

CALLLED 25 ACRES, MORE OR LESS
WARRANTY DEED
MARY BLAKE BUIE AND MARGARET ELLEN BUIE, CO-TENANTS OF THE ESTATE OF THORLEIF D. JORGENSEN
TO
JAMES I. PERKINS, JR.
VOLUME 1027, PAGE 108
LAND RECORDS OF CHEROKEE COUNTY, TEXAS

CALLLED 5 ACRES, MORE OR LESS
SPECIAL WARRANTY DEED
ESTATE OF VERNELL MOORE
TO
ADA LEE COFER, ET AL.
VOLUME 1962, PAGE 518
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

NO ACREAGE GIVEN
A PART OF A CALLED 8.4 ACRES, MORE OR LESS
DEED WITHOUT WARRANTY
LISA DURAN, ANDREW COBB AND WIFE, NANCY COBB
TO
TROY ARNOLD AND WIFE, CAROL ARNOLD
VOLUME 2673, PAGE 239
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

APPROXIMATELY 2 NET ACRES, MORE OR LESS
CORRECTION WARRANTY DEED
KATHERINE HAYNES
TO
RUBEN E. HARRIS
VOLUME 2841, PAGE 487
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

CALLLED 3.470 ACRES, MORE OR LESS
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
RAVENOUS SANGU LLC
TO
ANA YELI VENSES
VOLUME 2752, PAGE 478
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS
DESCRIBED 879/713

NO ACREAGE GIVEN
A PART OF A CALLED 8.4 ACRES, MORE OR LESS
GIFT WARRANTY DEED
LISA DURAN, ANDREW COBB AND WIFE, NANCY COBB
TO
DANIEL DURAN
VOLUME 2696, PAGE 87
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

CALLLED 5.683 ACRES
WARRANTY DEED WITH VENDOR'S LIEN
THOMAS A. WILLIS AND LESSIE L. WILLIS
TO
KATHERINE ROSHUN GIBSON-HAYNES
VOLUME 2071, PAGE 87
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS

4.206 Acres
"SURVEYED"

APPROXIMATELY 0.223 ACRES LIE
WITHIN THE APPARENT RIGHT OF WAY
OF COUNTY ROAD No. 1207

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY
CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JUNE 2026, OF
THE PROPERTY LOCATED AT 831 COUNTY ROAD No. 1207, RUSK, TEXAS, 75785, 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, OF WHICH APPROXIMATELY 0.223
ACRES LIE WITHIN THE APPARENT RIGHT OF WAY OF COUNTY ROAD No. 1207.

NOTES:
1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE
MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.
2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS
OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY
OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA
CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY
UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AND NO
STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD
CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF
THIS PROPERTY.
4) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.
5) ALL CORNERS SHOWN HEREON AS FOUND ARE CONTROLLING TO THIS SURVEY.
6) THERE ARE BURIED UTILITIES ALONG THE MARGINS OF COUNTY ROAD No. 1207.

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND
ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY FOR
KATHERINE ROSHUN GIBSON-HAYNES, AND IN ACCORDANCE WITH THE
INFORMATION AND THE INSTRUCTIONS FURNISHED ME, SAME CORRECTLY
REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE FIELD SURVEY. USE OF
THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR
RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING
THEREFROM.

BY: 
CANYON HAMILTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS No. 6807

DRAWN BY: B.C. CHECKED BY: C.H. DATE: 6/17/2026 SCALE: 1"=50' FILE: 831 CR 1207 RUSK



PLAT
SHOWING
4.206 ACRES
BEING A PART OF
THE JAMES COOKE SURVEY, ABSTRACT No. 160
CHEROKEE COUNTY, TEXAS

THE BEARINGS HEREON ARE BASED ON THE STATE
PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL,
ZONE (4203), NAD83.

0' 50' 100' 150'

CANYON
LAND SURVEYING, LLC
8720 U.S. HIGHWAY 79 W
JACKSONVILLE, TEXAS 75766
(903) 721-3035
TBPELS FIRM REGISTRATION No. 10194569

LEGEND
APPROXIMATE SURVEY LINE
BOUNDARY LINE
RECORD LINE
OLD RECORD LINE
EDGE OF PAVING / LANE
FENCE REMNANTS / FENCE LINE
OVERHEAD UTILITY
WATER (AS NOTED)
ASPHALT
CONCRETE
WOOD
UTILITY POLE
ELECTRIC METER
TELEPHONE PEDESTAL
WATER METER
WATER WELL
MAILBOX
LAMP POST
STEEL ROD FOUND IF WITH CAP " " CALCULATED POINT
MONUMENT FOUND (AS NOTED)

JAMES COOKE SURVEY
ABSTRACT No. 160
CHEROKEE COUNTY, TEXAS
JOSE MARIA MUSQUIZ SURVEY
ABSTRACT No. 37
CHEROKEE COUNTY, TEXAS

CALLLED 71.27 ACRES, MORE OR LESS
WARRANTY DEED WITH VENDOR'S LIEN
LAWRENCE E. SCHINZLER AND WIFE, MARY S. SCHINZLER
TO
EUGENE ARMIDO AND WIFE, SUZANNE CHEESEMAN ARMIDO
VOLUME 1122, PAGE 583
LAND RECORDS OF CHEROKEE COUNTY, TEXAS

CALLLED 78.13 ACRES
WARRANTY DEED WITH VENDOR'S LIEN
JAMES E. SWINK
TO
EUGENE ARMIDO AND SUZANNE C. ARMIDO
VOLUME 1919, PAGE 340
OFFICIAL PUBLIC RECORDS OF CHEROKEE COUNTY, TEXAS