

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, LABHART & MCKENZIE CAPITAL PARTNER, LLC, is the owner of a 1.106 acre tract of land situated in the **CHRISTOPHER CHANEY SURVEY, ABSTRACT NO. 175**, in the City of Joshua, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Labhart & McKenzie Capital Partner, LLC, recorded in Instrument Number 2020-25164, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Labhart & McKenzie Capital Partner, LLC tract, and a tract of land described in a deed to Heather Mc Kenzie and Bryan Mc Kenzie, et vir, recorded in Instrument Number 2018-03550, Deed Records, Johnson County, Texas, and being in the centerline of Forest Lane, more or less;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 100.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 25.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 200.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, along the east line of said Labhart & McKenzie Capital Partner, LLC tract and along the centerline of said Forest Lane, more or less, a distance of 15.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°47'45" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°21'14" W, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 140.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Labhart & McKenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract;

THENCE N 89°47'45" E, along the common line of said Labhart & McKenzie Capital Partner, LLC tract, and said Heather Mc Kenzie and Bryan Mc Kenzie, et vir tract, a distance of 308.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°21'14" E, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°47'45" E, crossing said Labhart & McKenzie Capital Partner, LLC tract, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 48,190 square feet or 1.106 acres of land more or less.