

**LEGAL DESCRIPTION**  
**of**  
**TRACT 2**  
**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;

**Commencing** 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;

**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 **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 378.22 Feet to a ½-inch rebar set, being the East corner for this tract;

**Thence** South 42°48'36" West, along new line, a distance of 965.76 Feet to a ½-inch rebar set situated on the Northeasterly line of Farm-to-Market (FM) No. 805, being the South corner for this tract;

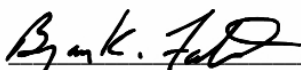
**Thence** North 50°38'39" West, along Northeasterly line of said FM No. 805, a distance of 146.61 Feet to a Right of Way monument (Wood Post), being the point of curvature, being an angle corner for this tract;

**Thence** Northwest along said curve, a distance of 232.14 Feet, having a radius of 1106.83 Feet a central angle of 12°01'00", and a chord distance of 231.71 Feet, chord bearing North 45°42'59" West to a Right of Way monument (Wood Post), being the West corner for this tract;

**Thence** North 42°47'56" East, along new line, a distance of 962.00 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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