

**METES AND BOUNDS DESCRIPTION:**

**BEING** all of that 20 feet wide ally in Block 8, Cage Addition, an addition to the City of Stephenville, Erath County, Texas, as shown per King's 1956 Map of the City of Stephenville, as recorded in Volume 381, Page 105, Deed Records, Erath County, Texas (DIRECT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**BEGINNING** at a point at the intersection of the south right-of-way line of E. Elm St. and the west line of said 20 feet wide alley for the northeast corner of Lot 1 of said Block 8 and being the northwest corner of the herein described tract, from which a capped 100D nail found marked "JRP 5959" bears South 79°10'12" West, a distance of 0.91 feet and a 1 inch pipe found for the northwest corner of said Block 8 bears South 59°54'35" West, a distance of 140.00 feet;

**THENCE** North 59°54'35" East, with the south right-of-way line of E. Elm St., a distance of 20.00 feet to a 3/8 inch iron rod found at the intersection of the south right-of-way line of E. Elm St. and the east line of said 20 feet wide alley for the northwest corner of Lot 10 of said Block 8 and being the northeast corner of the herein described tract;

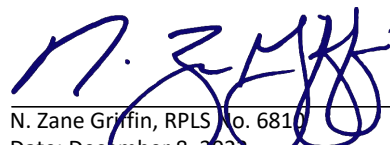
**THENCE** South 30°05'25" East, with the east line of said 20 feet wide alley, passing a 3/8 inch iron rod found for the southwest corner of Lot 9 and the northwest corner of Lot 8 of said Block 8 at a distance of 100.00 feet, continuing for a total distance of 250.00 feet to a 5/8 inch iron rod set marked "NATIVE CO., LLC" (IRS) at the southeast corner of said 20 feet wide alley and the southwest corner of Lot 6 of said Block 8, also being in the north line of Lot 3, Block 92, City Addition, an addition to the City of Stephenville as shown per said King Map;

**THENCE** South 59°54'35" West, with the north line of said Lot 3, Block 92, a distance of 20.00 feet to an IRS for the southwest corner of said 20 feet wide alley and the southeast corner of Lot 5 of said Block 8;

**THENCE** North 30°05'25" West, with the west line of said 20 feet wide alley, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 5,000 Square Feet or 0.115 of an Acre of Land.

**SURVEYOR'S CERTIFICATION**

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

  
N. Zane Griffin, RPLS No. 6810  
Date: December 8, 2022  
Revised: December 19, 2022 - Scrivener's Error



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