

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOSHUA

BEING A 1.987 ACRE TRACT OF LAND SITUATED IN THE GEORGE WRIGHT SURVEY, ABSTRACT NUMBER 916, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.987 ACRE TRACT OF LAND DESCRIBED BY DEED TO GENARO VARELA, RECORDED IN VOLUME 4253, PAGE 615, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE AT THE SOUTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2-B, TRAILWOOD ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 468, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTH LINE OF A CALLED 1.992 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY W. FULLEN AND JOSETTE FULLEN, RECORDED IN VOLUME 3370, PAGE 740, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.992 ACRE TRACT AND THE NORTH LINE OF A CALLED 3.009 ACRE TRACT OF LAND DESCRIBED BY DEED TO YVAN JOEL RODRIGUEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-4982, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 60.56 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.992 ACRE TRACT, AT A DISTANCE OF 312.01 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE (LEFT – 0.70), AND CONTINUING IN ALL 331.45 FEET, TO A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF TRAILWOOD DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE NORTH 01 DEGREES 03 MINUTES 46 SECONDS EAST, DEPARTING SAID COMMON LINE, ALONG THE WEST LINE OF SAID CALLED 1.987 ACRE TRACT, AND ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 263.92 FEET, TO A RAILROAD SPIKE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID TRAILWOOD ESTATES;

THENCE NORTH 89 DEGREES 46 MINUTES 57 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.987 ACRE TRACT, BEING

COMMON WITH THE UPPER SOUTH LINE OF SAID TRAILWOOD ESTAES, A DISTANCE OF 324.46 FEET, TO A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF SAID CALLED 1.987 ACRE TRACT, SAME BEING AN ELL CORNER IN THE UPPER SOUTH LINE OF SAID LOT 2-B;

THENCE SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 1.987 ACRE TRACT, BEING COMMON WITH THE LOWER WEST LINE OF SAID LOT 2-B, A DISTANCE OF 264.04 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.987 ACRES OR 86,562 SQUARE FEET OF LAND, MORE OR LESS.