

**OWNER'S CERTIFICATE**  
**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**WHEREAS, ADAGE INVESTMENTS LLC.,** IS THE SOLE OWNER OF A 0.238 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 3, BLOCK 16, 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" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHEAST CORNER OF SAID LOT 1, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST 8TH 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 25 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 30.03 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 1, AT A DISTANCE OF 60.03 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 2, AND CONTINUING IN ALL 90.01 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE NORTHEAST CORNER OF LOT 4, SAID BLOCK 16, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHEAST CORNER OF SAID BLOCK 16 BEARS SOUTH 02 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 210.10 FEET;

**THENCE** SOUTH 87 DEGREES 40 MINUTES 13 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 3, BEING COMMON WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 115.08 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHWEST CORNER OF SAID LOT 3, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4, AND BEING ON THE EAST LINE OF A 20' ALLEY ADJACENT TO SAID BLOCK 16, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE SOUTHWEST CORNER OF SAID BLOCK 16 BEARS FOR REFERENCE SOUTH 02 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 209.90 FEET;

**THENCE** NORTH 02 DEGREES 22 MINUTES 16 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID 20' ALLEY, AT A DISTANCE OF 30.17 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHWEST CORNER OF SAID LOT 3, AT A DISTANCE OF 60.08 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT THE NORTHWEST CORNER OF SAID LOT 2, AND CONTINUING IN ALL 90.13 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" 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 WEST 8TH STREET;

**THENCE** NORTH 87 DEGREES 43 MINUTES 38 SECONDS EAST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 115.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.238 ACRES OR 10,361 SQUARE FEET OF LAND, MORE OR LESS.