

618 acres
S.P. Lamb, et al
to
Dave Duncan
August 18, 1962
Vol. 191, Pg. 346

J. Nimmo Survey A - 602

Simon Cockrell Survey A - 127

663.90 acres

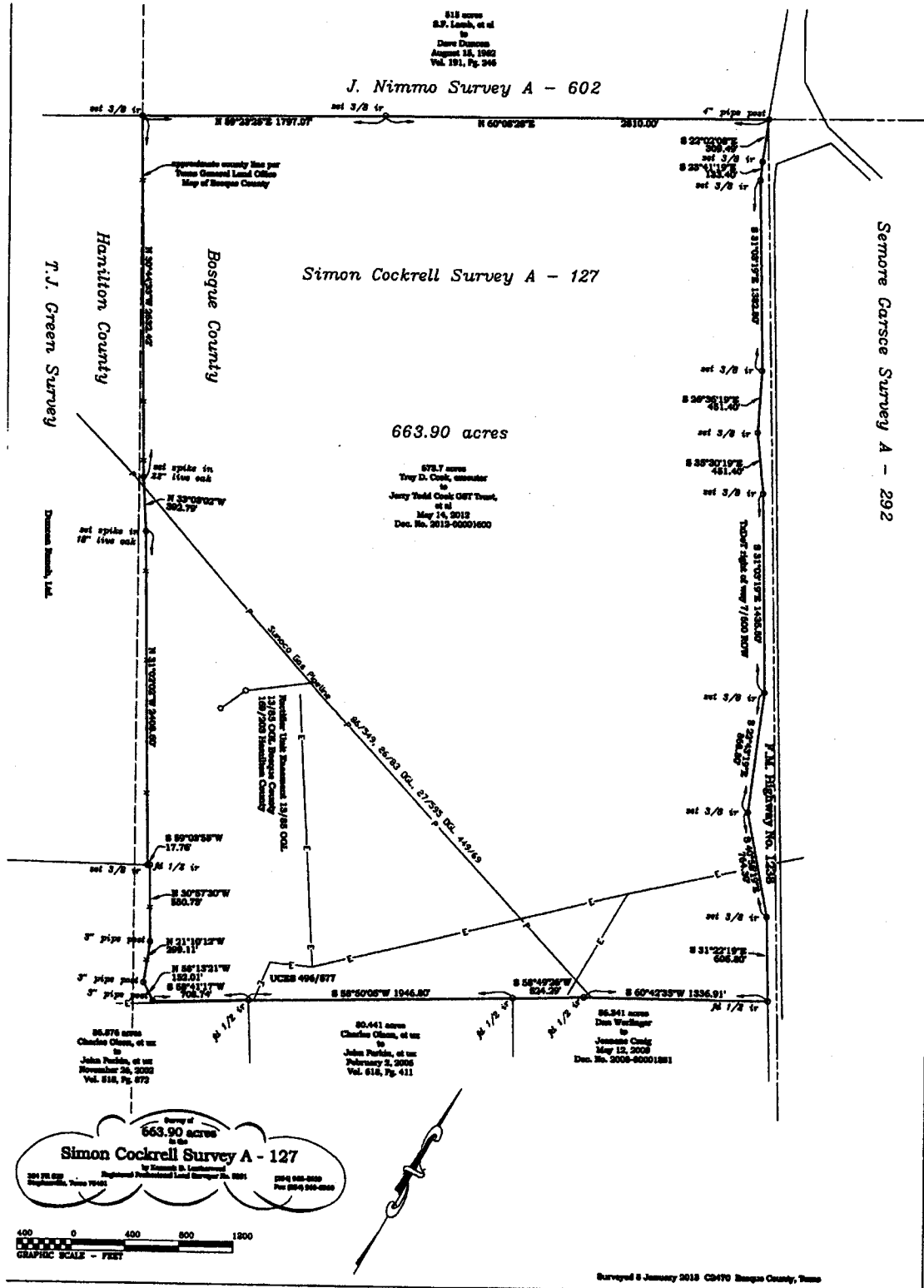
578.7 acres
Trey D. Cook, executor
to
Jury Todd Cook OBT Trust,
et al
May 14, 2012
Dec. No. 2012-00001600

Semore Garsee Survey A - 292

Hamilton County
T.J. Green Survey

Bosque County

Duncan County, Tex.



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Land Description

State of Texas:
County of Bosque:

All that certain 663.90 acre tract of land in the Simon Cockrell Survey, A - 127, in Bosque County, Texas, being a part of that certain 673.7 acre tract described in deed from Trey D. Cook, trustee to Jerry Todd Cook GST trust, et al, dated May 14, 2012, and recorded in document number 2012-00001600 of the official public records of Bosque County, Texas, and described as follows:

Beginning at a capped 3/8 iron rod set at a fence intersection at the occupied northwest corner of the said 673.7 acre tract, the northwest corner of the Cockrell Survey, the southwest corner of the J. Nimmo Survey and the southwest corner of a 515 acre tract described in deed from S.F. Lamb to Dave Duncan, dated August 15, 1962, and recorded in volume 191, page 246 of the deed records of Bosque County, Texas, and in the approximate west line of Bosque County, the east line of Hamilton County per the Texas General Land Office Map of Bosque County, for the northwest corner of this tract:

Thence N 59°23'25" E, along the north line of the said 673.7 acre tract and partly along a fence, 1797.07' to a capped 3/8 iron rod set:

Thence N 60°08'28" E, along the north line of the said 673.7 acre tract, 2810.00' to a 4" pipe post at the occupied northeast corner of the said 673.7 acre tract and of this tract:

Thence S 22°02'08" E, 309.49' to a capped 3/8 iron rod set in the west right of way of F.M. Highway No. 1238:

Thence along the west right of way of F.M. Highway No. 1238 as follows:

S 23°41'19" E, 133.40':
S 31°03'19" E, 1382.80':
S 26°36'19" E, 451.40':
S 35°30'19" E, 451.40':
S 31°03'19" E, 1435.50':
S 22°43'19" E, 868.80':
S 40°56'19" E, 764.30':

And S 31°22'19" E, 605.80' to a capped 1/2" iron rod found at the southeast corner of the said 673.7 acre tract, the northeast corner of a 56.341 acre tract described in deed from Dan Werlinger to Jeanene Craig, dated May 12, 2008, and recorded in document number 2008-00001881 of the official public records of Bosque County, Texas, for the southeast corner of this tract:

Thence S 60°42'35" W, along a fence and the south line of the said 673.7 acre tract, 1336.91' to a capped 1/2" iron rod found at a fence corner:

Thence S 58°49'26" W, along a fence and the south line of the said 673.7 acre tract, 524.29' to a capped 1/2" iron rod found at a fence corner at the northwest corner of the said 56.341 acre tract, the northeast corner of a 80.441 acre tract described in deed from Charles Olson, et ux to John Parkin, et ux, dated February 2, 2006, and recorded in volume 618, page 411 of the official public records of Bosque County, Texas, for a corner of this tract:

Thence S 58°50'05" W, along a fence and the south line of the said 673.7 acre tract, 1946.80' to a capped 1/2" iron rod found at the northwest corner of the said 80.441 acre tract, the northeast corner of a 86.876 acre tract described in deed from Charles Olson to John Parkin, et ux, dated November 26, 2002, and recorded in volume 518, page 872 of the official public records of Bosque County, Texas, for a corner of this tract:

Thence S 58°41'17" W, along a fence and the south line of the said 673.7 acre tract, 708.74' to a 3" pipe post at the southwest corner of the said 673.7 acre tract, for the southwest corner of this tract:

Thence along the west line of the said 673.7 acre tract and generally along a fence as follows:

N 58°13'21" W, 152.01' to a 3" pipe post:

N 21°10'12" W, 299.11' to a 3" pipe post:

N 30°57'30" W, 550.73' to a ½" iron rod found at the northeast corner of the said 86.876 acre tract:

S 59°03'55" W, 17.76' to capped 3/8 iron rod set at a fence corner post:

N 31°02'02" W, 2408.60' to a spike set in an 18" live oak tree;

N 33°03'02" W, 392.79' to a spike set in a 22" live oak tree:

And N 30°44'33" W, 2632.42' to the point of beginning and containing 663.90 acres of land.

I, Kenneth D. Leatherwood, Registered Professional Land Surveyor No. 5531 of the State of Texas, certify that these field notes and accompanying plat are correct to the best of my knowledge and represent a survey made on the ground by me personally on 8 January 2013.