

SURVEYED FOR
Cyndi 21 Land Company
Tract No. 1
10.474 acre tract

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 Chastian 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 ½" iron rod set for corner on the west boundary line of the 27.561 acre tract and the east boundary line of a tract described in a conveyance from Billy Todd Bryan and wife, Charlotte Jo Bryan to Bryan Ranch No. 1, dated July 28, 2005, recorded in Vol. 2630, Pg. 493 of the Official Public Records of Rusk County, Texas from which a 9" pine, marked "X", bears N71°37'E, 5.9 feet, said beginning corner being N25°00'24"E, 174.72 feet from a ½" iron rod set(05/11/2020) for the southwest corner of the 27.561 acre tract;

THENCE N25°00'24"E(REF), 391.45 feet with the west boundary line of the 27.561 acre tract and the east boundary line of the Bryan tract to a ½" iron rod set for corner, said corner being S25°00'24"W, 323.76 feet from a ½" iron rod set(05/11/2020) at the base of a x-tie fence corner post;

THENCE N87°51'26"E, across the 27.561 acre tract, at 1161.60 feet pass a ½" iron rod set for witness from which a 12" black jack oak, marked "X" bears S62°40'E, 18.1 feet, and continuing for a total distance of 1191.60 feet to a railroad spike found for corner in the centerline of County Rd. 3163 and on the east boundary line of the 27.561 acre tract;

THENCE with the centerline of County Rd. 3163 and the east boundary line of the 27.561 acre tract as follows:

S24°57'56"E, 341.22 feet;

S21°14'38"E, 14.50 feet to a point for corner from which a ½" iron rod set for witness bears S87°05'35"W, 30.00 feet, said corner being N21°14'38"W, 136.53 feet from the southeast corner of the 27.561 acre tract;

THENCE S87°05'35"W, across the 27.561 acre tract, at 30.00 feet pass a ½" iron rod set for witness from which a 11" pine, marked "X", bears N28°W, 28.3 feet and a 9" sweetgum, marked "X", bears S42°31'E, 20.6 feet, and continuing for a total distance of 1507.45 feet to the place of BEGINNING, containing 10.474 acres.

(Cont'd on pg. 2)


(Cont'd from pg. 1)Tr. 1

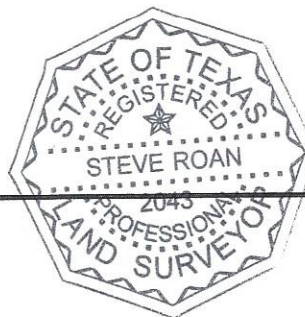
THERE IS RESERVED a 30 foot utility easement 30 feet west of and parallel with the east boundary line of the above described tract.

½" iron rod set denotes a center punched 1" plastic cap embossed ROAN RPLS 2043 and affixed to a ½" iron rod

SEE ATTACHED PLAT OF SAME DATE

I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas do hereby certify that the above field notes written for CYNDI 21 LAND COMPANY are true and correct and are the results of a survey done under my supervision on the ground this 24th Day of May, 2021.


R.P.L.S. No. 2043



SURVEYED FOR
Cyndi 21 Land Company
Tract No. 2
10.598 acre tract

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 45.013 acre tract described in a conveyance from Rebecca C. Barker and spouse, Ricky Edward Barker to Cyndi 21 Land Company, LLC, Texas Limited Liability Company, dated April 19, 2021, recorded in Vol. 3771, Pg. 275 of the Official Public Records of Rusk County, Texas and 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 ½" iron rod set for corner on the west boundary line of the 45.013 acre tract and the east boundary line of a tract described in a conveyance from Billy Todd Bryan and wife, Charlotte Jo Bryan to Bryan Ranch No. 1, L.P., dated July 28, 2005, recorded in Vol. 2630, Pg. 493 of the Official Public Records of Rusk County, Texas from which a northeast prong of a white oak, marked "X", bears N00°30'E, 25.1 feet, said beginning corner being N25°00'24"E, 939.97 feet from a ½" iron rod set(05/11/2020) for the southwest corner of the 45.013 acre tract;

THENCE N25°00'24"E(REF), with the west boundary line of the 45.013 acre tract and the east boundary line of the Bryan tract, at 162.21 feet pass a ½" iron rod set(05/11/2020) for the northwest corner of the 45.013 acre tract and the southwest corner of the 27.561 acre tract, and continuing with the west boundary line of the 27.561 acre tract for a total distance of 336.93 feet to a ½" iron rod set for corner from which a 9" pine, marked "X", bears N71°37'E, 5.9 feet;

THENCE N87°05'35"E, across the 27.561 acre tract, at 1477.45 feet pass a ½" iron rod set for witness from which a 11" pine, marked "X", bears N28°W, 28.3 feet and a 9" sweetgum, marked "X", bears S42°31'E, 20.6 feet, and continuing for a total distance of 1507.45 feet to a point for corner in the centerline of County Rd. 3163 and on the east boundary line of the 27.561 acre tract;

THENCE S21°14'38"E, with the centerline of County Rd. 3163 and the east boundary line of the 27.561 acre tract, at 136.53 feet pass the southeast corner of the 27.561 acre tract and the northeast corner of the 45.013 acre tract from which a ½" iron rod set(05/11/2020) for witness bears S86°09'20"W, 30.00 feet, and continuing with the centerline of County Rd. 3163 and the east boundary line of the 45.013 acre tract for a total distance of 283.41 feet to a point for corner from which a ½" iron rod set for witness bears S86°09'20"W, 30.00 feet;

(Cont'd on pg. 2)

(Cont'd from pg. 1)Tr. 2

THENCE S86°09'20"W, across the 45.013 acre tract, at 30.00 feet pass a ½" iron rod set for witness from which a 10" red oak, marked "X", bears S82°16'W, 26.8 feet and a 11" red oak, marked "X", bears N30°49'W, 13.6 feet, and continuing for a total distance 1754.59 feet to the place of BEGINNING, containing 10.598 acres.

THERE IS RESERVED a 30 foot utility easement 30 feet west of and parallel with east boundary line of the above described tract.

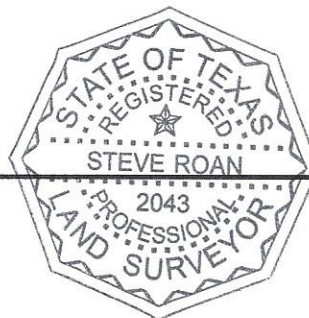
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Steve Roan

R.P.L.S. No. 2043



SURVEYED FOR
Cyndi 21 Land Company
Tract No. 3
10.474 acre tract

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 and being part of a 45.013 acre tract described in a conveyance from Rebecca C. Barker and spouse, Ricky Edward Barker to Cyndi Land Company, LLC, Texas Limited Liability Company, dated April 19, 2021, recorded in Vol. 3771, Pg. 275 of the Official Public Records of Rusk County, Texas and more particularly described as follows:

BEGINNING at a ½" iron rod set for corner (S65°E, 16.9 feet from a fence) on the west boundary line of the 45.013 acre tract and the east boundary line of a tract described in a conveyance from Billy Todd Bryan and wife, Charlotte Jo Bryan to Bryan Ranch No. 1, L.P., dated July 28, 2005, recorded in Vol. 2630, Pg. 493 of the Official Public Records of Rusk County, Texas, said beginning point being N25°00'24"E, 659.81 feet from a ½" iron rod set(05/11/2020) for the southwest corner of the 45.013 acre tract;

THENCE N25°00'24"E(REF), 280.19 feet with the west boundary line of the 45.013 acre tract and the east boundary line of the Bryan tract to a ½" iron rod set for corner from which a northeast prong of a white oak, marked "X", bears N00°30'E, 25.1 feet;

THENCE N86°09'20"E, across the 45.013 acre tract, at 1724.59 feet pass a ½" iron rod set for witness from which a 10" red oak, marked "X", bears S82°16'W, 26.8 feet and a 11" red oak, marked "X", bears N30°49'W, 13.6 feet, and continuing for a total distance of 1754.59 feet to a point for corner in the centerline of County Rd. 3163 and on the east boundary line of the 45.013 acre tract;

THENCE with the centerline of County Rd. 3163 and the east boundary line of the 45.013 acre tract as follows:

S21°14'38"E, 149.46 feet;

S18°03'54"E, 106.02 feet to a point for corner from which a ½" iron rod set for witness bears S86°09'20"W, 30.00 feet;

THENCE S86°09'20"W, across the 45.013 acre tract, a 30.00 feet pass a ½" iron rod set for witness from which a 13" pine, marked "X", bears S02°53'E, 29.2 feet and a 7" sweetgum, marked "X", bears N20°02'E, 15.6 feet, and continuing for a total distance of 1960.58 feet to the place of BEGINNING, containing 10.474 acres

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(Cont'd from pg. 1)Tr. 3

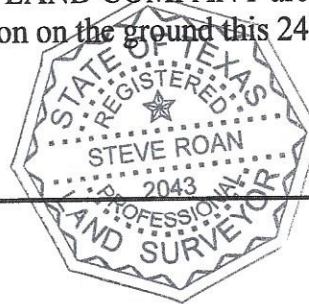
THERE IS RESERVED a 30 foot utility easement 30 feet west of and parallel with the east boundary line of the above described tract.

½" iron rod set denotes a center punched 1" plastic cap embossed ROAN RPLS 2043 and affixed to a ½" iron rod

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I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas do hereby certify that the above field notes written for CYNDI 21 LAND COMPANY are true and correct, and are the results of a survey done under my supervision on the ground this 24th Day May, 2021.


R.P.L.S. No. 2043



SURVEYED FOR
Cyndi Land 21 Company
Tract No. 4
10.458 acre tract

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 and being part of a 45.013 acre tract described in a conveyance from Rebecca C. Barker and spouse Ricky Edward Barker to Cyndi Land Company, LLC, Texas Limited Liability Company, dated April 19, 2021, recorded in Vol. 3771, Pg. 275 of the official Public Records of Rusk County, Texas and more particularly described as follows:

BEGINNING at a ½" iron rod set for corner on the west boundary line of the 45.013 acre tract and the east boundary line of a tract described in a conveyance from Billy Todd Bryan and wife, Charlotte Jo Bryan to Bryan Ranch No. 1, L.P., dated July 28, 2005, recorded in Vol. 2630, Pg. 493 of the Official Public Records of Rusk County, Texas from which a 6" post oak, marked "X", bears S59°21'W, 8.6 feet and a 13" hickory, marked "X", bears S69°43'E, 8.5 feet, said beginning corner being N25°00'24"E, 406.06 feet from a ½" iron rod set(05/11/2020) for the southwest corner of the 45.013 acre tract;

THENCE N25°00'24"E(REF), 253.72 feet with the west boundary line of the 45.013 acre tract and the east boundary line of the Bryan Ranch to a ½" iron rod set for corner(S65°E, 16.9 feet from a fence) in a pipeline right of way;

THENCE N86°09' 20"E, across the 45.013 acre tract, at 1930.58 feet pass a ½" iron rod set for witness from which a 13" pine, marked "X", bears S02°53'E, 29.2 feet and a 7" sweetgum, marked "X", bears N20°02'E, E, 15.6 feet and continuing for a total distance of 1960.58 feet to a point for corner in the centerline of County Rd. 3163 on the east boundary line of the 45.013 acre tract;

THENCE S18°03'54"E, 229.25 feet with the centerline of County Rd. 3163 and the east boundary line of the 45.013 acre tract to a point for corner from which a ½" iron rod set for witness bears S86°09'20"W, 30.00 feet;

THENCE S86°09'20"W, across the 45.013 acre tract, at 30.00 feet pass a ½" iron rod set for witness from which 13" pine, marked "X", bears N07°57'E, 16.5 feet and a 12" white oak, marked "X", bears N64°43'E, 11.7 feet, and continuing for a total distance of 2139.32 feet to the place of BEGINNING, containing 10.458 acres.

THERE IS RESERVED a 30 foot utility easement 30 feet west of and parallel with the east boundary line of the above described tract

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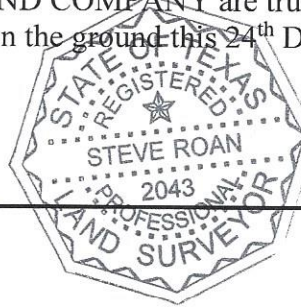
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Steve Roan

R.P.L.S. No. 2043



SURVEYED FOR
Cyndi 21 Land Company
Tract No. 5
18.565 acre tract

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 and being part of a 45.013 acre tract described in a conveyance from Rebecca C. Barker and spouse Ricky Edward Barker to Cyndi Land Company, LLC, Texas Limited Liability Company, dated April 19, 2021, recorded in Vol. 3771, Pg. 275 of the Official Public Records of Rusk County, Texas, and more particularly described as follows:

BEGINNING at a ½" iron rod set(05/11/2020) for corner on the east boundary line of a tract described in a conveyance from Billy Todd Bryan and wife, Charlotte Jo Bryan to Bryan Ranch No. 1, LP, dated July 28, 2005, recorded in Vol. 2630, Pg. 493 of the Official Public Records of Rusk County, Texas, said beginning corner being the southwest corner of the 45.013 acre tract and the northwest corner of a 135.040 acre tract described in a Partition Deed from Sammie Grounds, et al to Lacy A. Koonce, dated August 26, 2020, recorded in Vol. 3725, Pg. 4 of the Official Public Records of Rusk County, Texas;

THENCE N25°00'24"E(REF), 406.06 feet with the west boundary line of the 45.013 acre tract and the east boundary line of the Bryan Ranch No. 1 tract to a ½" iron rod set for corner from which a 6" post oak, marked "X", bears S59°21'W, 8.6 feet and a 13" hickory, marked "X", bears S69°43'E, 8.5 feet;

THENCE N86°09'20"E, across the 45.013 acre tract, at 2109.32 feet, pass a ½" iron rod set for witness from which a 13" pine, marked "X", bears N07°57'E, 16.5 feet and a 12" white oak, marked "X", bears N64°43'E, 11.7 feet and continuing for a total distance of 2139.32 feet to a point for corner in the centerline of County Rd. 3163 and on the east boundary line of the 45.013 acre tract;

THENCE with the centerline of County Rd. 3163 and the east boundary line of the 45.013 acre tract as follows:

S18°03'54"E, 30.72 feet;

S14°55'02"E, 307.48 feet;

S10°32'38"E, 24.32 feet to a point for corner from which a ½" iron rod set(05/11/2020) for witness bears S86°09'20"W, 20.00 feet, said corner being the southeast corner of the 45.013 acre tract and the northeast corner of the Koonce 135.04 acre tract;

(Cont'd on pg. 2)

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THENCE S86°09'20"W, with the south boundary line of the 45.013 acre tract and the north boundary line of the 135.04 acre tract, at 20.00 feet pass a ½" iron rod set(05/11/2020) for witness from which a dbl red oak(no "X") bears S08°E, 15.0 feet and continuing for a total distance of 2404.64 feet to the place of BEGINNING, containing 18.565 acres.

THERE IS A 30 foot utility easement adjacent to, parallel with, and 30 foot west of the east boundary line of the above described tract

SEE ATTACHED PLAT OF SAME DATE

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I, Steve Roan, a duly Registered Professional Land Surveyor for the state of Texas do hereby certify that the above field notes written for CYNDI 21 LAND COMPANY are true and correct and are the results of a survey done under my supervision on the ground this 24th Day of May, 2021.

Steve Roan

R.P.L.S. No. 2043

