



PLAT  
AND  
FIELD NOTES  
FOR

BOBBY & SHELLI BARENTINE

Being the called <sup>5.26</sup> 5.26-acre tract East of F.M. Hwy 96 in Cass County, Texas, also being a part of a called 50 acre tract as recorded in Volume 1106, Page 626 of the Deed Records of Cass County, Texas, being situated in the DICKSON DYER SURVEY, Abstract 835, Cass County, Texas, and being more fully described by notes and bounds as follows:

BEGINNING at the occupied Southeast corner of said 50 acre tract, set a 5/8" iron rod at the Southwest corner of a cross the fence corner, said fence corner being in the North line of a 6 acre tract for Mozelle Hall. Thence N89°11'24"V 336.93 feet, with the projected with the extended center of County Road 3321 and the North line of a said Valdens Tract, to a 5/8 inch rod set in the East Right of Way of F.M. Hwy 96 for the Southwest corner of this tract, THENCE N11°28'06"E 37.90 feet to a 3/4 inch iron rod set for an angle point  
THENCE N11°28'06"E 371.94 feet to a 5/8 inch iron rod set for the beginning of a curve to the right  
THENCE with said curve to the right having a Radius of 2224.85 feet, a Central angle of 10°06', a curve distance of 497.95 feet, a Chord distance 497.39 feet and a bearing of N15°53'59"E to the end of said curve to a 5/8 inch iron rod set for the beginning of a Tangent  
THENCE N120°36'59"E 293.20 feet with said Right of Way to a 5/8 inch iron rod set for the beginning of a curve to the Left  
THENCE N19°21'19" E 89.91 feet with said right of way to a 5/8 inch iron rod set at the intersection of said right of way and the East line of this tract, also being the East line of said called 50 acre tract  
THENCE S00°20'01"V 1207.57 feet with said line to the Point of Beginning and containing 5.26 acres of land more or less.

This is to certify that the Plat and Field Notes of a Survey made on the ground by me in November of 2015, and that the lines and dimensions are true and correct, corners being as indicated, and that there are no visible easements, encroachments, conflicts, or protrusion, except as shown. The central bearing for this survey, being the Centerline of F.M. Hwy, 96, north of this tract.

Scaler Lin. = 200 ft  
Date: December 3, 2015

Benefield Surveying  
303 Clemente Road  
Queen City, Texas 75572

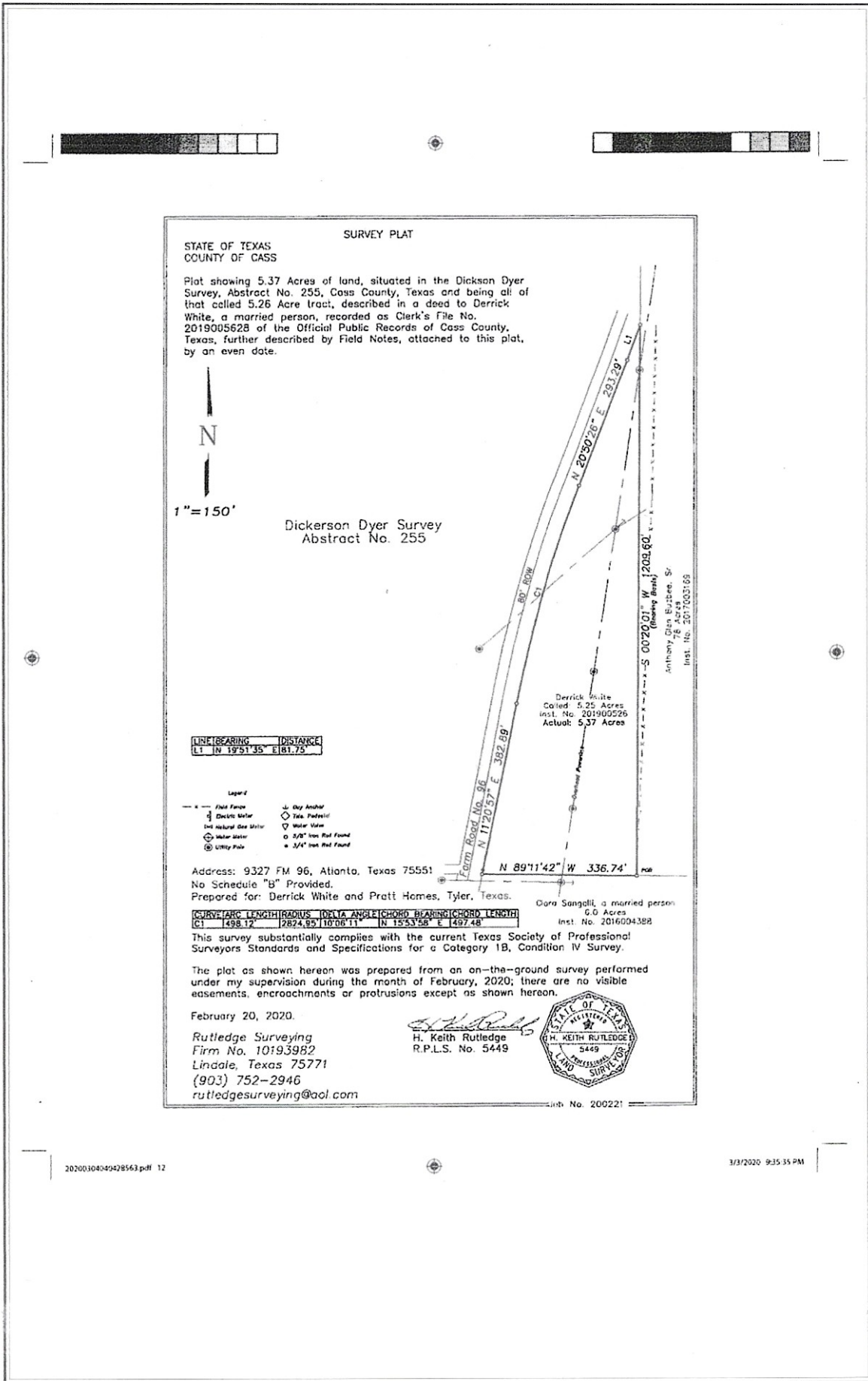
A. M. Benefield, Jr.  
T. R. P. L. S. No. 1656  
903-796-5849

Borrower Derrick and Tomeka S White

Property Address 9327 FM 96

City Atlanta County Cass State TX Zip Code 75551

Lender/Client American Homestar Mortgage Address 2450 South Shore Boulevard, Ste 301 League City, Tx 77573



Borrower Derrick and Tomeka S White

Property Address 9327 FM 96

City Atlanta County Cass State TX Zip Code 75551

Lender/Client American Homestar Mortgage Address 2450 South Shore Boulevard, Ste 301 League City, Tx 77573

February 21, 2020  
STATE OF TEXAS  
COUNTY OF CASS

**FIELD NOTES FOR 5.37 ACRES**

BEING 5.37 acres of land situated in the Dickerson Dyer Survey, Abstract No. 255, Cass County, Texas and being all of that called 5.26 Acre tract, described in a deed to Derrick White, a married person, recorded as Clerk's File No. 2019005628 of the Official Public Records of Cass County, Texas and being further described as follows:

**BEGINNING** at a 5/8" Iron Rod found for the Southeast corner of said 5.26 Acre tract, the Southwest corner of that called 78 Acre tract, described in a deed to Anthony Glen Buzbee, Sr., recorded as Clerk's File No. 2017003169 and being in the North line of that called 6.0 Acre tract, described in a deed to Clara Sangalli, a married person;

**THENCE North 89 degrees 11 minutes 42 seconds West**, with the South line of said 5.26 Acre tract, a distance of 336.74 feet to a 5/8" Iron Rod found for the Southwest corner of said 5.26 acre tract, and being in the East margin of Farm Road No. 96 (80' R.O.W.);

**THENCE North 11 degrees 20 minutes 57 seconds East**, with the West line of said 5.26 acre tract, and said Right-of-Way, at 9.00 feet, pass a 1/2" Iron Rod, continue a total distance of 382.89 feet to a 5/8" Iron Rod found for corner in same, being at the Point of Curve, having a radius of 2824.95 feet;

**THENCE** with said Curve, and to the Right, an arc distance of 498.12 feet to a 5/8" Iron Rod found for corner in same, (Chord bears N 15°53'58" E--497.48 feet);

**THENCE North 20 degrees 50 minutes 26 seconds East**, continuing with same, a distance of 293.29 feet to a 5/8" Iron Rod found for corner;

**THENCE North 19 degrees 51 minutes 35 seconds East**, continuing with same, a distance of 81.75 feet to a 5/8" Iron Rod found for North corner of said 5.26 Acre tract, in said Right-of-Way and being in the West line of said 78 Acre tract;

**THENCE South 00 degrees 20 minutes 01 seconds West**, (Bearing Basis) with the East line of said 5.26 acre tract, and the West line of said 78 acre tract, a distance of 1209.60 feet to the Place of Beginning containing 5.37 acres of land.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

This description was prepared based on a survey under my direct supervision during the month of February, 2020. The bearings recited herein are based on record bearings of the East line of said 5.26 acre tract.

A plat accompanies these field notes.

H. Keith Rutledge  
Registered Professional Land Surveyor No. 5449  
State of Texas

Rutledge Surveying Firm 10193982 16418 CR 4100 Lindale, TX 75771 903.752.2946

Johns Creek



JZBEE FAMILY LIMITED PARTNERSHIP

BUZBEE FAMILY LIMITED PARTNERSHIP

HARDEN CHARLES D

HARDEN CHARLES D & PATSY R

RICHARDSON JERRY W & CHERYL D

BUZBEE FAMILY LIMITED PARTNERSHIP

BUZBEE FAMILY LIMITED PARTNERSHIP

HAYNES TOMMY

MASON RANDALL ROBERT & SANDRA E

SANGALLI CLARA

SANGALLI CLARA

405 ft

HALL MOZELLE GORMAN

LAWSON ZEBADDEE

WESTERN CASS WATER SUPPLY CORP. WESTERN CASS WATER SUPPLY CORP. COUNTY ROAD 112

EDWARDS JEFFREY MICHAEL & LISA M

BAKER CARL JR  
EDWARDS JEFFREY CHERYL & STEVEN

PATTERSON LARRY DAVID





# Interactive Map



Map

Satellite



96

96

