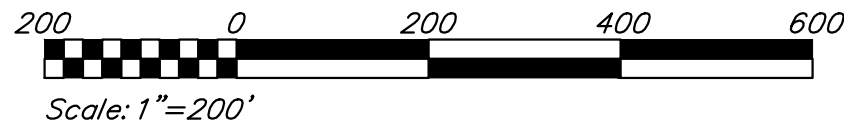
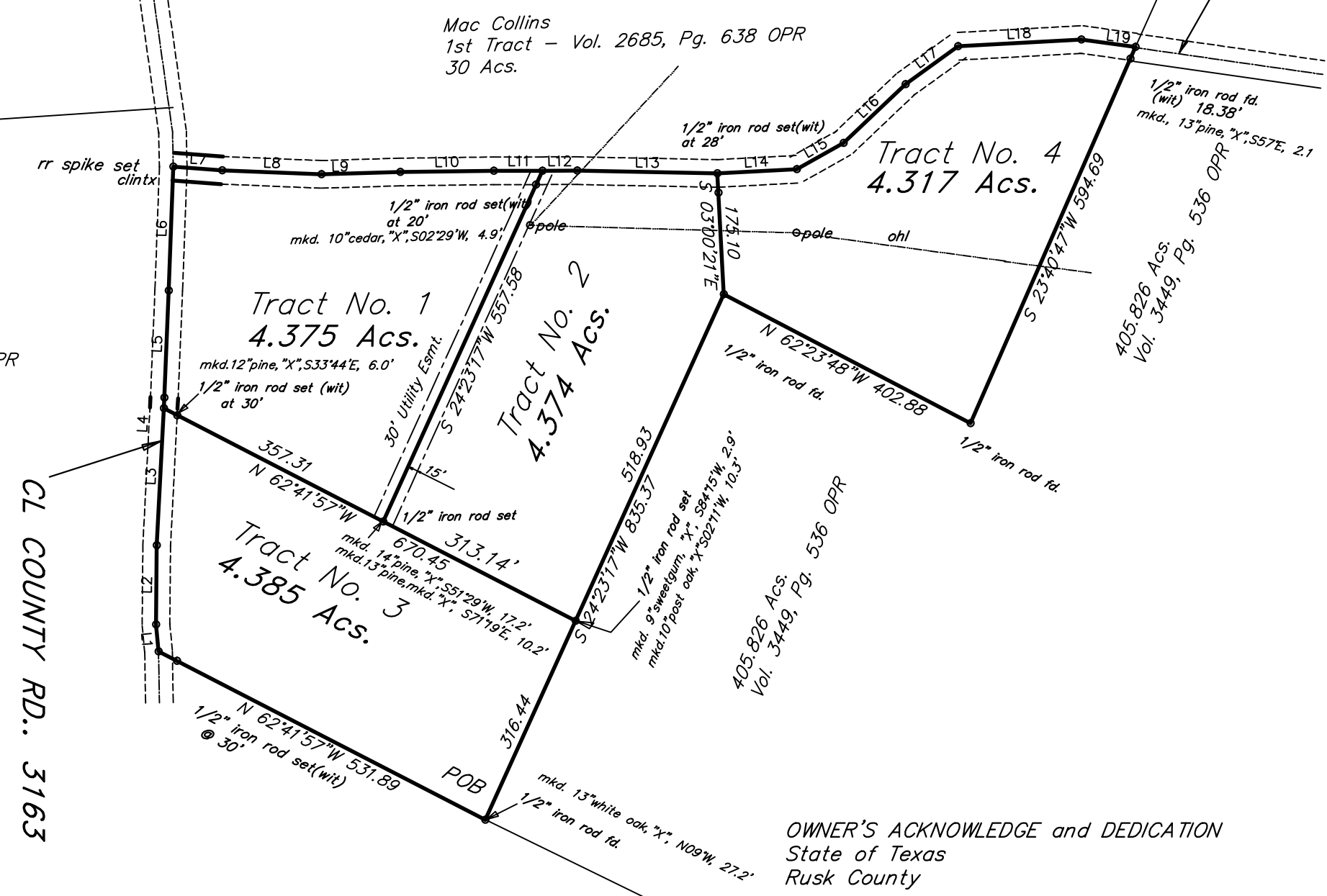


Course	Bearing	Distance
L1	N 05°24'09" W	39.02'
L2	N 00°31'33" E	114.79'
L3	N 02°56'02" E	198.39'
L4	N 02°56'02" E	15.35'
L5	N 02°23'17" E	155.40'
L6	N 02°05'47" E	179.20'
L7	S 85°50'37" E	70.91'
L8	S 87°39'18" E	143.61'
L9	N 88°17'11" E	114.27'
L10	N 89°14'22" E	135.30'
L11	N 89°56'42" E	70.21'
L12	N 89°56'42" E	50.54'
L13	S 88°51'48" E	202.62'
L14	N 86°56'53" E	115.29'
L15	N 60°39'42" E	77.55'
L16	N 46°27'37" E	123.55'
L17	N 54°13'58" E	93.76'
L18	N 86°50'35" E	178.43'
L19	S 82°11'01" E	79.25'

Plat of
BEEZY 21 SUBDIVISION
J. P. FALCON SURVEY, A-10
Rusk County, Texas



CL COUNTY RD. 3157



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 125 acre tract described as Second Tract in a Final Decree of Partition between Sam Craycraft and wife Christine Craycraft, Lacy Allen Koonce, and Tommy Freeman, dated March 14, 1997, recorded in Vol. 2744, Pg. 530 of the Public Records of Rusk County, Texas and being the same tract described as Tract Two in a conveyance from Brenda Chastain to CYNDI LAND COMPANY, LLC, 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 found for corner on the north boundary line of a 197.83 acre tract described as Tract Two in a conveyance from DAPCO Properties, Inc. to Nix Forest Industries, dated February 2, 2005, recorded in Vol. 2529, Pg. 61 of the Official Public Records of Rusk County, Texas, said beginning corner being the southeast corner of the 125 acre tract;

THENCE N62°41'57"W, with the south boundary line of the 125 acre tract and the north boundary line of the 197.83 acre tract, at 501.89 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 531.89 feet to a point for corner in the centerline of County Rd. 3163;

THENCE with the centerline of County Rd. 3163 as follows:
N00°58'37"W, 153.65 feet; N02°56'02"E, 213.74 feet; N02°23'17"E, 155.40 feet;
N02°05'47"E, 179.20 feet to a railroad spike set for corner at its intersection with the centerline of County Rd. 3157, said corner being the southwest corner of a 30 acre tract described as First Tract in a conveyance from Joseph B. Carter to Mac Collins and Cindy Collins, dated September 15, 2006, recorded in Vol. 2685, Pg. 638 of the Official Public Records of Rusk County, Texas;

THENCE with the centerline of County Rd. 3157 and the south boundary line of the 30 acre tract as follows:
S85°50'37"E, 70.91 feet; S87°39'18"E, 143.61 feet; N88°17'11"E, 114.27 feet; N89°14'22"E, 135.30 feet; N89°56'42"E, 120.75 feet; S88°51'48"E, 202.62 feet; N86°56'53"E, 115.29 feet;
N60°39'42"E, 77.55 feet; N46°27'37"E, 123.55 feet; N54°13'58"E, 93.76 feet; N86°50'35"E, 178.43 feet; S82°11'01"E, 79.25 feet to a point for corner on the east boundary line of the 125 acre tract and the west boundary line of a 403.01 acre tract described in a conveyance from Charles Leo Griffith, trustee, to The O. H. Griffith Family, Ltd, dated June 2, 2016, recorded in Vol. 3449, Pg. 536 of the Official Public Records of Rusk County, Texas from which a 1/2" iron rod found for witness bears S23°40'47"W, 18.39 feet, said corner being the most southerly southeast corner of the 30 acre tract;

THENCE S23°40'47"W, with the east boundary line of the 125 acre tract and the west boundary line of the 403.01 acre tract, at 18.19 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 594.69 feet to a 1/2" iron rod found for corner, said corner being a southeast corner of the 125 acre tract and a interior corner of the 403.01 acre tract;

THENCE N62°23'48"W, 402.88 feet with the south boundary line of the 125 acre tract and a north boundary line of the 403.01 acre tract to a 1/2" iron rod found for corner, said corner being a interior corner of the 125 acre tract and the northwest corner of the 403.01 acre tract;

THENCE S24°23'17"W, 835.37 feet with the east boundary line of the 125 acre tract and the west boundary line of the 403.01 acre tract to the place of BEGINNING, containing 17.452 acres.

I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas do hereby certify that this plat correctly represents a survey done under my supervision on the ground this ____ Day of _____, _____.

OWNER'S 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 BEEZY 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 forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations stated

Given under my hand and seal of office this ____ day of _____, 2021.

NOTARY PUBLIC
Rusk County, Texas

R.P.L.S. No. 2043

Deed Ref. - Vol. 3770, Pg. 1 OPR - Tr. 2

Bearings referenced to the WBL of the 94.4 acre tract, See Vol. 2744, Pg. 530 OPR

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

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 pvc 1.5" pipe

Recorded in Slide _____



APPROVAL

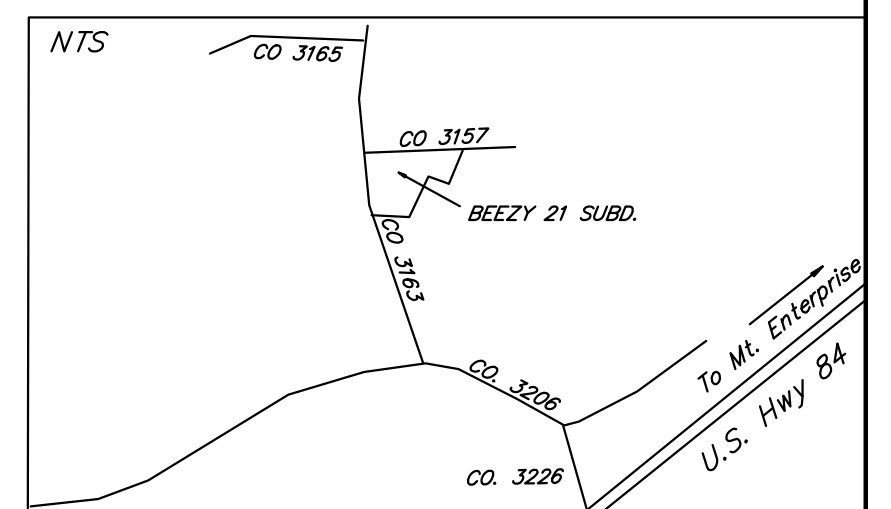
Approved and accepted by the Commissioners
Court of Rusk County, Texas

this the ____ day of _____, 2021

Joel Hale - County Judge

Trudy McGill - County Clerk

VICINITY MAP



Surveyed for
BEEZY 21 SUBDIVISION

ROAN SURVEYING COMPANY

700 NORTHWOOD CIRCLE NACOGDOCHES, TX 75965
PHONE (936) 569-3923 TPBELS NO. 10102800

REV:	JOB NO: koancer	DRAWN BY: SR
DATE:	SHEET NO: 1 OF 1	SCALE: 1" = 200'