

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS SHARON AND RALPH GOOD, OWNERS OF A 9.944 ACRE TRACT OF LAND SITUATED IN THE GEORGE CASSELAND SURVEY, ABSTRACT NUMBER 173, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GOOD LEGACY RANCH, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-5, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE LOWER SOUTHWEST CORNER OF SAID LOT 1, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BOBBY GENE REYNOLDS AND JIMMIE LOIS REYNOLDS, RECORDED IN VOLUME 561, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING ON THE NORTH LINE OF A CALLED 144.244 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO TEAGUE NALL AND PERKINS, INC., RECORDED IN COUNTY CLERK'S NUMBER 2002-6075, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE, ALONG THE LOWER WEST LINE OF SAID CALLED LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 124.94 FEET, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF SAID CALLED 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 26 SECONDS EAST, ALONG THE UPPER SOUTH LINE OF SAID LOT 1, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 1.00 ACRE TRACT, A DISTANCE OF 318.64 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE UPPER SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 1023, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BEING COMMON WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 96.42 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 1, BEING IN THE SOUTH LINE OF A CALLED 2.018 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO AMBER PACE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-26442, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 25 MINUTES 26 SECONDS WEST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH SAID SOUTH LINE, A DISTANCE OF 323.59 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 4277" FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.018 ACRE TRACT;

THENCE NORTH 02 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.018 ACRE TRACT OF LAND, A DISTANCE OF 314.73 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" FOR AN ANGLE POINT IN SAID UPPER WEST LINE, BEING THE NORTHEAST CORNER OF SAID CALLED 2.018 ACER TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.012 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO BRITTINIE ROGERS, RECORDED IN COUNTY CLERK'S NUMBER 2013-19865, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 35 MINUTES 15 SECONDS EAST, CONTINUING ALONG SAID UPPER WEST LINE, A DISTANCE OF 244.44 FEET, TO AN 8" WOOD FENCE CORNER POST FOUND FOR AN EXTERIOR ELL CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A CALLED 2.021 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO THURON P. AMASON AND WIFE, MAMIE V. AMASON, FILED FOR RECORD IN VOLUME 553, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 52 MINUTES 05 SECONDS EAST, ALONG THE LOWER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 190.60 FEET, TO A 1/2" PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 2.021 ACRE TRACT;

THENCE NORTH 00 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE UPPER WEST LINE OF SAID LOT 1, BEING COMMON WITH THE EAST LINE OF SAID CALLED 2.021 ACRE TRACT, A DISTANCE OF 153.65 FEET, TO A 2" STEEL FENCE CORNER POST FOUND FOR THE UPPER NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, J&S ADDITION, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 798, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 28 MINUTES 24 SECONDS EAST, ALONG THE UPPER NORTH LINE OF SAID LOT 1, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.08 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LINE AS DESCRIBED BY DEED TO TOMMIE IRENE MAINES CAIN, FILED FOR

RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2015-14596, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 11 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, BEING COMMON WITH THE WEST LINE OF SAID CAIN TRACT, A DISTANCE OF 932.81 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID CAIN TRACT, AND BEING IN THE NORTH LINE OF SAID CALLED 144.244 ACRE TRACT;

THENCE NORTH 89 DEGREES 21 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BEING COMMON WITH SAID NORTH LINE, A DISTANCE OF 479.04 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 9.944 ACRES OR 433,156 SQUARE FEET, OR LAND, MORE OR LESS.