

## OWNERS CERTIFICATE

**WHEREAS**, Tuff Shed, Inc., Teton River Properties, LLC, and Madrona Acquisitions LLC are the owners of a tract of land situated in the Thomas Freeman Survey, Abstract No. 453, City of Hutchins, Dallas County, Texas, and being all of Lots 1A and 2, Block A, Johnson and Johnson Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 20080084554, Official Public Records, Dallas County, Texas, and being a part of a called 12.00 acre tract of land described as Tract 1 in Warranty Deed to Tuff Shed, Inc., recorded in Instrument No. 200503645705 of said Official Public Records, and being all of a called 22.692 acre tract of land described in Warranty Deed to Madrona Acquisitions LLC, recorded in Instrument No. 201600099422 of said Official Public Records, and being all of a called 3.444 acre tract of land described as Tract 1 and all of a called 0.1091 acre tract of land described as Tract 2 in Special Warranty Deed to Teton River Properties, LLC, recorded in 20080114394 of said Official Public Records, and being all of a called 0.503 acre tract of land described in Warranty Deed with Vendor's Lien to Teton River Properties, LLC, recorded in Instrument No. 200403121033 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with red plastic cap stamped "KHA" set for the most westerly northwest corner of said Lot 1A, in the northeast right-of-way line of U.S. Interstate Highway 45 (300' wide right-of-way);

**THENCE** departing said northeast right-of-way line of U.S. Interstate Highway 45, with the north and west lines of said Lot 1A, the following courses and distances:

North 60°19'54" East, a distance of 152.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 20°08'45" West, passing at a distance of 129.90 feet, the most northerly northwest corner of said Lot 1A and a west corner of said Lot 2, continuing with the west line of said Lot 2 for a total distance of 433.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northwest corner of said Lot 2, in the southeast line of Lot 1, Block A, Transhorn Addition, an addition to the City of Hutchins, according to the plat recorded in Instrument No. 202100100790 of said Official Public Records;

**THENCE** North 59°35'03" East, with said southeast line of Lot 1, a distance of 1,304.85 feet to a 1/2-inch iron rod with an illegible plastic cap found for the east corner of said Lot 1, in the south right-of-way line of Dowdy Ferry Road (a 100-foot wide right-of-way);

**THENCE** South 82°57'47" East, with said south right-of-way line of Dowdy Ferry Road, a distance of 479.25 feet to a 1/2-inch iron rod found for the northwest corner of Lot 1, Block A, Lander Addition, an addition to the City of Hutchins, according to the plat recorded in Volume 2001118, Page 2787, Deed Records, Dallas County, Texas;

**THENCE** departing said south right-of-way line of Dowdy Ferry Road, with the west and northwest lines of said Lot 1, Block A, Lander Addition, the following courses and distances:

South 04°31'40" West, a distance of 675.59 feet to a 1/2-inch iron rod found for corner;

North 85°28'20" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°00'04" West, a distance of 465.53 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Lander Addition and the north corner of a called 4.2461 acre tract of land described as Tract Two in Gift Deed to Christopher M. Lander, recorded in Volume 2004041, Page 7495 of said Deed Records;

**THENCE** South 61°31'25" West, with the northwest line of said Tract Two, a distance of 712.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for a west corner of said Tract Two, in the northeast line of a called 4.3914 acre tract of land described in Warranty Deed to Joseph A. Crawford, recorded in Volume 2001010, Page 5593 of said Deed Records;

**THENCE** with the northeast and northwest lines of said 4.3914 acre tract, the following courses and distances:

North 26°14'29" West, a distance of 63.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°12'17" West, a distance of 254.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°37'03" East, a distance of 44.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 64°57'52" West, a distance of 126.79 feet to a 1/2-inch iron rod found for the southwest corner of said 22.692 acre tract, in said northeast right-of-way line of U.S. Interstate Highway 45;

**THENCE** North 23°47'26" West, with said northeast right-of-way line of U.S. Interstate Highway 45, a distance of 553.12 feet to the **POINT OF BEGINNING** and containing 1,537,946 square feet or 35.3064 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.