

LEGAL DESCRIPTION
of
TRACT 1
8.42 Acres
Isaac N. Jones Survey, A-214
Marion Co., TX.

All that certain 8.42 Acre Tract of land in the Isaac N. Jones Survey, A-214 in Marion County, Texas, being part of a called 33.86-acre tract of land, described, and recorded in Volume 1096, Page 40 of the Official Public Records of Marion County, TX., said 8.42 Acre Tract of land is more particularly described by metes and bounds as follows;

Beginning at a ½ -inch rebar found situated on the Southwest line of a called 173.60-acre tract, described and recorded in Volume 310, Page 12, being the Northeasterly corner of a called 9.50-acre tract, described and recorded in Volume 147, Page 543 of the Official Public Records of Marion County, TX., being the North corner for said 33.86-acre tract, being the **POINT OF BEGINNING**.

Thence South 48°11'46" East, along fence, and common line between said 173.60-acre tract and said 33.86-acre tract, a distance of 397.76 Feet to a ½-inch rebar set, being the most East corner for this tract;

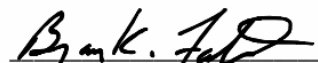
Thence South 42°47'56" West, a distance of 962.00 Feet to the Northeasterly line of Farm-to-Market (FM) No. 805, being the point of curvature, and South corner for this tract;

Thence Northwest along said curve of said FM No. 805, a distance of 384.94 Feet, having a radius of 33580.79 Feet a central angle of 0°39'24", and a chord distance of 384.94 Feet, chord bearing North 41°32'29" West to a ½-inch rebar found at a fence corner, being the South corner for said 9.50-acre tract, being the West corner for said 33.86-acre tract, being the same for this tract;

Thence North 41°53'06" East, along fence, and common line with said 9.50-acre tract, and said 33.86-acre tract, a distance of 917.24 Feet to the **POINT OF BEGINNING**; said described tract containing 8.42 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.

 05/14/25
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