

## **OWNER'S CERTIFICATE**

(220 RANCH ROAD-ELITE DEVELOPERS, INC.)

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, ELITE DEVELOPERS, INC. are the owners of a tract of land situated in the THOMAS W. BAIRD Survey, Abstract No. 40, JOHNSON County, Texas and being out of a 0.99 acre tract conveyed to ELITE DEVELOPERS, INC., and being more particularly described as follows:

BEING AN 0.935 ACRE TRACT OF LAND SITUATED IN THE THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 1.0 ACRE TRACT OF LAND CONVEYED TO ELITE DEVELOPERS, INC., AS RECORDED IN WARRANTY DEED 2017-5773, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS. SAID 0.935 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE ORIGINAL NORTHWEST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°13'13" W, A DISTANCE OF 16.35 FEET (TIE). SAID SET 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" BEING CALLED THE POINT OF BEGINNING AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), STATE PLANE COORDINATE OF N: 6843915.55, E: 2313742.94 FEET, FOR REFERENCE.

THENCE N 89°38'09" E, A DISTANCE OF 175.02 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.935 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE ORIGINAL NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT BEARS N 00°25'07" E, A DISTANCE OF 14.66 FEET (TIE);

THENCE S 00°25'07" W, A DISTANCE OF 233.64 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.935 ACRE TRACT;

THENCE S 89°53'47" W, A DISTANCE OF 174.21 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.935 ACRE TRACT;

THENCE N 00°13'13" E, A DISTANCE OF 232.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.935 ACRES OR 40,724 SQUARE FEET OF LAND, MORE OR LESS.