

**LEGAL DESCRIPTION**  
**of**  
**TRACT 4**  
**8.60 Acres**  
**Isaac N. Jones Survey, A-214**  
**Marion Co., TX.**

All that certain 8.60 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 8.60 Acre Tract of land is more particularly described by metes and bounds as follows;

**Beginning** at a ½ -inch iron rod found situated on the Southwest line of a called 173.60-acre tract, described and recorded in Volume 310, Page 12, being the Northwesterly line of a called 22.86-acre tract, described and recorded in Volume 638, Page 798 of the Official Public Records of Marion County, TX., being the East corner for said 33.86-acre tract being the **POINT OF BEGINNING**;

**Thence** South 42°14'26" West, along Northwesterly line of said 22.86-acre tract, a distance of 953.83 Feet to a ½-inch iron rod with cap (Ingram), situated on the Northeast line of Farm-to-Market (FM) No. 805, being the West corner for said 22.86-acre tract, being the South corner for said called 33.86-acre tract, being the same for this tract;

**Thence** North 46°17'10" West, along Northeasterly line of FM No. 805, a distance of 61.78 Feet to a Right-of-Way monument (Wood), being the point of curvature, being an angle corner for this tract;

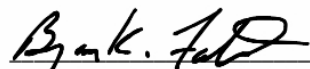
**Thence** Northwest along said curve, a distance of 376.97 Feet, having a radius of 5776.82 Feet a central angle of 3°44'20", and a chord distance of 376.90 Feet, chord bearing North 47°53'01" West to a ½-inch rebar set situated on the Northeasterly line of FM No. 805, being the West corner for this tract;

**Thence** North 47°31'54" East, along new line, a distance of 954.45 Feet to a ½-inch rebar set, situated on said Southwesterly line of said 173.60-acre tract, being the North corner for this tract;

**Thence** South 48°11'46" East, a distance of 350.66 Feet to the **POINT OF BEGINNING**; said described tract containing 8.60 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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