

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS RUMFIELD PROPERTIES, INC., OWNER OF A 0.156 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 29, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.156 ACRE TRACT OF LAND DESCRIBED BY DEED TO RUMFIELD PROPERTIES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6234, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 10, ORIGINAL TOWN OF JOSHUA, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 44, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.278 ACRE TRACT OF LAND DESCRIBED BY DEED TO DFW SENIOR CARE SERVICES, INC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-35909, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 100' RIGHT-OF-WAY, FROM WHICH A MAG NAIL FOUND BEARS FOR REFERENCE SOUTH 02 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 350.83 FEET;

THENCE SOUTH 87 DEGREES 30 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 0.278 ACRE TRACT, A DISTANCE OF 114.46 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID CALLED 0.278 ACRE TRACT, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF AVENUE C, A 50' RIGHT-OF-WAY;

THENCE NORTH 02 DEGREES 52 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID AVENUE C, A DISTANCE OF 59.19 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO HARRISON HOLLINGSWORTH, JR., AND JEMA HOLLINGSWORTH, RECORDED IN VOLUME 3144, PAGE 452, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "DUMAS" BEARS FOR REFERENCE NORTH 84 DEGREES 47 MINUTES 55 SECONDS WEST, A DISTANCE OF 457.63 FEET;

THENCE NORTH 87 DEGREES 24 MINUTES 49 SECONDS EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 0.156 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID HOLLINGSWORTH TRACT, A DISTANCE OF 114.49 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 0.156 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID HOLLINGSWORTH TRACT, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET;

THENCE SOUTH 02 DEGREES 50 MINUTES 50 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.39 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 0.156 ACRES OR 6,787 SQUARE FEET OF LAND, MORE OR LESS.