

FIELD NOTES

All that certain parcel or tract of land (Under Fence) situated in the William Hunter Survey, Abstract No. 226, Hood County, Texas, and being a portion of that called 22.0.39 acre tract described to James L. Want and Carlene Want, described in Volume 2063, Page 108, Deed Records, Hood County, Texas, and being all of that tract of land described in Volume 1209, Page 637, Deed Records, Hood County, Texas, and being more particularly described by metes and bounds as follows:

Bearings correlated to the west right-of-way of FM Highway 2870 at the southeast corner of this tract being N 01° 08' 00" W. Control monuments are the concrete right-of-way monuments along said highway.

BEGINNING at a 3 inch steel corner post, being the intersection of the north right-of-way line of Wind Hollow Court and the west right-of-way line of F. M. Highway 2870 (Rock Church Highway), being the southeast corner of the herein described tract;

THENCE S 59° 48' 14" W, along a fence and with said north line of Wind Hollow Court a distance of 423.69 feet to a 3 inch steel fence post for corner;

THENCE N 23° 21' 46" W, along a fence a distance of 1,340.27 feet to a 3 inch steel fence post for corner;

THENCE S 67° 01' 32" W, along a fence a distance of 136.50 feet to a cross tie fence post for corner;

THENCE N 20° 34' 21" W, along a fence a distance of 691.84 feet to the center of an 24 inch live oak tree for corner;

THENCE N 60° 20' 56" E, along a fence a distance of 102.13 feet to a 3 inch steel post for corner;

THENCE N 30° 55' 48" E, along a fence a distance of 114.46 feet to a 3 inch steel post for corner;

THENCE N 11° 35' 09" E, along a fence a distance of 267.85 feet to a 3 inch steel post for corner;

THENCE N 78° 26' 30" W, along a fence a distance of 130.04 feet to a 3 inch steel post for corner;

THENCE S 18° 24' 37" W, along a fence a distance of 238.00 feet to a 3 inch steel post for corner;

THENCE S 81° 13' 49" W, along a fence a distance of 25.50 feet to a 3 inch steel post for corner;

THENCE N 17° 37' 33" W, along a fence a distance of 563.24 feet to a 3 inch steel post for corner;

THENCE S 76° 04' 27" W, along a fence a distance of 179.60 feet to a 3 inch steel post for corner;

THENCE N 14° 03' 52" W, along a fence a distance of 155.04 feet to a 3 inch steel post for corner;

THENCE N 78° 01' 34" E, along a fence a distance of 169.00 feet to a 3 inch steel post for corner;

THENCE N 17° 41' 26" W, along a fence a distance of 1,232.59 feet to a 3 inch steel post for corner;

THENCE S 81° 50' 06" W, along a fence a distance of 305.28 feet to a 3 inch steel post for corner;

THENCE S 61° 47' 36" W, along a fence a distance of 171.88 feet to a 3 inch steel post for corner, at the end of a fence;

THENCE S 56° 59' 15" W, across a creek bottom and near a vertical creek bank to a 3 inch steel post for corner, the beginning of a fence;

THENCE S 60° 05' 07" W, along a fence a distance of 1,178.64 feet to a Tee post for angle point;

THENCE S 59° 53' 05" W, along a fence a distance of 493.59 feet to a 3 inch steel post for corner;

THENCE N 66° 26' 35" W, along a fence a distance of 23.41 feet to a 3 inch steel post for corner;

THENCE S 55° 59' 14" W, along a fence a distance of 301.15 feet to an aluminum monument marked RPS #4314 for corner, the southeast corner of said Want tract;

THENCE N 30° 15' 36" W, (approximately 12 feet northeast of an existing fence) a distance of 1,581.85 feet to an aluminum monument marked RPS #314 for corner, the southeast corner of said Want tract;

THENCE S 57° 59' 47" E, with the north line of said Want tract and along a fence a distance of 1,119.47 feet to a 3 inch steel post for corner;

THENCE S 35° 56' 59" E, along a fence a distance of 93.34 feet to a 3 inch steel post for corner;

THENCE N 57° 53' 14" E, with the north line of said Want tract and along a fence a distance of 1,739.17 feet to a 3 inch steel post for corner;

THENCE S 70° 55' 47" E, along a fence a distance of 418.48 feet to a 3 inch steel post for corner;

THENCE S 08° 46' 45" E, along a fence a distance of 1,083.87 feet to a 8 inch cedar post for corner;

THENCE N 78° 32' 04" E, along a fence a distance of 721.91 feet to the center of a 30 inch live oak tree for corner;

THENCE N 75° 55' 24" E, along a fence a distance of 542.38 feet to a 3 inch steel post for corner, the northeast corner of said Want tract;

THENCE S 18° 10' 54" E, along a fence a distance of 549.81 feet to a 3 inch steel rod found for corner;

THENCE S 25° 08' 01" E, along a fence a distance of 866.26 feet to a cedar fence post for corner;

THENCE S 57° 44' 29" W, along a fence a distance of 49.77 feet to a 3 inch steel post for corner;

THENCE S 14° 14' 16" E, along a fence a distance of 375.86 feet to a 5/8 inch steel rod capped Grossett set for corner, lying near a 8 inch cedar post;

THENCE N 66° 38' 36" E, along a fence a distance of 112.82 feet to a 3 inch steel post for corner, lying on a curve and lying in the west right-of-way line of F. M. Highway 2870;

THENCE along a fence, with a curve to the left whose radius is 2,009.86 feet and whose long chord bears S 05° 46' 38" E, a distance of 646.79 feet to a concrete right-of-way monument for the end of curve;

THENCE S 15° 15' 14" E, with the west right-of-way line of said highway and along a fence a distance of 1,068.50 feet to a concrete right-of-way monument for the beginning of a curve to the right whose radius is 1,859.86 feet;

THENCE with said curve, right-of-way and fence a long chord bearing of S 08° 12' 22" E, a distance of 455.45 feet to a concrete right-of-way monument for the end of curve;

THENCE S 01° 08' 00" E, with said right-of-way and fence a distance of 1,074.92 feet to the Point of Beginning and containing 228.844 acres of land, more or less.

Mark Fritz  
Vol. 2087, Pg. 745

Rosa Smith Vol. 86, Pg. 142

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