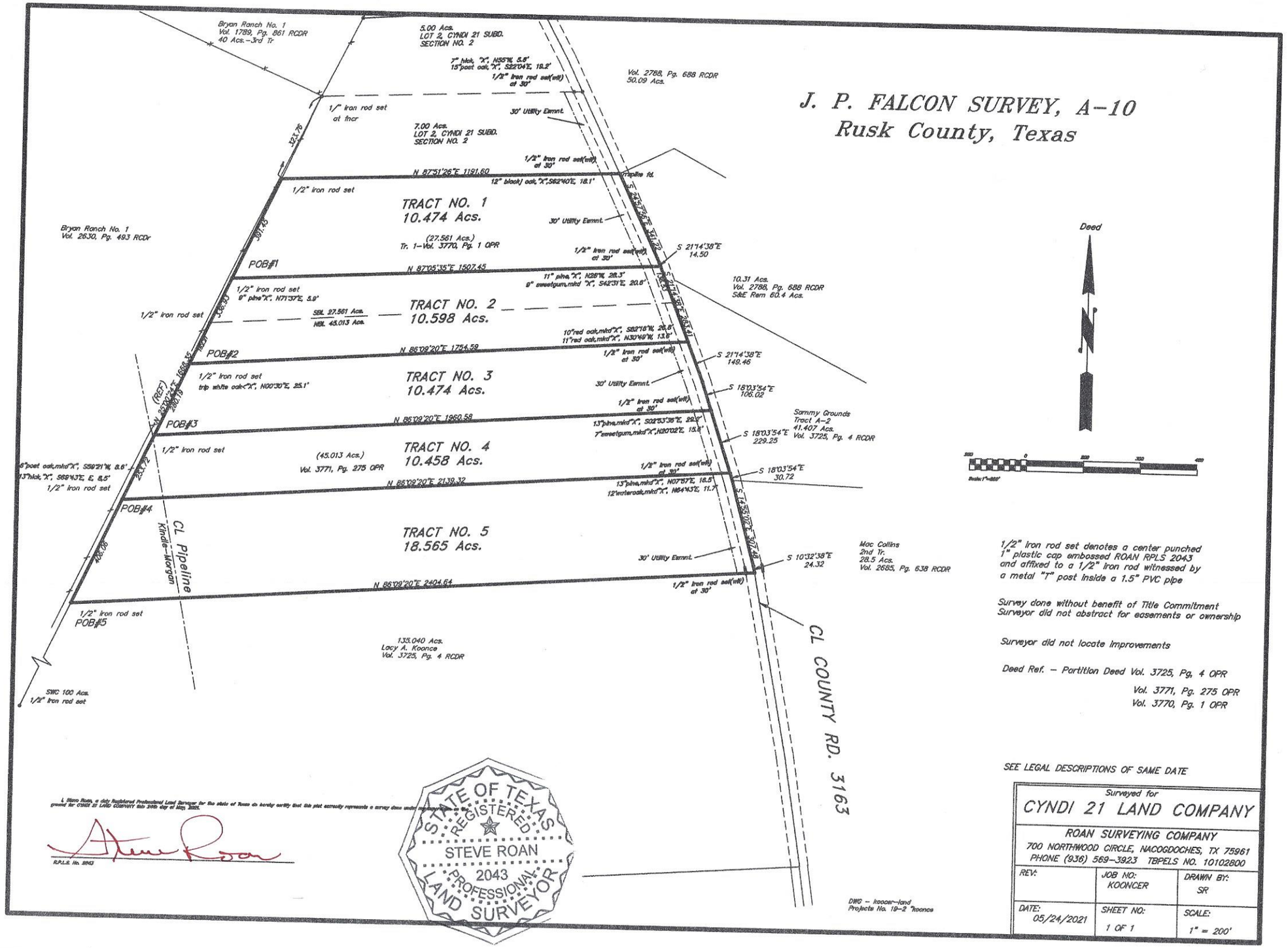
J. P. FALCON SURVEY, A-10
Rusk County, Texas
Bryan Ranch No. 1
Vol. 1789, Pg. 861 RCDR
40 Acs.-3rd Tr
5.00 Acs.
LOT 2, CYNDI 21 SUBD.
SECTION NO. 2
Vol. 2788, Pg. 688 RCDR
50.09 Acs.
1/2" iron rod set
at fncr
7.00 Acs.
LOT 2, CYNDI 21 SUBD.
SECTION NO. 2
30' Utility Esmnt.
N 87°51'26"E 1191.60
Pipeline rd.
TRACT NO. 1
10.474 Acs.
(27.561 Acs.)
Tr. 1-Vol. 3770, Pg. 1 OPR
POB#1
N 87°05'35"E 1507.45
Bryan Ranch No. 1
Vol. 2630, Pg. 493 RCDR
SBL 27.561 Acs.
NBL 45.013 Acs.
TRACT NO. 2
10.598 Acs.
POB#2
N 86°09'20"E 1754.59
10.31 Acs.
Vol. 2788, Pg. 688 RCDR
S&E Rem 60.4 Acs.
TRACT NO. 3
10.474 Acs.
POB#3
N 86°09'20"E 1960.58
Sammy Grounds
Tract A-2
41.407 Acs.
Vol. 3725, Pg. 4 RCDR
TRACT NO. 4
10.458 Acs.
(45.013 Acs.)
Vol. 3771, Pg. 275 OPR
POB#4
N 86°09'20"E 2139.32
CL Pipeline
Kindle-Morgan
TRACT NO. 5
18.565 Acs.
POB#5
N 86°09'20"E 2404.64
135.040 Acs.
Lacy A. Koonce
Vol. 3725, Pg. 4 RCDR
SWC 100 Acs.
1/2" iron rod set
Mac Collins
2nd Tr.
28.5 Acs.
Vol. 2685, Pg. 638 RCDR
CL COUNTY RD. 3163
Deed
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 a 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 Ref. - Partition Deed Vol. 3725, Pg. 4 OPR
Vol. 3771, Pg. 275 OPR
Vol. 3770, Pg. 1 OPR
SEE LEGAL DESCRIPTIONS OF SAME DATE
STATE OF TEXAS
REGISTERED
STEVE ROAN
2043
PROFESSIONAL
LAND SURVEYOR
R.P.L.S. No. 2043
DWG - kooncer-land
Projects No. 19-2 "koonce"
Surveyed for
CYNDI 21 LAND COMPANY
ROAN SURVEYING COMPANY
700 NORTHWOOD CIRCLE, NACOGDOCHES, TX 75961
PHONE (936) 569-3923 TBPELS NO. 10102800
REV:
JOB NO: KOONCER
DRAWN BY: SR
DATE: 05/24/2021
SHEET NO: 1 OF 1
SCALE: 1" = 200'