



PLAT
 34.73 ACRES TRACT
 J.N. ACOSTA SURVEY A-1
 LASALLE/GROESBECK AREA
 LIMESTONE COUNTY, TEXAS

Being all of that called 27 3/4 acres tract described in the deed recorded in Vol. 1316, Pg. 65, Deed Records of Limestone County, Texas (L.C.D.R.)
 Owner: Howard Grady Langford, Jr.

HANEY SURVEYING SERVICES

P.O. BOX 2387- MAILING ADDRESS
2023 FLAMINGO ROAD
CRYSTAL BEACH, TEXAS 77650
OFFICE/CELL NO. 254/562-6954

Description: 34.73 Acres Tract, J.N Acosta Survey A-1, LaSalle/Groesbeck, Limestone
County, Texas Owner: Howard Grady Langford, Jr.

BEING a 34.73 acres tract situated in the J.N. Acosta Survey A-1, LaSalle/Groesbeck Area, Limestone County, Texas, and being all of that called 27 $\frac{3}{4}$ acres tract described in the deed to Howard Grady Langford, Jr. recorded in Vol. 1316, Pg. 65, Deed Records of Limestone County, Texas (L.C.D.R.), said 34.73 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod in the South margin of county road LCR 421 at the base of a old 7" cedar fence corner post for the Northeast corner of said 27 $\frac{3}{4}$ acres tract and this tract, same being the Northerly Northwest corner of the Libby and Jose Irrevocable Trust called 145.5 acres tract of record in Instrument No. 2019-0000088, L.C.D.R.;

THENCE S.35°00'00"E. 1259.50 ft. along a fence, and with the East line of said 27 $\frac{3}{4}$ acres tract and the West line of said Libby and Jose Irrevocable Trust tract to a cross-tie fence corner post for the Southeast corner of said 27 $\frac{3}{4}$ acres tract and this tract, same being an ell corner in the Northwest corner of said Libby and Jose Irrevocable Trust tract;

THENCE S.52°09'58"W. along a fence, and with the South line of said 27 $\frac{3}{4}$ acres tract and a Northerly line of said Libby and Jose Irrevocable Trust tract, at 923.90 ft. a 10" wood fence corner post, in all 928.30 ft. to a set $\frac{1}{2}$ " iron rod in the East margin of county road LCR 423 for the Southwest corner of said 27 $\frac{3}{4}$ acres tract and this tract, same being the Westerly Northwest corner of said Libby and Jose Irrevocable Trust tract;

THENCE with the East margin of said LCR 423 and the West line of said 27 $\frac{3}{4}$ acres tract as follows N.35°59'13"W. 1557.96 ft. to a set $\frac{1}{2}$ " iron rod for an angle corner in the West line of this tract and N.33°25'12"W. 325.56 ft. to a set $\frac{1}{2}$ " iron rod at a fallen 6" cedar fence corner post at the intersection of the East margin of said LCR 423 and the South margin of said LCR 421 for the Northwest corner of said 27 $\frac{2}{4}$ acres tract and this tract;

THENCE with the North line of said 27 $\frac{3}{4}$ acres tract and the South margin of said LCR 421 as follows N.78°48'02"E. 347.38 ft. to a set $\frac{1}{2}$ " iron rod at a 12" cedar tree in fence for angle corner, N.85°46'37"E. 270.55 ft. to a set $\frac{1}{2}$ " iron rod at a 3" cedar fence post for angle corner and S.87°51'49"E. 491.47 ft. to the point of BEGINNING, containing 34.73 acres.

The foregoing description was prepared from that plat dated August 22, 2025 that represents the facts made on the ground under my supervision.

Mark D. Haney

Mark D. Haney, R.P.L.S. No. 5841

