

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ, OWNER OF A 1.363 ACRE TRACT OF LAND SITUATED IN THE DYER NUNER SURVEY, ABSTRACT NUMBER 643, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.363 ACRE TRACT OF LAND DESCRIBED BY DEED TO GILDARDO ALVAREZ AND LAURA V PEREZ DE ALVAREZ, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-16377, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 13, WEST BUFFALO CREEK ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 338, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF WEST BUFFALO TRAIL, A 60' RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 21 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 1.363 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 288.69 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING ON THE APPARENT WEST LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 08 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 163.96 FEET;

THENCE SOUTH 00 DEGREES 55 MINUTES 59 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH THE APPARENT WEST LINE OF SAID COUNTY ROAD 1023, A DISTANCE OF 205.36 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID WEST LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 905A, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE NORTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, A DISTANCE OF 35.10 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 16 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 1.363 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 290.46 FEET, TO A 5/8" IRON ROD

FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 1.363 ACRE TRACT, BEING AT THE INTERSECTION OF SAID CENTERLINE AND THE EAST RIGHT-OF-WAY LINE OF SAID WEST BUFFALO TRAIL;

THENCE NORTH 00 DEGREES 26 MINUTES 20 SECONDS WEST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AT A DISTANCE OF 30.02 FEET, PASSING A 1/2" IRON ROD FOUND FOR REFERENCE, AND CONTINUING IN ALL 204.81 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.363 ACRES OR 59,386 SQUARE FEET OF LAND, MORE OR LESS.