

$$1'' = 200'$$

STATE HWY NO. 77 (Apparent 200' ROW)

CASS COUNTY, TEXAS  
ALBERT H. LATIMER SURVEY, A-648

NOW OR FORMERLY  
Sharon Young  
1.003 Acres  
Instrument No. 2020003154












NOW OR FORMERLY  
Carl Young  
Residue of a 42.55 Acre Tract  
Called Tract No. 4  
41.547 Acres  
Instrument No. 00005175-1989

**41.287 Acres**  
All of a 42.55 Acre Tract  
Called Tract No. 5  
Instrument No. 2020001949

NOW OR FORMERLY  
Roscoe Northcutt  
42.55 Acres  
Called Tract No. 6  
Instrument No. 00001061-1987

**PLAT SHOWING** All that certain 41.287 Acre Tract of land in the Albert H. Latimer Survey, A-648 in Cass County, Texas, being all of a called 42.55-acre tract, described as Tract No. Five (5) in the Partition Deed of the James Royl Rainey, et al, recorded in Volume 795, Page 312, the same 42.55 acres described and recorded in Instrument No. 2020001949 of the Official Public Records of Cass County, TX.

**Legend:**

Barbed Fence	
Wood Fence	
Chainlink Fence	
Piped Fence	
Underground Cable	
Overhead Powerline	
Subject Property	
Headright Boundary	
Centerline	
Right of way	
Road edge	

**FLOOD HAZARD ZONE:**  
This tract is not within  
special Flood Hazard area.  
Community Panel No. 480730  
Panel No.48067C0225C  
Effective Date: 4/3/2012

1" = 200 FEET  
BEARING BASED ON A GPS GRID

REFERENCE SURVEYS:  
J.W. OWENS, RPLS -RAINEY  
PARTITION  
January 1987

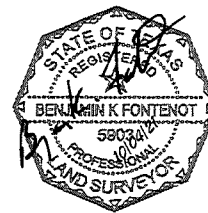
KNOX & ASS. RPLS  
1.003 Acres - Sharon Young

ET SURVEYING  
136.535 Acre Tract - Anna Lee Ruby

Benjamin K. Fontenot, RPLS 5903  
217 Pleasant Drive  
Alexandria, La. 71303  
(318) 709-4030

September 28, 2021  
Project: EP-CLAY-EBARB-CC

NOTES: DUE TO THE IRREGULARITIES, EXCESS AND DEFICIENCIES  
IN THE DESCRIPTION OF INSTRUMENT NO. 2020001949, ALL BOUNDARIES  
SHOWN ON HEREIN PLAT ARE BASED ON DEEDS, DOCUMENTS FOUND,  
PERPETUED, CALLED FOR, LAND USE, OCCUPATION AND POSSESSION  
OF SAID PARCEL AND ADJACENT PARCEL, REPRESENTS INTENT AND  
PROFESSIONAL OPINION. FIELD NOTES METES AND BOUNDS LEGAL  
DESCRIPTION WAS PREPARED BASED ON THIS PLAT OF SURVEY WITH  
SAME DATE.



I, Benjamin K. Fontenot, Registered Professional Land Surveyor hereby certify that this plat reflects a survey made upon the ground, under my supervision, that the metes and bounds shown hereon truly represents the boundaries of the property, that there are no encroachments or visible easements on or across the property, except as shown, September 28, 2021

Benjamin K. Fontenot, Professional Land Surveyor, No. 5903

**LEGAL DESCRIPTION**  
**of**  
**41.287 Acre Tract**  
**Albert H. Latimer Survey, A-648**  
**Cass Co., TX.**

All that certain 41.287 Acre Tract of land in the Albert H. Latimer Survey, A-648 in Cass County, Texas, being all of a called 42.55-acre tract, described as Tract No. Five (5) in the Partition Deed of the James Royl Rainey, et al, recorded in Volume 795, Page 312, the same 42.55 acres described and recorded in Instrument No. 2020001949 of the Official Public Records of Cass County, TX., said 41.287-acre tract of land is more particularly described by metes and bounds as follows;

**Beginning** at a 3/8-inch iron rod found at a fence corner situated on the South right of way line of Texas State Highway No. 77, and the Northwest corner of said Tract No. 5, being the Northeast corner for a 1.003-acre tract described and recorded in Instrument No. 2020003154, Official Public Records of Cass County, Texas, being the Northwest corner for this tract, being the **POINT OF BEGINNING**.

**Thence** North 87°06'14" East, along fence and said South right of way line of said State Highway No. 77, a distance of 684.09 Feet to a found 3/8-inch iron rod in said fence, being the Northwest corner of a 42.55-acre tract called Tract No.6 of said partition survey, being the same 42.55-acre tract described and recorded in Instrument No. 00001061-1987, Official Public Records of Cass County, Texas, being the Northeast corner of said Tract No. 5, being the Northeast corner for this tract;

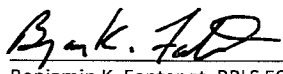
**Thence** South 0°11'34" East, a distance of 2656.74 Feet, along the common line between Tract No. 5 and Tract No. 6 to a 3/8-inch iron rod found in fence, being situated on the South line of said Albert H. Latimer Survey, A-648, and North line of the Abigail Hancock Survey, A-515, being situated on the North line of a 136.535-acre tract, described and recorded in Instrument No. 00002610-1999, Official Public Records of Cass County, Texas, being the Southwest corner for said 42.55-acre tract, called Tract No. 6, being the Southeast corner for said Tract No. 5, being the Southeast corner for this tract.

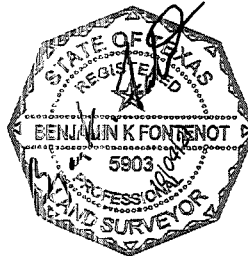
**Thence** South 88°30'21" West, along fence and North line of said Abigail Hancock Survey and the South line of Albert H. Latimer Survey, a distance of 426.86 Feet, passing a 3/8-inch iron rod, being the Northwest corner of said 136.535-acre tract, and the Northeast corner for the remaining part of a 296.930-acre tract described and recorded in Instrument No. 00004092-1998, Official Public Records of Cass County, TX., a total distance of 675.00 Feet, to a 3/8-inch iron rod found 5.00 Feet Easterly of a fence corner, being the Southeast corner of a 41.547-acre tract, being the residue of the 42.55 acres called Tract No. 4 of said partition survey, described and recorded in Instrument No.00005175-1989, Official Public Records of Cass County, TX., being the Southwest corner of said Tract No. 5, being the Southwest corner for this tract.

**Thence** North 0°22'38" West, along common line of said Tract No. 4 and 5, being the East line of said 41.547-acre tract, a distance of 2430.82 Feet, passing a 5/8- inch iron rod, being the Southeast corner of said 1.003-acre tract, a total distance of 2639.82 Feet to the **POINT OF BEGINNING**; said described tract containing 41.287 acres, more or less;

NOTE: *This metes and bounds Legal description has been prepared based on a Plat of Survey on this date.*

*Bearings and distances are based on State Plane Coordinate System, TXNC, NAD83, Grid.*

 10/04/21  
Benjamin K. Fontenot, RPLS 5903 dated  
217 Pleasant Drive  
Alexandria, LA 71303  
(318) 709-4030



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38258  
QUALIS ARCHIE L  
0.0000

38529  
YOUNG GARL L  
41.5470

38530  
EBARB CLAY & WHITNEY  
41.2870

38531  
NORTHCUTT MICHAEL...  
42.5500

9025  
REYNOLDS RUSSELL L  
91.5000

9026  
YOU...  
2.0000