



Matabo Surveying, Inc.

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August 22, 2024

RE: J.N. ELLIOTT SURVEY, A-255
Cherokee County, Texas

DESCRIPTION
10.00 Acres

BEING 10.00 acres in the J.N. Elliott Survey Abstract 255, Cherokee County Texas, being Part of that called South 55 acres of 110 acres from Bryan D. Robinson and Imogene Robinson to Bryan D. Robinson Jr. & Kathy S. Robinson and Carolyn Hooks & James E. Hooks recorded on January 17, 2008 in Volume 1896, Page 188 of the Official Records of Cherokee County Texas, made on the ground for Carolyn Hooks and Bryan Robinson during the month of August 2024. Bearings are based on Grid, Texas State Plane Coordinate System, Texas Central Zone 4203, North American Datum of 1983. Note: surveyor did not abstract tracts for ownership or easement: SEE PLAT

BEGINNING AT A ½" STEEL ROD IN COUNTY ROAD 2443 IN A PROJECTION OF COUNTY ROAD 2444, FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID 55 ACRES AND THE SOUTHEAST CORNER OF THAT CALLED 55.87 ACRES DESCRIBED IN 2580/221;

THENCE SOUTH 02°48'03" EAST, 425.30 FEET TO A 3/8" STEEL ROD IN COUNTY ROAD 2443, SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF A 20.368 ACRE TRACT THIS DAY CREATED;

THENCE SOUTH 86°38'42" WEST, 1100.42 FEET TO A 3/8" STEEL ROD W/CAP IN THE EAST LINE OF THAT CALLED 31.21 ACRES DESCRIBED IN 2435/841, SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SAID 20.368 ACRES;

THENCE NORTH 03°04'35" WEST, 283.03 FEET TO A 3/8" STEEL ROD W/CAP SET FOR THE SOUTHWEST CORNER OF THAT CALLED 0.648526 ACRES DESCRIBED IN 2547/757;

THENCE SOUTH 88°36'20" EAST, 211.20 FEET TO A 3/8" STEEL ROD W/CAP SET FOR THE SOUTHEAST CORNER OF SAID 0.648526 ACRES;

THENCE NORTH 01°43'23" EAST, 160.57 FEET TO A 3/8" STEEL ROD W/CAP IN COUNTY ROAD 2444, SET FOR THE NORTHEAST CORNER OF SAID 0.648526 ACRES;

THENCE NORTH 86°39'28" EAST, 878.47 FEET TO THE PLACE OF BEGINNING, CONTAINING WITHIN THESE CALLS 10.00 ACRES OF LAND. **IF THIS DOCUMENT IS NOT SIGNED IN PALE BLUE INK AND THE SEAL PRESENT IT IS NOT A LICENSED COPY AND MAY CONTAIN ALTERED OR FORGED INFORMATION.**

James (Matt) Hunt
Registered Professional Land Surveyor No. 6398
w/cap plastic cap marked MATABO
W/washer = a metal washer marked MATABO

