



**HANEY SURVEYING SERVICES**  
254 LCR 823 GROESBECK, TEXAS 76642  
OFFICE NO. 254/729-5233  
CELL NO. 254/562-6954

Tract 11

Description: 10.00 Acres Tract, Part of 178.64 acres Tract A, Marquez II League Grant  
A-25, Robertson County, Texas      Owner: Isom Dart, LLC

BEING a 10.00 acres tract adjoining the Southwest right of way line of State Hwy. 7 situated in the Marquez II League Grant A-25, Robertson County, Texas, and being part of that called 178.64 acres Tract A described in the deed to Isom Dart, LLC recorded in Vol. 1478, Pg. 447, Public Records of Robertson County, Texas (R.C.P.R.), said 10.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest right of way line of State Hwy. 7 and centerline of county road LCR 476 for the Southeast corner of said 178.64 acres Tract A for the Southeast corner of said 178.64 acres Tract A and this tract, same being a corner in the North line of the Ronnie L. Gafford called 295.019 acres tract of record in Vol. 1251, PG. 729, R.C.O.P.R., from which corner a set  $\frac{1}{2}$ " iron rod in the North margin of said LCR 476 at a cut-back corner bears N.77°11'00"W. 16.91 ft.

THENCE with the centerline of said LCR 476, and the South line of said 178.64 acres Tract A and the North line of said Gafford tract as follows S.60°08'04"W. 1831.58 ft. to a point for angle corner, S.61°29'53"W 1513.70 ft. to a point for angle corner, S.51°51'47"W. 433.17 ft. to a set  $\frac{1}{2}$ " iron rod at a fence corner post in the North margin of said LCR 476 for angle corner, S.54°50'04"W 374.15 ft. to a set  $\frac{1}{2}$ " iron rod at an angle fence corner post in the North margin of said LCR 476 and S.77°04'46"W 151.52 ft. to a set  $\frac{1}{2}$ " iron rod in the North margin of said road for the Southeast corner of this tract and the true point of BEGINNING, same being the Southwest corner of 10.00 acres Tract 10 surveyed this day;

THENCE with the North margin said LCR 476, and the South line of said 178.64 acres Tract A and the North line of said Gafford tract as follows S.77°04'46"W 81.89 ft. to a set  $\frac{1}{2}$ " iron rod at an oak tree angle fence post in the North margin of said LCR 476 for angle corner and S.60°39'51"W. 360.77 ft. to a point in said LCR 476 for the Southwest corner of this tract, same being a Southerly ell corner of an 83.62 acres Tract 2 surveyed this day, from which corner a set  $\frac{1}{2}$ " iron rod for reference in the North margin of said LCR 476 bears N.30°18'35"W. 32.50 ft.;

THENCE N.30°18'35"W. with the Southerly line of said 83.62 acres tract, at 32.50 ft. said rod for reference, in all 970.06 to a set  $\frac{1}{2}$ " iron rod for the Northwest corner of this tract, same being an ell corner in the South line of said 83.62 acres Tract 2;

THENCE N.60°45'00"E. 457.30 ft. with a division line of through said 178.64 acres Tract A and with the South line of said 83.62 acres Tract 2 to a set  $\frac{1}{2}$ " iron rod for the Northeast corner of this tract, same being the Northwest corner of said 10.00 acres Tract 10;

THENCE S.29°15'00"E. 992.38 ft. with a division line through said 178.64 acres Tract A and the West line of said 10.00 acres Tract 10 to the point of BEGINNING, containing 10.0015 acres.

The foregoing description was prepared from that plat dated April 28, 2022 that represents the facts found from that survey made on the ground under my supervision.

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

