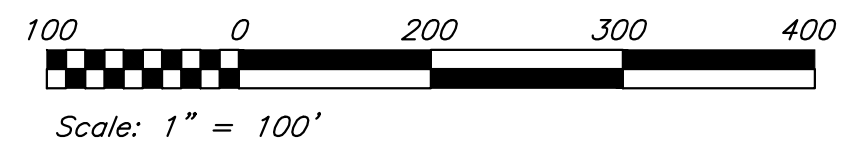


NOTE: 1/2" iron rod set denotes a center punched 1" plastic cap embossed ROAN RPLS 2043 and affixed to a 1/2" iron rod witnessed by metal "T" post inside a 1.5" PVC pipe

Survey done without benefit of Title Commitment
 Surveyor did not abstract for easements or ownership
 Surveyor did not locate improvements



Deed



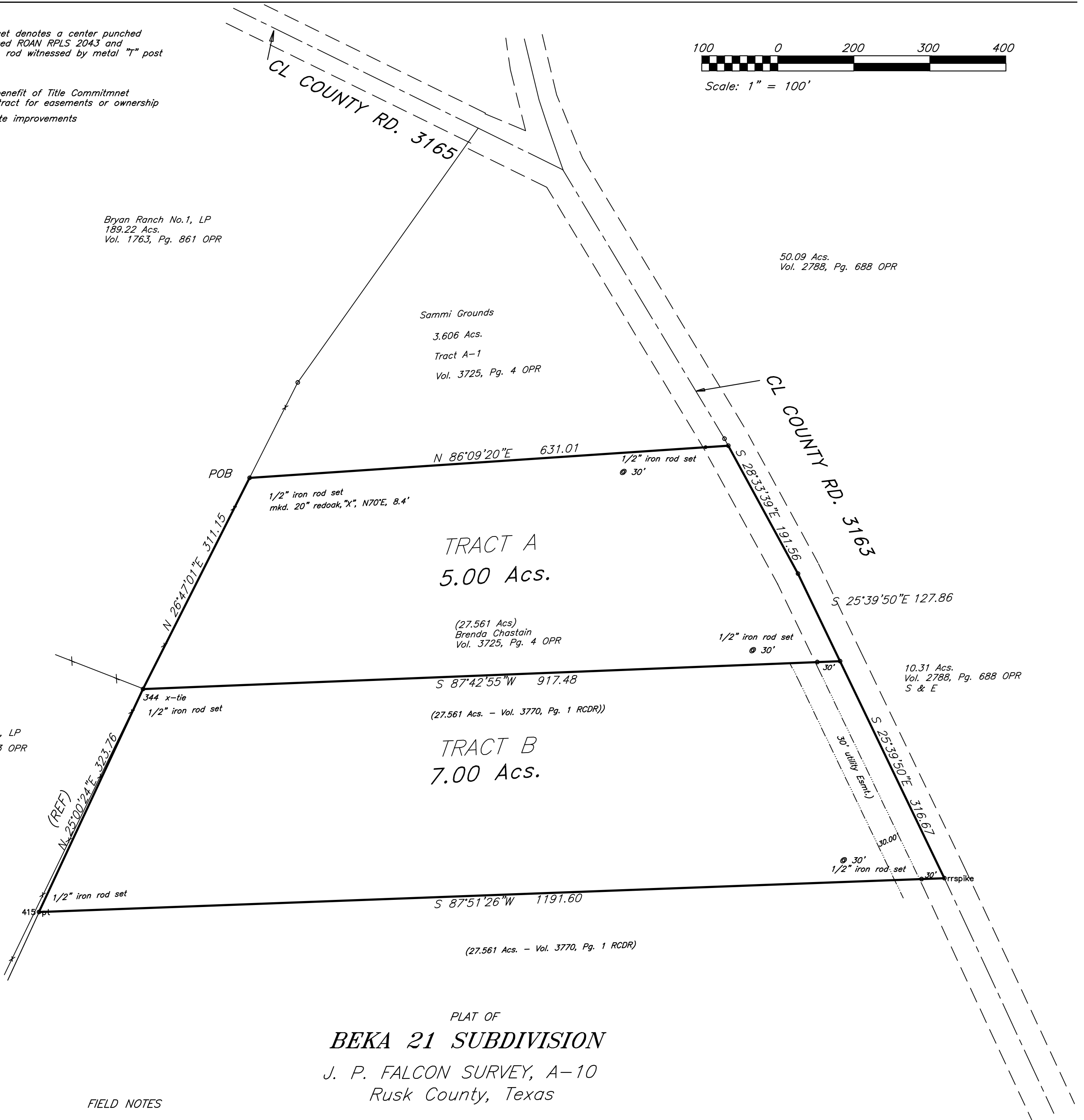
Bryan Ranch No.1, LP
 189.22 Acs.
 Vol. 1763, Pg. 861 OPR

Sammi Grounds
 3.606 Acs.
 Tract A-1
 Vol. 3725, Pg. 4 OPR

50.09 Acs.
 Vol. 2788, Pg. 688 OPR

10.31 Acs.
 Vol. 2788, Pg. 688 OPR
 S & E

Bryan Ranch No.1, LP
 Vol. 2630, Pg. 493 OPR



PLAT OF
BEKA 21 SUBDIVISION
 J. P. FALCON SURVEY, A-10
 Rusk County, Texas

FIELD NOTES

All that certain tract or parcel of land lying and being situated about 12 miles south of the City of Henderson, Rusk County, Texas on the J. P. FALCON SURVEY, A-10, being part of a 27.561 acre tract described as Tract One in a conveyance from Brenda Chastain to Cyndi 21 Land Company, LLC, Texas Limited Liability Company, dated April 19, 2021, recorded in Vol. 3770, Pg. 1 of the Official Public Records of Rusk County, Texas and more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner on the east boundary line of a 189.22 acre tract (See 40 acre tract-3rd tract, Vol. 1763, Pg. 861 of the Deed Records of Rusk County, Texas and the west boundary line of 94.4 acre tract described as First Tract in a Final Decree of Partition between Sam Cray Craycraft and wife, Christine Craycraft, Lacy Allen Koonce, and Tommy Freeman, dated March 14, 1997, recorded in Vol. 2744, Pg. 530 of the Official Public Records of Rusk County, Texas of which this is a part, said beginning corner being the northwest corner of the 27.561 acre tract and the southwest corner of a 3.606 acre tract described as Tract A-1 in a Partition Deed from Sammie Grounds, et al to Sammie Grounds, dated August 21, 2020, recorded in Vol. 3725, Pg. 4 of the Official Public Records of Rusk County, Texas;

THENCE N86°09'20"E, with the north boundary line of the 27.561 acre tract and the south boundary line of the 3.606 acre tract, at 611.04 feet pass a 1/2" iron rod set for witness from which a 16" post oak, marked "X", bears N29°W, 36.5 feet, and continuing for a total distance of 631.01 feet to a point for corner in the centerline of County Rd. 3163 and on the east boundary line of the 94.4 acre tract;

THENCE with the centerline of County Rd. 3163 and the east boundary line of the 27.561 acre tract as follows:
 S28°33'39"E, 191.56 feet;
 S25°39'50"E, 316.67 feet to a railroad spike found for corner from which a 1/2" iron rod set for witness bears S87°51'26"W, 30.00 feet;

THENCE S87°51'26"W, across the 27.561 acre tract, at 30.00 feet pass a 1/2" iron rod from which a 12" black jack oak, marked "X", bears S62°40'E, 18.1', and continuing for a total distance of 1191.60 feet to a 1/2" iron rod set for corner on the west boundary line of the 27.561 acre tract, the west boundary line of the 94.4 acre tract, and the east boundary line of the Bryan Ranch No. 1 tract (See Vol 2630, Pg. 493 RCDR);

THENCE N25°00'24"(REF), 323.76 feet with the west boundary line of the 27.561 acre tract, the west boundary line of the 94.4 acre tract, and the east boundary line of the Bryan Ranch No. 1 tract to a 1/2" iron rod set for corner at a xtie fence corner post;

THENCE N26°47'01"E, 311.15 feet continuing with the west boundary line of the 27.561 acre tract, the west boundary line of the 94.4 acre tract, and an east boundary line of the Bryan Ranch No. 1 tract to the place of BEGINNING, containing 12.00 acres.

I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas do hereby certify that the foregoing plat correctly represents a survey done by me on the ground.

OWNERS ACKNOWLEDGE and DEDICATION
 State of Texas
 Rusk County

I, the undersigned Tim Coffey, manager, Cyndi 21 Land Company, LLC, owners of the land subdivided and shown on this plat do designate such subdivision as BEKA 21 SUBDIVISION to Rusk County, Texas.

Tim Coffey, Manager, Cyndi 21 Land Company, LLC

State of Texas
 County of Rusk

BEFORE me, the undersigned authority on this day personally appeared, Tim Coffey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations stated.

GIVEN under my hand and seal of office this _____ day of _____

NOTARY PUBLIC
 Rusk County, Texas

APPROVAL

Approved and accepted by the Commissioners Court of Rusk County, Texas
 this the _____ day of _____, 2021

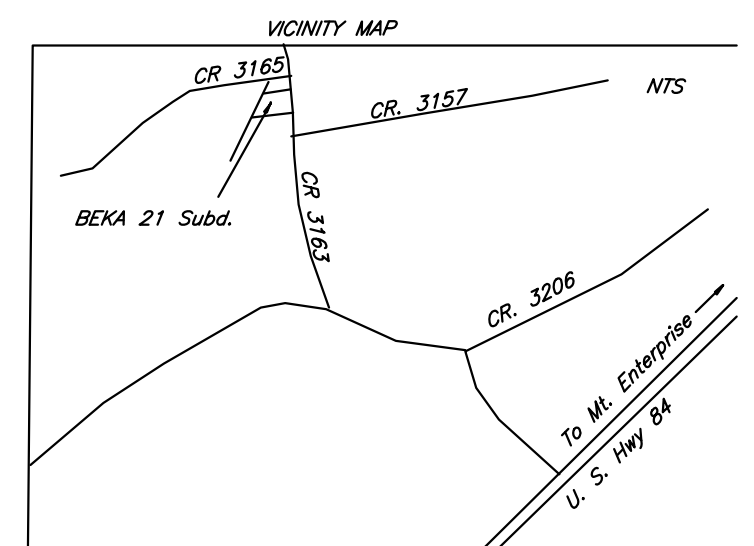
Joel Hale - County Judge

Trudy McGill - County Clerk

Deed Ref. - Vol. 3770, Pg. 1 OPRRC

R.P.L.S. No. 2043

DWG - Projects No. 19-2
 koonearsec2



Surveyed for		
BEKA 21 SUBDIVISION		
ROAN SURVEYING COMPANY 700 NORTHWOOD CIRCLE, NACOGDOCHES, TX 75965 PHONE (936) 569-3923 TBPELS NO. 10102800		
REV:	JOB NO: Kooncer	DRAWN BY: SR
DATE: 08/27/2021	SHEET NO: 1 OF 1	SCALE: 1" = 200'