

FIELD NOTES TO 4.73 ACRES IN THE BUSHNELL GARNER SURVEY
ABSTRACT 396, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the Bushnell Garner Survey Abstract 396, Cooke County, Texas, being part of FIRST TRACT as described in a deed from Robert Martindale, et al to David Clifton, et ux recorded in Volume 1048, page 525 of the Cooke County Official Public Records, and being the same 4.73 acre tract described in a deed from David and Marcia Clifton to Randy and Robin Wilson by deed recorded in Volume 1390, page 121 of said Public Records, and being more particularly described as follows:

BEGINNING at a found steel pin on the East line of said Garner Survey, common to the West line of the G. L. Smith Survey Abstract 914, common to the West line of a tract recorded in Volume 637, page 632 of the Cooke County Deed Records, at the Northeast corner of said FIRST TRACT, common to the Southeast corner of a tract conveyed to Andy Brock, et ux by deed recorded in Volume 1321, page 833 of said Public Records, at a turn in County Road 332;

THENCE South 00 degrees 54 minutes 01 second East, with said common Survey line, common to the East line of said FIRST TRACT, a distance of 593.42 feet to a found steel pin at the intersection of said County Road 332 with F. M. Road 2848;

THENCE Southwesterly, with the Westerly line of said F. M. Road 2848, a distance of 168.80 feet around a curve to the left having a radius of 1196.10 feet and whose chord is South 16 degrees 25 minutes 07 seconds West, a distance of 168.66 feet to a found P. K. Nail at the Northeast corner of a tract conveyed to Davis Cowling, et ux by deed recorded in Volume 998, page 402 of said Public Records;

THENCE South 88 degrees 24 minutes 58 seconds West, along or near a fence, a distance of 233.63 feet to a fence corner at the Northwest corner of said Cowling tract, on the East line of a tract conveyed to Gerald R. Peach, Jr. by deed recorded in Volume 1365, page 726 of said Public Records;

THENCE North 00 degrees 00 minutes 18 seconds East, passing a found steel pin on the South line of said County Road 332, continuing a total of 760.97 feet to a found steel pin at the Northeast corner of said Peach tract, on the North line of said FIRST TRACT, common to the South line of said Brock tract;

THENCE North 89 degrees 52 minutes 17 seconds East, with said common line, in said County Road 332, a distance of 271.82 feet to the point of beginning containing 4.73 acres of land.