

**G. LUNA
A-18**

DONNY J. COCKERHAM
ETUX
CALLED 24.233 ACRES
VOL. 535, PG. 808, F.C.D.R.

R.R.
CROSSING

N37°24'15"E
562.65'

N34°29'44"E
278.38'

N55°44'20"E
406.55'

GATE

M.T. KNIGHT, JR.
ETUX
CALLED 78 3/4 ACRES
VOL. 352, PG. 583
F.C.D.R.

49.85 ACRES

HARRY E. LANDERS
TRACT No. 1
CALLED 52 ACRES
VOL. 975, PG. 81
F.C.D.R.

ALICE LANDERS BIBBY
TRACT No. 1
CALLED 52 ACRES
VOL. 975, PG. 84
F.C.D.R.

ARTHUR EDWARD
HOLTZ ETUX
TRACT 2
CALLED 11.168 ACRES

ARTHUR EDWARD
HOLTZ ETUX
TRACT 3
CALLED 40 ACRES
VOL. 935, PG. 779
F.C.D.R.

FAY DELL HAYNIE
TRACT No. 2
CALLED 42.1 ACRES
VOL. 382, PG. 581
F.C.D.R.

**49.85 ACRES TRACT
GERTRUDE LUNA A-18
LIMESTONE COUNTY, TEXAS**

BEING ALL OF THAT CALLED 52 ACRES
TRACT DESCRIBED IN DEED RECORDED IN
VOL. 975, PG. 81, F.C.D.R. AND VOL. 974,
PG. 84, F.C.D.R.

OWNER: HARRY E. LANDERS
ALICE LANDERS BIBBY



THE PLAT HEREON CORRECTLY REPRESENTS
THAT ACTUAL GROUND SURVEY MADE
UNDER MY SUPERVISION. DATED THIS
28th DAY OF DECEMBER, 2001.

JOE L. HANEY, P.E., R.P.L.S. No. 3282
LIMESTONE COUNTY, TEXAS
408 N. KAUFMAN MEXIA, TEXAS 76667
TEL. No. 254 / 562-6954

SCALE: 1" = 300'

Haney Engineering and Surveying

Joe L. Haney, P.E.
R.P.L.S. No. 3282
P.O. Box 307
408 N. Kaufman St.
Mexia, Texas 76667

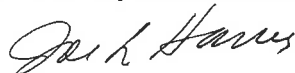
Telephone 254-562-8954

Description of: 49.85 Acres, G. Luna Survey, A-18, Freestone County, Texas.
Owner: Harry E. Landers, Vol. 975, Pg. 81, and Alice Landers Bibby,
Vol. 975, Pg. 84, F.C.D.R.

BEING a 49.85 acres tract of land situated in the G. Luna Survey, A-18, Freestone County, Texas, and being that tract described as 52 acres in the deed dated January 11, 1996 from Laura Gilliam Landers to Haaarry E. Landers recorded in Vol. 975, Pg. 81, Deed Records of Limestone County; Texas (F.C.D.R.), and in the deed from Laura Gilliam Landers to Alice Landers Bibby recorded in Vol. 975, Pg. 84, F.C.D.R., said 49.85 acres being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod at the base of a cross-tie fence corner post in the West line of the Arthur Edward Holtz called 40 acres TRACT 3 of record in Vol. 935, Pg. 779 for occupied Southeast corner of this tract, same being the Northeast corner of the Fay Dell Haynie called 42.1 acres TRACT 2 of record in Vol. 382, Pg. 581, F.C.D.R., said corner bears S.30°05'38"E. (basis of bearing from Vol. 935, PG. 779, F.C.D.R.) from a set 1/2" iron rod at the base of a cross-tie fence corner post for the Northwest corner of said Holtz 11.168 acres TRACT 2 of record in Vol. 935, Pg. 779, F.C.D.R.;
THENCE S.60°26'35"W. 989.42 ft. with a fence for South line of this tract, same being the North line of said Haynie tract, to a set 1/2" iron rod in the East right of way line of the B.N.S.F. railroad reservation for occupied Southwest corner of this tract, same being the Northwest corner of said Haynie tract;
THENCE N.35°47'50"W. with the West line of said 52 acres tract and the East line of said railroad reservation, at 1744.74 ft. a set 1/2" iron rod for reference in the South margin of a county road at the base of a cross-tie fence corner post, in all, 1770.22 ft. to a point in the center of said road for Northwest corner of this tract, same being the Southwest corner of the Donny J. Cockerham called 24.233 acres tract of record in Vol. 535, Pg. 808, F.C.D.R.;
THENCE with the centerline of said road for North line of this tract and South line of said Cockerham tract N.37°24'15"E. 562.65 ft. to a set railroad spike for angle corner, N.34°29'44"E. 278.38 ft. to a set railroad spike for angle corner, and N.55°44'20"E. 406.55 ft. to a point at an ell turn in said road and in the West line of the M. T. Knight, Jr. called 78-3/4 acres tract of record in Vol. 352, Pg. 583, F.C.D.R., for Northeast corner of this tract and Southeast corner of said Cockerham tract, from which corner a set 1/2" iron rod in the South margin of said road at the base of a 6" treated wood fence corner post bears S.29°45'58"E. 15.00 ft.;
THENCE S.29°45'58"E. with the East line of this tract, at 15.00 ft. said iron rod for reference, continuing with a fence line, same being the West line of said Knight tract, in all, 693.38 ft. to a set 1/2" iron rod where said fence line intersects the North line of said Holtz TRACT 2, for an offset ell corner in the East line of this tract, same being the Southwest corner of said Knight tract;
THENCE S.60°26'35"W. 7.48 ft. with the North line of said Holtz TRACT 2 as held on the ground to a set 1/2" iron rod at the base of a cross-tie fence corner post for an occupied offset ell corner in the East line of this tract, same being the Northwest corner of said Holtz TRACT 2;
THENCE S.30°05'38"E. 1441.77 ft. with the East line of this tract and with a fence, same being the West line of said Holtz TRACT 2 and TRACT 3 to the point of BEGINNING, containing 49.85 acres.

The foregoing description was prepared from that plat dated December 28, 2001 that correctly represents that actual ground survey made under my supervision.
Dated this 28th day of December, 2001.



Joe L. Haney, P.E., R.P.L.S. No. 3282

