

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, BILL HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, OWNERS OF A 0.1876 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, CROWDER ACREAGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 373, PAGE 645, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.182 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-20573 AND ALL OF A CALLED 0.0.168 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILLY HUGH TOWNSEND AND BRIANNE ALICE TOWNSEND, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-XXXX, DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 0.182 ACRE TRACT, BEING ON THE EAST LINE OF SAID LOT 2, SAME BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 174, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A CALLED 0.295 ACRE TRACT OF LAND DESCRIBED BY DEED TO J.C. PACE, LTD., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2010-8851, DEED RECORDS, JOHNSON COUNTY, TEXAS BEARS FOR REFERENCE NORTH 01 DEGREES 45 MINUTES 52 SECONDS WEST, A DISTANCE OF 4.93 FEET;

THENCE SOUTH 01 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 49.94 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, AND CONTINUING IN ALL 55.97 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1" IRON PIPE FOUND BEARS NORTH 52 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 5.15 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND OVER AND ACROSS SAID LOT 1, AT A DISTANCE OF 144.83 FEET, PASSING A 60-D NAIL FOUND FOR REFERENCE AND CONTINUING IN ALL 145.68 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST, CONTINUING OVER AND ACROSS SAID LOT 1 AND ALONG THE WEST LINE OF SAID LOT 2, BEING COMMON WITH THE EAST LINE OF LOT 7, BLOCK 3, SAID CROWDER ACREAGE ADDITION, AT A DISTANCE OF 4.01 FEET, PASSING THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 7, FROM WHICH A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 7 BEARS SOUTH 89 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 144.39 FEET, AND CONTINUING IN ALL 56.93 FEET, TO A 5/8" CAPPED IRON

ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 0.182 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.295 ACRE TRACT BEARS NORTH 04 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 2.55 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.182 ACRE TRACT, A DISTANCE OF 144.01 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.1876 ACRES OR 8,174 SQUARE FEET OF LAND, MORE OR LESS.