



EXHIBIT B

NW CORNER LOT 1

LOT 2

LOT 1

LOT 5

LOT 14

LOT 8

ADDRESS: 453 ALEXANDER ROAD
STEPHENVILLE, TX 76401

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. PANEL
48143C0430D, EFFECTIVE NOVEMBER 16, 2011

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

PHILLIP A. WARREN
LOT 14 AND W. 101' OF LOT 5
DOCUMENT NO. 2018-03999

0.268 ACRE

COUNTS ADDITION

PLAT OF SURVEY, IMPROVEMENTS & LEGAL DESCRIPTION

Of a 0.268 acre tract of land, being all of Lot 14 and a portion of Lot 5 of Counts Addition to 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, of the Deed Records of Erath County, Texas; being the same property deeded to Phillip A. Warren in Document No. 2018-03999 of the Official Public Records of Erath County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of Alexander Road, at the northwest corner of said Lot 5 and at the southwest corner of Lot 1 of said Counts Addition, for the northwest and beginning corner of this tract

Thence leaving said Alexander Road, N. 59 deg. 24 min. 59 sec. E. at 101.73 feet pass a set 1/2" iron rod, continuing in all 102.73 feet to a point at the southeast corner of said Lot 1, the southwest corner of Lot 2 of said Counts Addition and in the north line of said Lot 5, for the northeast corner of this tract.

Thence S. 30 deg. 26 min. 56 sec. E. 113.76 feet to an 8" hackberry tree in the south line of said Lot 5 and in the north line of Lot 8 of said Counts Addition, for the southeast corner of this tract.

Thence S. 59 deg. 22 min. 07 Sec. W. 102.73 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said Alexander Road, at the northwest corner of said Lot 8 and at the southwest corner of said Lot 14, for the southwest corner of this tract.

Thence with the east line of said Alexander Road, N. 30 deg. 26 min. 56 sec. W. 113.85 feet to the place of beginning.

SURVEYED ON THE GROUND: FEBRUARY 22, 2022



Matthew K. Price
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401
254-985-5489 JN22114 FN220276

