

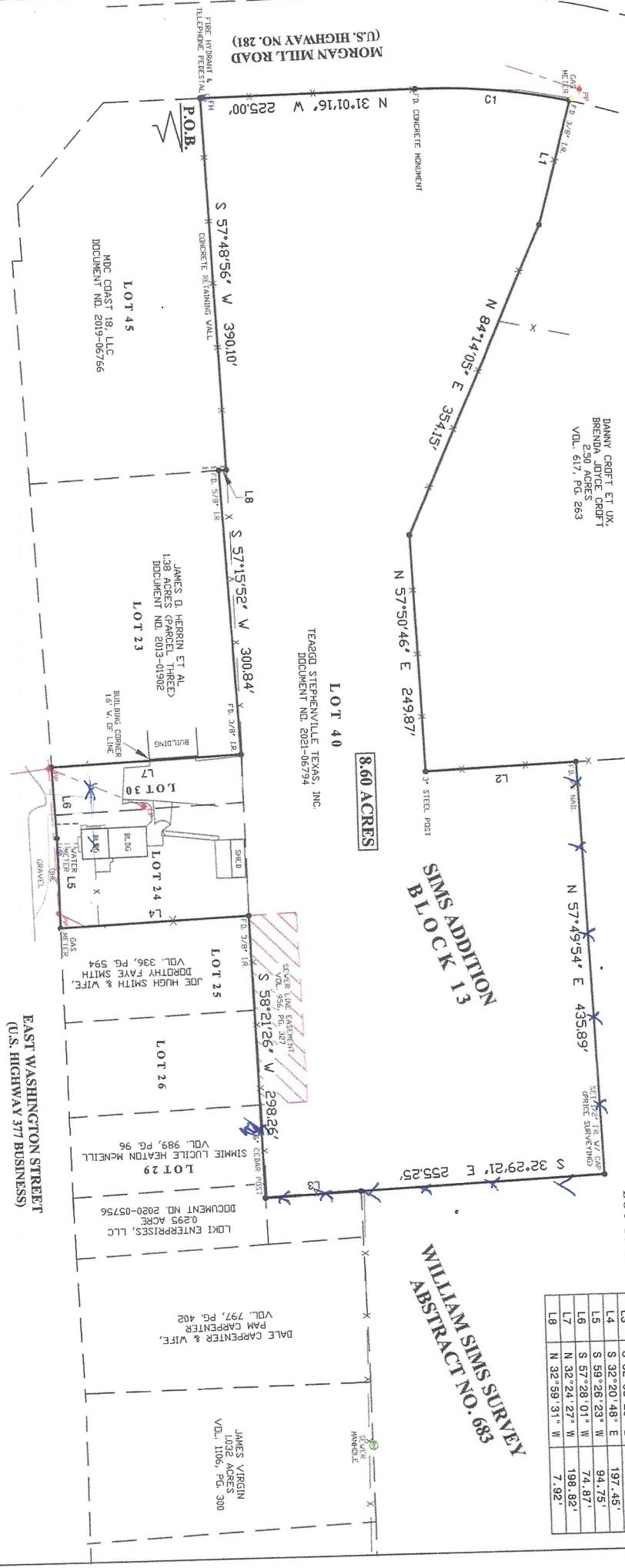
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	656.78'	182.00'	14°07'57"	N 23°57'17" W	161.59'

LINE	BEARING	DISTANCE
L1	N 75°49'49" E	132.64'
L2	N 32°09'14" W	157.54'
L3	S 32°58'28" E	100.10'
L4	S 32°20'48" E	197.45'
L5	S 59°28'23" W	94.75'
L6	S 57°28'01" W	74.87'
L7	N 32°24'27" W	198.82'
L8	N 32°59'31" W	7.92'

**SIMS ADDITION  
BLOCK 13**

**WILLIAM SIMS SURVEY  
ABSTRACT NO. 683**

**8.60 ACRES**



ADDRESS: 1401 EAST WASHINGTON STREET  
STEPHENSVILLE, TX 76401

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN VOL. NO. 22955 FROM CROSS TIMBERS TITLE WITH AN ISSUED DATE OF SEPTEMBER 1, 2022

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

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 27 ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FIRM PANEL 4814300430D EFFECTIVE NOVEMBER 16, 2011

NOTE: ALL CURBERS ARE FOUND 1/2" IRON RODS WITH CAP (PRICE SURVEYING) UNLESS OTHERWISE NOTED



**PLAT OF SURVEY**

OF AN 8.60 ACRES TRACT OF LAND SITUATED IN THE WILLIAM SIMS SURVEY, ABSTRACT NO. 683, AND BEING ALL OF LOT 24, LOT 30 AND LOT 40 IN BLOCK 13 OF SIMS ADDITION TO THE CITY OF STEPHENSVILLE, ERATH COUNTY, TEXAS

SURVEYED ON THE GROUND: AUGUST 16, 2022

*Matthew K Price*  
MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENSVILLE, TX 76401  
JN221052 211319.CRD

## LEGAL DESCRIPTION

Of an 8.60 acres tract of land situated in the William Sims Survey, Abstract No. 683, and being all of Lot 24, Lot 30 and Lot 40 in Block 13 of Sims Addition to the City of Stephenville, Erath County, Texas; being part of the property deeded to Tea2Go Stephenville, Texas, Inc. in Document No. 2021-06794 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 right of way line of Morgan Mill Road (U. S. Highway No. 281), at the northwest corner of Lot 45 in said Block 13 of Sims Addition to the City of Stephenville, according to the replat recorded in Cabinet B, Slide 25A of the Plat Records of Erath County, Texas, and at the southwest corner of said Lot 40, for the westerly southwest and beginning corner of this tract.

Thence with the east right of way line of said Highway, N. 31 deg. 01 min. 16 sec. W. 225.00 feet to a found concrete monument and northwesterly around the arc of a curve to the right with a radius of 656.78 feet, a central angle of 14 deg. 07 min. 57 sec., a long chord of N. 23 deg. 57 min. 17 sec. W. 161.59 feet and an arc length of 162.00 feet to a found 3/8" iron rod at the southwest corner of a certain 2.50 acres tract deeded to Danny Croft et ux, Brenda Joyce Croft in Volume 617, Page 263 of the Deed Records of Erath County, Texas, for the northwest corner of this tract and said Lot 40.

Thence leaving said Highway and with the south line of said 2.50 acres tract, N. 75 deg. 43 min. 49 sec. E. 132.64 feet to a found 1/2" iron rod with cap (PRICE SURVEYING), N. 84 deg. 14 min. 05 sec. E. 354.15 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) and N. 57 deg. 50 min. 46 sec. E. 249.87 feet to a 3" steel post at the southeast corner of said 2.50 acres tract, for an ell corner of this tract and said Lot 40.

Thence N. 32 deg. 09 min. 14 sec. W. 157.64 feet to a found PK nail in the east line of said 2.50 acres tract, for a corner of this tract and said Lot 40.

Thence N. 57 deg. 49 min. 54 sec. E. 435.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING), for the northeast corner of this tract and said Lot 40.

Thence S. 32 deg. 29 min. 21 sec. E. 255.25 feet to a found 1/2" iron rod with cap (PRICE SURVEYING), for a corner of this tract and said Lot 40.

Thence S. 32 deg. 38 min. 28 sec. E. 100.10 feet to a 6" cedar post at the southeast corner of said Lot 40 and in the north line of a certain 0.295 acre tract deeded to Loki Enterprises, LLC in Document No. 2020-05756 of said Official Public Records, for the easterly southeast corner of this tract.

Thence S. 58 deg. 21 min. 26 sec. W. 298.26 feet to a found 3/8" iron rod at the northwest corner of Lot 25 of said Sims Addition and at the northeast corner of said Lot 24, for a corner of this tract.

Thence S. 32 deg. 20 min. 48 sec. E. 197.45 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north right of way line of East Washington Street (U. S. Highway 377 Business), at the southwest corner of said Lot 25 and at the southeast corner of said Lot 24, for the southerly southeast corner of this tract.

Thence with the north right of way line of said East Washington Street, S. 59 deg. 26 min. 23 sec. W. 94.75 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) and S. 57 deg. 28 min. 01 sec. W. 74.87 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southeast corner of a certain 1.38 acres tract (Parcel Three) deeded to James O. Herrin et al, in Document No. 2013-01902 of said Official Public Records, for the southerly southwest corner of this tract.

Thence leaving said East Washington Street, N. 32 deg. 24 min. 27 sec. W. 198.82 feet to a found 3/8" iron rod at the northeast corner of said 1.38 acres tract and at the northwest corner of said Lot 30, for a corner of this tract.

Thence S. 57 deg. 15 min. 52 sec. W. 300.84 feet to a found 5/8" iron rod at the northwest corner of said 1.38 acres and in the east line of said Lot 45, for a corner of this tract and said Lot 40.

Thence N. 32 deg. 59 min. 31 sec. W. 7.92 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of said Lot 45, for a corner of this tract and said Lot 40.

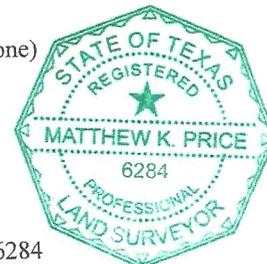
Thence S. 57 deg. 48 min. 56 sec. W. 390.10 feet to the place of beginning.

(Bearing Basis: Texas State Plane Coordinate System, NAD83, North Central Texas Zone)

SURVEYED ON THE GROUND: AUGUST 16, 2022

*Matthew K Price*

MATTHEW K. PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6284  
PRICE SURVEYING, LP, FIRM # 10194051, 1100 E. WASHINGTON, STEPHENVILLE, TX 76401  
254-965-5489 JN221052 FN220863



**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT**  
**(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: September 10, 2025 GF No. \_\_\_\_\_  
Declarant: J2 Services, Inc.  
Description of Property: 75 East Road and 1401 E. Washington St., Stephenville, TX 76401  
County Erath, Texas  
Date of Survey: 08/16/2022

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Removed buildings and shed.

Added fence to North & Northwest corners; added fence at entry on Washington TX

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Jason Pharr</u>.</p> <p>My date of birth is <u>11/20/1973</u>.</p> <p>and my address is <u>P.O. 1378 Stephenville, TX 76401</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Erath</u> County, State of <u>Texas</u>, on the <u>10th</u> day of <u>September</u>, 2025.</p> <p>Signed: </p> <p>Declarant</p>	<p>My name is _____.</p> <p>My date of birth is _____.</p> <p>and my address is _____.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in _____ County, State of _____, on the _____ day of _____, _____.</p> <p>Signed: _____</p> <p>Declarant</p>
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