

METES AND BOUNDS DESCRIPTION
4.206 ACRES of LAND
JAMES COOKE SURVEY, ABSTRACT No. 160
CHEROKEE COUNTY, TEXAS

BEING 4.206 acres of land, situated in the James Cooke Survey, Abstract No. 160, Cherokee County, Texas, and being a part of that certain called 5.683 acres described in Warranty Deed with Vendor's Lien from Thomas A. Willis and Lessie L. Willis to Katherine Roshun Gibson-Haynes, as recorded in Volume 2071, Page 87 of the Official Public Records of Cherokee County, Texas, same being a combined re-survey of that certain called 2 acres, more or less, described in Volume 2689, Page 23 of the Official Public Records of Cherokee County, Texas, and that certain called 4.2 acres, more or less, described in Volume 1466, Page 277 of the Official Records of Cherokee County, Texas, said 4.206 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a bent 3/8" steel rod flagged pink found at the Southeast corner of the herein described tract, and being the same for the above referenced 5.683 acre tract, and being the same for the above referenced 2 acre tract, and being at the southwest corner of that certain called 3.470 acres, more or less, mentioned in Special Warranty Deed with Vendor's Lien from Ravenous Sangu LLC to Ana Yeli Venses, as recorded in Volume 2752, Page 478 of the Official Public Records of Cherokee County, Texas, and described in Volume 879, Page 713 of the Land Records of Cherokee County, Texas, and being at the northwest corner of that certain called 71.27 acres, more or less, described in Warranty Deed with Vendor's Lien from Lawrence E. Schinzler and wife, Mary S. Schinzler to Eugene Armijo and wife, Suzanne Cheeseman Armijo, as recorded in Volume 1122, Page 583 of the Land Records of Cherokee County, Texas, and being at the northeast corner of that certain called 78.13 acres described in Warranty Deed with Vendor's Lien from James E. Swink to Eugene Armijo and Suzanne C. Armijo, as recorded in Volume 1919, Page 340 of the Official Public Records of Cherokee County, Texas, and being in the south line of the James Cooke Survey, common with the north line of the Jose Maria Musquiz Survey, Abstract No. 37 (Cherokee County), and being located on the east side of a crosstie fence corner post;

THENCE South 86°33'59" West with the south line of the above mentioned 5.683 acre tract, the south line of the above mentioned 2 acre tract, the south line of the above referenced 4.2 acre tract, the north line of the above referenced 78.13 acre tract, said common Survey line and generally with a fence, at 91.92 feet pass a 1/2" steel rod flagged pink found with a t-post guard (2.59 feet right), and continue in all for a distance of **295.06 feet** to a 1/2" steel rod flagged pink, orange and yellow found at the Southwest corner of the herein described tract, and being the same for said 5.683 acre tract and the above mentioned 4.2 acre tract, and being at the southeast corner of that certain tract or parcel (no acreage given) described

in Gift Warranty Deed from Lisa Duran, Andrew Cobb and wife, Nancy Cobb to Daniel Duran, as recorded in Volume 2696, Page 87 of the Official Public Records of Cherokee County, Texas, and being located on the southeast corner of a 8" treated wood fence corner post;

THENCE North 04°18'33" West with the west line of said 5.683 acre tract and said 4.2 acre tract, the east line of the above referenced Duran tract and generally with a fence, at 507.02 feet pass a 1/2" steel rod flagged pink found (0.10 feet right) located north of an 8" creosoted fence post, and continue in all for a distance of **530.97 feet** to a 1/2" steel rod found at the Northwest corner of the herein described tract, and being at the northeast corner of the above mentioned Duran tract, and being at the southeast corner of that certain tract or parcel (no acreage given) described in Deed Without Warranty from Lisa Duran, Andrew Cobb and wife, Nancy Cobb to Troy Arnold and wife, Carol Arnold, as recorded in Volume 2673, Page 239 of the Official Public Records of Cherokee County, Texas, and being at the southwest corner of that certain called approximately 2 net acres, more or less, described in Correction Warranty Deed from Katherine Haynes to Ruben E. Harris, as recorded in Volume 2841, Page 487 of the Official Public Records of Cherokee County, Texas, from which a 1/2" steel rod flagged pink & blue found at the northwest corner of same, and being at the northwest corner of said 5.683 acre tract, bears North 04°18'33" West at 310.64 feet;

THENCE over and across said 5.683 acre tract with the south line of the above referenced 2 net acre tract, generally along the centerline of County Road No. 1207 the following four courses:

South 89°27'58" East for a distance of **14.90 feet** to a calculated point at Angle corner;

South 88°21'34" East for a distance of **110.74 feet** to a calculated point at Angle corner;

South 89°24'39" East for a distance of **46.03 feet** to a calculated point at Angle corner;

North 81°47'17" East for a distance of **32.33 feet** to a calculated point at the Interior corner of the herein described tract, and being at the southeast corner of the above mentioned 2 net acre tract, and being in the east line of said 4.2 acre tract and the west line of said 2 acre tract, from which a 1/2" steel rod found for reference bears South 04°18'48" East at 22.81 feet;

THENCE North 04°18'48" West over and across said 5.683 acre tract with the east line of said 2 net acre tract, the east line of said 4.2 acre tract and the west line of said 2 acre tract, at 16.27 feet pass a 1/2" steel rod flagged orange & pink found for reference and continue in all for a distance of **318.64 feet** to a calculated point at the Upper Northwest corner of the herein described tract, and being at the northeast corner of said 2 net acre tract and said 4.2 acre tract, and being at the northwest corner of said 2 acre tract, and being in the south line of that certain called 5 acres, more or less, described in Special Warranty Deed from Estate of Vernell Moore to Ada Lee Cofer, et al., as recorded in Volume 1962, Page 518 of the Official Public Records of Cherokee County, Texas, from which the above referenced 1/2" steel rod flagged pink & blue found at the northwest corner of said 5.683 acre tract bears

South 87°30'55" West at 203.20 feet, and a 1/2" steel rod found in a dry creek bears North 04°18'48" West at 1.48 feet;

THENCE North 87°30'55" East with the north line of said 5.683 acre tract, the north line of said 2 acre tract, and the south line of the above referenced 5 acre tract for a distance of **92.09 feet** to a 1/2" steel rod found at the Northeast corner of the herein described tract, and being the same for said 5.683 acre tract and said 2 acre tract, and being at the northwest corner of the above referenced 3.470 acre tract;

THENCE South 04°18'06" East with the east line of said 5.683 acre tract, the east line of said 2 acre tract, and the west line of the above mentioned 3.470 acre tract, at 284.09 feet pass a 1/2" steel rod with cap marked "COWAN" found for reference, at 309.3 feet cross the center of County Road No. 1207, at 334.17 feet pass a 1/2" steel rod with cap marked "COWAN" found for reference, and continue in all for a distance of **836.72 feet** back to the place of beginning and containing 4.206 acres of land, of which approximately 0.223 acres lie within the apparent right of way of County Road No. 1207.

Bearings hereon are based on the State Plane Coordinate System of 1983, Texas Central, Zone (4203), NAD 83.

See Plat of Survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of June 2026.

GIVEN UNDER MY HAND AND SEAL, this the 17th day of June 2026.

Canyon Hamilton
Registered Professional
Land Surveyor No. 6807

