

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS ADAM JOSEPH ZATLO, MISTY BLUE MACKIE, LISA RENE ZATLO FRANCES & ERIC JASON ZATLO, are the sole owner of an 8.549 acre tract of land situated in the **DAVID HUNTER SURVEY, ABSTRACT NO. 348 & THOMAS W. BAIRD SURVEY, ABSTRACT NO. 40**, in the City of Joshua, Johnson County, Texas, being all of Lot 1, Block 1, Zatlo Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Document Number 2022-21, Plat Records, Johnson County, Texas, being the reminder of that certain tract of land described in a deed to Adam Joseph Zatlo, Misty Blue Mackie, Lisa Rene Zatlo Frances & Eric Jason Zatlo, recorded in Document Number 2022-21475, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Zatlo tract, and Lot 2R, Block One, Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 466, Plat Records, Johnson County, Texas, said point being in the north line of Lot 8, Block 1, Wilson Estates, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 6, Page 4, Plat Records, Johnson County, Texas;

THENCE N 02°59'02" E, along the common line of said Zatlo tract, and said Lot 2R, Block One, passing a 1/2 inch iron rod with cap stamped "RPLS 5614" found for the northeast corner of said Lot 2R, Block One, and the southeast corner of a right-of-way dedication as shown on Baxter Addition, an addition in the City of Joshua, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 332, Plat Records, Johnson County, Texas, and continuing a total distance of 894.56 feet to a 1/2 inch iron rod with plastic cap stamped BLUESTAR SURVEYING" set for the northwest corner of said Zatlo tract, said point being the south right-of-way line of Ranch Road;

THENCE N 88°57'34" E, along the north line of said Zatlo tract, and along the south right-of-way line of said Ranch Road, a distance of 304.34 feet to a point in the centerline of a creek, said point being the northwest corner of a right-of-way dedication as shown on said Zatlo Addition;

THENCE, S 14°24'01" W, crossing said Zatlo tract, and along the west line of said Zatlo Addition, a distance of 9.31 feet to a point for corner, said point being the northwest corner of Lot 1, Block 1, of said Zatlo Addition;

THENCE N 89°02'47" E, crossing said Zatlo tract, along the north line of said Lot 1, Block 1, and along the south right-of-way line of said Ranch Road, a distance of 163.60 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the northeast corner of said Lot 1, Block 1, and being in the west line of a tract of land described in a deed to Tommy Doty and Karen Doty, recorded in Document Number 2013-7782, Deed Records, Johnson County, Texas;

THENCE, S 02°57'14" W, along the common line of said Lot 1, Block 1, and said Doty tract, a distance of 274.08 feet to a 1/2 inch iron rod with cap stamped "TVOGT 1928" found for the common corner of said Lot 1, Block 1, and said Doty tract;

THENCE S 24°14'05" W, crossing said Zatlo tract, and along the west line of said Doty tract, a distance of 329.98 feet to a 2 inch steel fence corner post found for corner;

THENCE S 09°54'43" E, crossing said Zatlo tract, and along the west line of said Doty tract, a distance of 325.13 feet to a 5/8 inch iron rod with cap stamped "DUMAS SURVEYING" found for the southwest corner of said Doty tract, same being the common line of said Zatlo tract, and said Lot 8, Block 1;

THENCE N 89°41'00" W, along the common line of said Zatlo tract, and said Lot 8, Block 1, a distance of 418.52 feet to the **POINT OF BEGINNING** and containing 372,391 square feet or 8.549 acres of land more or less.