

Legal Description:

Description for a tract of land being a portion of Tract 52, SECTION F, THE OLD W.D. RANCH, a subdivision in Hood County, Texas according to the plat thereof recorded in Slide A-241-A, Plat Records, Hood County, Texas and being the same tract of land described in a deed to EOG Resources, Inc. recorded in Volume 2341, Page 145, Deed Records, Hood County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar rod found in the centerline of Boswell Court for the southeast corner of Tract 52, same being the northeast corner of Tract 12, Section B recorded in Slide A-226-B, Plat Records, Hood County, Texas and being in the southwest line of Star Hollow Road (County Road 108), an existing variable width right of way;

THENCE S61°08'05"W. (PLAT=S61°04'40"W), 153.44 feet (PLAT=153.76') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 12 to a 1/2" rebar rod found;

THENCE S58°01'43"W. (PLAT=S57°58'20"W), 137.18 feet (PLAT=137.21') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 12 to a 1/2" rebar rod found;

THENCE S44°15'43"W. (PLAT=S44°12'20"W), 119.20 feet (PLAT=119.23') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 12 to a 1/2" rebar rod found;

THENCE S37°19'43"W. (PLAT=S37°16'20"W), 164.06 feet (PLAT=164.10') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 12 to a 1/2" rebar rod found;

THENCE S45°27'43"W. (PLAT=S45°24'20"W), 86.40 feet (PLAT=86.42') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 12 to a 1/2" rebar rod found for the northwest corner of Tract 12, same being the northeast corner of Tract 13;

THENCE S59°50'43"W. (PLAT=S59°47'20"W), 60.15 feet (PLAT=60.16') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 13 to a 1/2" rebar rod found;

THENCE S72°38'03"W. (PLAT=S72°34'40"W), 187.13 feet (PLAT=187.18') along the centerline of Boswell Court, same being the common line of Tract 52 and Tract 13 to a 3/8" rebar rod found for the southwest corner of Tract 52, same being the southeast corner of Tract 51, Section E recorded in Slide A-231-B, Plat Records, Hood County, Texas and from which a 10" wood fence corner post bears N30°38'05"W., 26.38 feet;
THENCE N29°44'07"W. (PLAT=N29°50'W), 403.67 feet (PLAT=403.50') along the common line of Tract 52 and Tract 51, generally along a fence to a 1/2" rebar rod found;

THENCE N84°43'00"W. (BASIS FOR DIRECTIONAL CONTROL), 1166.31 feet (PLAT=1165.35') along the common line of Tract 52 and Tract 51, generally along a fence to a 1/2" rebar rod found for the westerly southwest corner of the EOG Resources Tract, same being the southeast corner of a tract of land described in a deed to the Estate of James Dalton Marcum, Jr. recorded in Document Number 2022-0016301, Deed Records, Hood County, Texas;

THENCE N00°13'50"W. (DEED=N00°14'30"W), 409.54 feet (DEED=409.1') along the common line of the EOG Resources Tract and the Marcum Tract, same being through Tract 52 and being generally along a fence to a 1/2" rebar rod found for the northwest corner of the EOG Resources Tract and being in the south line of Tract 53;

THENCE S82°59'40"E. (PLAT=S83°00'20"E), 1706.33 feet (PLAT=1704.51') along the common line of Tract 52 and Tract 53, generally along a fence to a 1/2" capped "1276" rebar rod found;

THENCE N85°34'38"E. (PLAT=N85°04'30"E), 300.15 feet (PLAT=300.00') along the common line of Tract 52 and Tract 53, generally along a fence to a 1/2" rebar rod found (Control Monument) for the northeast corner of Tract 52 and being in the southwest line of Star Hollow Road;

THENCE S29°34'01"E. (PLAT=S29°50'E), 117.45 feet (PLAT=118.42') along the southwest line of Star Hollow Road to a 1/2" rebar rod found;

THENCE S28°08'07"E. (PLAT=S28°23'E), at 50.66 feet passing a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for reference, in all 80.66 feet (PLAT=81.58') along the southwest line of Star Hollow Road to the POINT OF BEGINNING and containing 20.017 acres of land more or less.