

OWNERS CERTIFICATE

STATE OF TEXAS -

COUNTY OF JOHNSON -

WHEREAS, WJP & CGO INVESTMENTS, LLC; ACTING BY AND THROUGH THE UNDER SIGNED, ITS DULY AUTHORIZED AGENT, IS THE OWNERS OF A TRACT OF LAND SITUATED IN THE J.H. COOPER SURVEY, ABSTRACT NO. 145, JOHNSON COUNTY, TEXAS AND INCLUDING LOTS 3 AND 4 EASTHILL SUBDIVISION AS RECORDED VOLUME 426, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS AND A PORTION OF JOSHUA BOULEVARD CLOSED BY INSTRUMENT RECORDED IN VOLUME 470, PG. 643, DEED RECORDS OF JOHNSON COUNTY, TEXAS, ALSO BEING A TRACT OF LAND CONVEYED TO WJP & CGP INVESTMENTS LLC, RECORDED IN INST. NO. 2024-22473, DEED RECORDS OF JOHNSON COUNTY, TEXAS, (DRJCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 IRON ROD FOUND FOR THE SOUTHWEST CORNER OF HEREIN TRACT OF LAND AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ESTATES OF CHRISTINE M. FULLER, RECORDED IN INST. NO. 2024-20680, DRJCT, SAID IRON ROD ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TEODORO & BLANCA ESTEL DE QUIRINO, RECORDED IN INST. NO. 2025-3072, DRJCT;

THENCE N 11°38'11" W (BEARING BASIS), 223.14 FEET WITH THE EAST LINE OF SAID FULLER TRACT TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF HEREIN TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BETTY L. WINKLEMAN, RECORDED IN INST. NO. 2024-33039, DRJCT;

THENCE N 89°26'03" E, 459.56 FEET WITH SAID SOUTH LINE OF WINKLEMAN TRACT TO A PK NAIL SET FOR THE NORTHEAST CORNER OF HEREIN TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BRENDA CHITTUM, RECORDED IN INST. NO. 2023-30819, DRJCT, ALSO BEING IN C.R. 800A (VARIABLE WIDTH ROW);

THENCE S 04°00'00" W, 233.46 FEET WITH SAID CR 800A TO A PK NAIL SET FOR THE SOUTHEAST CORNER OF HEREIN TRACT AND THE NORTHEAST CORNER OF SAID QUIRINO TRACT;

THENCE WEST, AT A DISTANCE OF 46.22 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING IN ALL A TOTAL DISTANCE OF 396.23 FEET (DEED- 395.55 FEET) TO THE POINT OF BEGINNING AND CONTAINING 2.266 ACRES (98,712 SQUARE FEET) OF LAND.