

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS CAROLINA PEREZ HERNANDEZ, OWNER OF A 2.499 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 28, WAGON WHEEL ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.5 ACRE TRACT OF LAND DESCRIBED BY DEED TO CAROLINA PEREZ HERNANDEZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26189, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 27, SAID WAGON WHEEL ESTATES, AND BEING IN THE APPROXIMATE CENTERLINE OF WAGON WHEEL ROAD, A 60' ROAD EASEMENT;

THENCE NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 28, BEING COMMON WITH THE EAST LINE SAID LOT 27, A DISTANCE OF 1028.65 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 28, SAME BEING THE NORTHEAST CORNER OF SAID LOT 27, AND BEING ON THE SOUTH LINE OF LOT 7, BLOCK 2, JOSHUA RANCHETTES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 628, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID LOT 28, BEING COMMON WITH THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 105.99 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 2.5 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUIS DEMETRIO PEREZ OLIVERA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-28341, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS SOUTH 80 DEGREES 05 MINUTES 13 SECONDS WEST, A DISTANCE OF 10.22 FEET, AND FROM WHICH A 1" PIPE FOUND BEARS FOR REFERENCE SOUTH 89 DEGREES 41 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.35 FEET;

THENCE SOUTH 02 DEGREES 28 MINUTES 04 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.5 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 1.25 ACRE TRACT, A DISTANCE OF 1028.31 FEET, TO A PK NAIL FOUND AT THE SOUTHEAST CORNER OF

SAID CALLED 2.5 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 1.25 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF SAID WAGON WHEEL ROAD, FROM WHICH A PK NAIL FOUND BEARS SOUTH 89 DEGREES 47 MINUTES 12 SECONDS EAST, A DISTANCE OF 53.04 FEET;

THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LOT 28 AND WITH SAID CENTERLINE, A DISTANCE OF 105.97 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.499 ACRES OR 108,875 SQUARE FEET OF LAND, MORE OR LESS.