

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS ADAGE INVESTMENTS LLC., IS THE SOLE OWNER OF A 0.317 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 1 THRU 4, BLOCK 18, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ELEVENTH STREET, AN 80' RIGHT-OF-WAY AND THE WEST RIGHT-OF-WAY LINE OF SANTA FE STREET, A 50' RIGHT-OF-WAY;

THENCE SOUTH 02 DEGREES 26 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE , A DISTANCE OF 120.10 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 4, SAME BEING THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 18, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 02 DEGREES 39 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.81 FEET;

THENCE SOUTH 87 DEGREES 28 MINUTES 08 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 4, BEING COMMON WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 114.93 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED " RPLS 5544" AT THE SOUTHWEST CORNER OF SAID LOT 4, SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, AND BEING ON THE EAST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 18 (NAMED MANSON STREET), FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" BEARS FOR REFERENCE SOUTH 02 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 68.74 FEET;

THENCE NORTH 02 DEGREES 27 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID 20' ALLEY, A DISTANCE OF 120.20 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ELEVENTH STREET;

THENCE NORTH 87 DEGREES 31 MINUTES 08 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 114.96 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.317 ACRES OR 13,810 SQUARE FEET OF LAND, MORE OR LESS.