

LEGAL DESCRIPTION
of
TRACT 3
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 775.98 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 422.79 Feet to a ½-inch rebar set, being the East corner for this tract;

Thence South 47°31'54" West, along new line, a distance of 954.45 Feet to a ½-inch rebar set situated on the Northeasterly line of Farm-to-Market (FM) No. 805, being the point of curvature being the South corner for this tract;

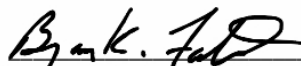
Thence Northwest along said curve, a distance of 238.06 Feet, having a radius of 5776.82 Feet a central angle of 2°21'40", and a chord distance of 238.04 Feet, chord bearing North 50°56'01" West to a Right of Way monument (Wood Post), being an angle corner for this tract;

Thence North 50°38'39" West, along Northeast line of FM No. 805, a distance of 106.82 Feet to a ½-inch rebar set, being the West corner for this tract;

Thence North 42°48'36" East, along new line, a distance of 965.76 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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