

**METES & BOUNDS DESCRIPTION
(ZONING LEGAL)
1.528 ACRES OF LAND**

BEING A 1.528 ACRE TRACT OF LAND SITUATED IN THE JOHN BLAIR SURVEY, ABSTRACT NO. 32, BEING ALL OF LOTS 3, 4, 6-A, 6-B, 7 AND 17, AND PORTIONS OF LOTS 5, 11 AND 14, ALL IN BLOCK 62 OF THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND BEING ALL THE LAND AS DESCRIBED IN THE DEEDS TO 598 WESTWOOD, LLC AS RECORDED IN COUNTY CLERK'S DOCUMENT NUMBERS 2021-03875, 2021-03876, AND 2021-03877, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 62, OF SAID KING'S 1956 MAP OF STEPHENVILLE, ERATH COUNTY, TEXAS;

THENCE SOUTH 59°34'00" WEST, 369.96 FEET, WITH THE NORTHWEST LINE OF WEST WASHINGTON STREET, A PUBLIC RIGHT-OF-WAY, TO A POINT FOR THE SOUTH CORNER OF LOT 3, BLOCK 62 OF SAID KING'S MAP OF STEPHENVILLE;

THENCE NORTH 30°26'01" WEST, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE SOUTHWEST LINE OF SAID LOT 3, 175.34 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 71°07'45" EAST, 56.69 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 3, BEING COMMON WITH THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 59°35'44" EAST, 192.25 FEET TO A POINT FOR CORNER, BEING ON THE EAST LINE OF SAID LOT 11, BEING COMMON WITH THE WEST LINE OF SAID LOT 17, BLOCK 62, KING'S 1956 MAP OF STEPHENVILLE;

THENCE NORTH 30°26'01" WEST, 25.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID LOT 17;

THENCE NORTH 40°53'53" EAST, 128.96 FEET TO A POINT FOR CORNER;

THENCE SOUTH 30°26'01" EAST, 230.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.528 ACRES OR 66,542.35 SQUARE FEET, MORE OR LESS;

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED, VIEWED, OR RELIED UPON AS A BOUNDARY SURVEY; AND SHOULD NOT BE USED TO ESTABLISH OR CONVEY RIGHTS TO, OR INTEREST IN REAL PROPERTY.