of **44.35** feet to a calculated point for an angle point hereof,
- 66) **N23°05'54"W**, a distance of **60.30** feet to a calculated point for an angle point hereof,
- 67) **N44°48'57"E**, a distance of **32.79** feet to a calculated point for an angle point hereof,
- 68) **N81°45'34"E**, a distance of **38.37** feet to a calculated point for an angle point hereof,
- 69) **S82°30'35"E**, a distance of **57.36** feet to a calculated point for an angle point hereof,
- 70) **S66°42'04"E**, a distance of **69.97** feet to a calculated point for an angle point hereof,
- 71) **S40°14'38"E**, a distance of **41.50** feet to a calculated point for an angle point hereof,
- 72) **S11°57'44"E**, a distance of **54.18** feet to a calculated point for an angle point hereof,
- 73) **S09°09'13"W**, a distance of **62.15** feet to a calculated point for an angle point hereof,
- 74) **N59°00'29"W**, a distance of **26.45** feet to a calculated point for an angle point hereof,
- 75) **N73°10'48"W**, a distance of **60.66** feet to a calculated point for an angle point hereof,
- 76) **S00°14'46"W**, a distance of **37.87** feet to a calculated point for an angle point hereof,
- 77) **S68°04'06"E**, a distance of **73.17** feet to a calculated point for an angle point hereof,
- 78) **S72°41'20"E**, a distance of **46.78** feet to a calculated point for an angle point hereof,
- 79) **S41°41'57"E**, a distance of **59.35** feet to a calculated point for an angle point hereof,
- 80) **S15°19'00"E**, a distance of **90.82** feet to a calculated point for an angle point hereof,
- 81) **S62°20'51"E**, a distance of **47.96** feet to a calculated point for an angle point hereof,
- 82) **S69°59'19"E**, a distance of **48.01** feet to a calculated point for an angle point hereof,
- 83) **S35°30'54"E**, a distance of **42.56** feet to a calculated point for an angle point hereof,
- 84) **S20°14'19"W**, a distance of **45.84** feet to a calculated point for an angle point hereof,
- 85) **S44°56'32"W**, a distance of **54.54** feet to a calculated point for an angle point hereof,
- 86) **S12°57'48"E**, a distance of **94.92** feet to a calculated point for an angle point hereof,
- 87) **S18°07'11"W**, a distance of **89.11** feet to a calculated point for an angle point hereof,
- 88) **S04°19'14"E**, a distance of **55.75** feet to a calculated point for an angle point hereof,
- 89) **S35°06'14"E**, a distance of **49.45** feet to a calculated point for an angle point hereof,
- 90) **S82°59'45"E**, a distance of **48.01** feet to a calculated point for an angle point hereof,

- 91) **N77°42'44"E**, a distance of **30.30** feet to a calculated point for an angle point hereof,
- 92) **N44°15'50"E**, a distance of **49.40** feet to a calculated point for an angle point hereof,
- 93) **S66°46'06"E**, a distance of **85.75** feet to a calculated point for an angle point hereof,
- 94) **S87°58'11"E**, a distance of **105.53** feet to a calculated point for an angle point hereof,
- 95) **S56°14'57"E**, a distance of **161.56** feet to a calculated point for an angle point hereof,
- 96) **S79°05'48"E**, a distance of **39.52** feet to a calculated point for an angle point hereof,
- 97) **N82°44'24"E**, a distance of **48.10** feet to a calculated point for an angle point hereof,
- 98) **S67°49'55"E**, a distance of **121.12** feet to a calculated point for an angle point hereof,
- 99) **N87°08'23"E**, a distance of **50.76** feet to a calculated point for an angle point hereof,
- 100) **N58°14'03"E**, a distance of **85.98** feet to a calculated point for an angle point hereof,
- 101) **S86°28'11"E**, a distance of **42.17** feet to a calculated point for an angle point hereof,
- 102) **S30°16'54"E**, a distance of **73.90** feet to a calculated point for the northeast corner hereof, being the common north corner of said Rowan 454.2376 acres tract and a called 52.62 acres tract conveyed to Coufal Hines Family LP in Document No. 2010045168 (O.P.R.B.C.T.);

THENCE, leaving the south line of said Coufal 47.917 acres tract and the centerline of said Little Elm Creek, with the common line of said Rowan 454.2376 acres tract and said Coufal Hines Family tract the following two (2) courses and distances:

- 1) **S15°15'20"W**, a distance of **953.16** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **S16°06'19"W**, a distance of **986.99** feet to a Texas Department of Transportation (TxDOT) Type III Aluminum Cap found for an angle point hereof, being the common west corner of said Coufal Hines Family tract and a called 218.551 acres tract (called Tract One) conveyed to Franklin D. Tschoerner and Linda M Drozd, Co-Trustees in Document No. 2020066893 (O.P.R.B.C.T.);

THENCE, leaving the south line of said Coufal Hines Family tract, with the common line of said Rowan 454.2376 acres tract and said Tschoerner and Drozd tract the following three (3) courses and distances:

- 1) **S16°33'37"W**, a distance of **796.47** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **S16°27'40"W**, a distance of **2,137.02** feet to a 1/2-inch iron rod found for the southeast corner hereof,
- 3) **N74°40'25"W**, a distance of **1,306.87** feet to a 1/2-inch iron rod found for an angle point hereof, being the most southerly northwest corner of said Tschoerner and Drozd tract, being an angle point in the east right-of-way line of Red Barn Lane (right-of-way varies);

THENCE, leaving the west line of said Tschoerner and Drozd tract, with the east right-of-way line of said Red Barn Lane and the east line of said Rowan 454.2376 acres tract the following two (2) courses and distances:

- 1) **N74°17'08"W**, a distance of **39.18** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the most southerly southwest corner hereof,
- 2) **N16°17'27"E**, a distance of **424.98** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being an angle point in the east line of the remainder of a called 55.13 acres tract conveyed to Ralph Owen and wife, Deborah Owen in Volume 3869, Page 435 (D.R.B.C.T.).

THENCE, with the south line of said Rowan 454.2376 acres tract and with the north line of said Owen remainder tract the following twelve (12) courses and distances:

- 1) **N63°09'17"E**, a distance of **100.11** feet to a 1/2-inch iron rod found for an angle point hereof,

- 2) **N81°44'27"E**, a distance of **136.78** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N53°06'25"E**, a distance of **15.43** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **N17°10'00"E**, a distance of **51.81** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 5) **N16°07'34"W**, a distance of **118.67** feet to a 1/2-inch iron rod found for an angle point hereof,
- 6) **N30°56'53"E**, a distance of **455.25** feet to a 1/2-inch iron rod found for an angle point hereof,
- 7) **N17°02'08"W**, a distance of **453.36** feet to a 1/2-inch iron rod found for an angle point hereof,
- 8) **N04°27'37"W**, a distance of **37.18** feet to a 1/2-inch iron rod found for an angle point hereof,
- 9) **N06°32'44"E**, a distance of **223.26** feet to a 1/2-inch iron rod found for an angle point hereof, being the beginning of an apparent gap between deed lines,
- 10) **N62°17'05"W**, a distance of **43.45** feet to a 1/2-inch iron rod found for an angle point hereof,
- 11) **N73°52'59"W**, a distance of **1,029.61** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 12) **N73°43'28"W**, a distance of **1,107.75** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being the end of said apparent gap between deed lines, and being the common north corner of said Owens tract and a called 12.916 acres tract conveyed to John Tarver A/K/A/ John D. Tarver in Document No. 2017042928 (O.P.R.B.C.T.) in Volume 3632, Page 435 (D.R.B.C.T.);

THENCE, leaving the west line of said Owen tract, with the common line of said Rowan 454.2376 acres tract and said Tarver tract, **N74°08'06"W**, a distance of **532.24** feet to a 1/2-inch iron rod found for an angle point hereof, being the common north corner of said Tarver tract and a called 56.05 acres tract (Tract One) conveyed to Beatrice Brenek in Document No. 2022039871 (O.P.R.B.C.T.);

THENCE, leaving the west line of said Owen tract, with the common line of said Rowan 454.2376 acres tract and said Brenek (Called Tract One), **N74°00'55"W**, a distance of **363.77** feet to a 1/2-inch iron rod found in the north line of said Brenek (Called Tract One) and the common south corner of said Rowan 454.2376 acres tract and said Brenek (Called Tract Two);

THENCE, leaving the west line of said Rowan 454.2376 acres tract, with the common line of said Brenek (Called Tract One) and said Brenek (Called Tract Two) the following two (2) courses and distances:

- 1) **N73°47'17"W**, a distance of **1,327.64** feet to a 6-inch cedar post found for an angle point hereof,
- 2) **N73°06'03"W**, a distance of **844.05** feet to an iron rod with "RPLS 4748" cap found in the east right-of-way line of said Bob White Road, being the common west corner of said Brenek (Called Tract One) and said Brenek (Called Tract Two);

THENCE, leaving the north line of said Brenek (Called Tract One), with the west right-of-way line of said Bob White Road and the east line of said Brenek (Called Tract Two), **N04°11'14"E**, a distance of **433.07** feet to a 1/2-inch iron rod found for an angle point hereof, being the common west corner of said Brenek (Called Tract Two) and Brenek (Called Tract Three);

THENCE, leaving the north line of said Brenek (Called Tract Two), with the west right-of-way line of said Bob White Road and the east line of said Brenek (Called Tract Three), **N04°44'27"E**, a distance of **518.50** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the most southerly northwest corner hereof, being the common west corner of said Brenek (Called Tract Three) and a called 5.64 acres tract conveyed to Jesse Padilla Sisneros in Document No. 2020036930 (O.P.R.B.C.T.) as described in Volume 2754, Page 76 of the Deed Records of Bell County, Texas (D.R.B.C.T.), from which a 1/2-inch iron rod with "4Ward-Boundary" cap set in the west right-of-way line of said Bob White Road, being the common west corner of

said Cisneros tract and a called 40 acres tract conveyed to Wilburn Buel Ray in Volume 2298, Page 1 (D.R.B.C.T.) bears, N05°0502"E, a distance of 445.39 feet;

THENCE, leaving the west right-of-way line of said Bob White Road, with the common line of said Brenek (Called Tract Three) and said Sisneros tract the following two (2) courses and distances:

- 1) **S71°54'18"E**, a distance of **542.29** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N26°06'15"E**, a distance of **366.63** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the most northerly northwest corner hereof, being the common north corner of said Brenek (Called Tract Three) and said Sisneros tract, and being in the south line of said Ray tract;

THENCE, leaving the west line of said Sisneros tract, with the common line of said Brenek (Called Tract Three) and said Ray tract, **S66°20'29"E**, a distance of **1,783.75** feet to a 1/2-inch iron rod found for the northeast corner hereof, being the common east corner of said Brenek (Called Tract Three) and said Ray tract, and being in the west line of a called 213.83 acres tract conveyed to Theodore C. Flick and Milton J. Flick in Volume 4339, Page 547 (D.R.B.C.T.);

THENCE, leaving the north line of said Brenek (Tract Three), with the common line of said Rowan 454.2376 acres tract and said Ray tract, **N16°35'22"E**, a distance of **698.49** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, being in the south line of said Rowan 41.9435 acres tract;

THENCE, leaving the west line of said Rowan 454.2376 acres tract, with the common line of said Rowan 41.9435 acres tract and said Ray tract, **N66°09'03"W**, a distance of **2,530.07** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the most northerly southwest corner hereof, being the common west corner of said Rowan 41.9435 acres tract and said Ray tract, being in the apparent east right-of-way line of said Bob White Road;

THENCE, leaving the north line of said Ray tract, with the west line of said Rowan 41.9435 acres tract and the east right-of-way line of said Bob White Road, **N17°30'04"E**, a distance of **310.07** feet to a 1/2-inch iron rod found for an angle point hereof, being the common west corner of said Rowan 41.9435 acres tract and a called 1.00 acre tract conveyed to Bernice Bryson in Document No. 2011041219 (O.P.R.B.C.T.);

THENCE, leaving the east right-of-way line of said Bob White Road, with the common line of said Rowan 41.9435 acres tract and said Bryson tract the following two (2) courses and distances:

- 1) **S66°24'55"E**, a distance of **290.31** feet to a 1/2-inch iron rod found for an angle point hereof, being the southeast corner of said Bryson tract,
- 2) **N16°58'56"E**, a distance of **150.58** feet to a 1/2-inch iron rod found for an angle point hereof, being the common east corner of said Bryson tract and a called 0.65 acre tract conveyed to Jose Ines Ramirez in Volume 5179, Page 655 (D.R.B.C.T.);

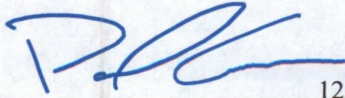
THENCE, leaving the north line of said Bryson tract, with the common line of said Rowan 41.9435 acres tract and said Ramirez tract the following two (2) courses and distances:

- 1) **N16°54'24"E**, a distance of **97.99** feet to a 3-inch metal post for an angle point hereof, being the northeast corner of said Ramirez tract,
- 2) **N65°43'50"W**, a distance of **291.11** feet to a 1/2-inch iron rod found for an angle point hereof, being the northwest corner of said Ramirez tract, and being in the apparent east right-of-way line of said Bob White Road;

THENCE, leaving the north line of said Ramirez tract, with the west line of said Rowan 41.9435 acres tract and the apparent east right-of-way line of said Bob White Road, **N18°10'11"E**, a distance of **181.30** feet to the **POINT OF BEGINNING** and containing 554.5922 Acres (24,158,038 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000145609313. See attached sketch (reference drawing: 02015-PLAT.dwg).



12/4/2025

Paul N. Guerrero, RPLS #5992
4Ward Land Surveying, LLC
TBPELS Firm #10174300

