

**MANAGEMENT CERTIFICATE
OF
MIDTOWN GP POA, INC.**

The undersigned, being an officer of Midtown GP POA, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Midtown GP.
2. The name of the Association: Midtown GP POA, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Dallas County, Texas, made subject to that certain Midtown GP Master Covenant [Mixed-Use] recorded under Document No. 202300167133, in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Midtown GP POA, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Midtown GP POA, Inc.,
c/o Kalterra Capital Partners LLC
Attn.: Nicholas Balsamo
Mailing Address: 1845 Woodall Rodgers, Suite 1160
Dallas, Texas 75201
Telephone Number: (972) 979-1321
Email Address: nic@kalterra.com

7. Website to access the Association's dedicatory instruments:
<https://tinyurl.com/MidtownGPPOAInc>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded in the Official Public Records of Dallas County, Texas.

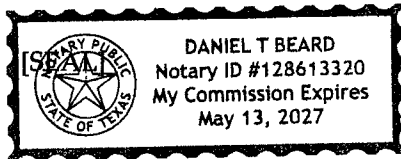
[SIGNATURE PAGE FOLLOWS]

MIDTOWN GP POA, INC.,
a Texas nonprofit corporation

By: N. Burton
Name: N. Burton
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 1st day of September, 2023, by
Nicholas Balsamo, the Manager of Midtown GP POA, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Midtown GP Master Covenant [Mixed-Use], recorded under Document No. 202300167133, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
 - A. Midtown GP Consent of Mortgagee to Master Covenant [Mixed-Use], recorded under Document No. 202300167592, Official Public Records of Dallas County, Texas.
2. Midtown GP Development Area Declaration [Multi-family], recorded under Document No. 202300179975, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
3. Midtown GP Development Area Declaration [Retail], recorded under Document No. 202300167362, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
4. Midtown GP Development Area Declaration [Townhomes], recorded under Document No. 202300179997, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
5. Midtown GP Adoption of Working Capital Assessment, recorded under Document No. 202300180007 Official Public Records of Dallas County, Texas, as same may be amended from time to time.
6. Midtown GP Community Manual [Mixed-Use], recorded under Document No. 202300180003, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
7. Midtown GP Notice of Designation of Common Area [Walkways], recorded under Document No. 202300180034, Official Public Records of Dallas County, Texas.

ATTACHMENT 1

MIDTOWN GP POA, INC.
MANAGEMENT CERTIFICATE

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300180127

eRecording - Real Property

Recorded On: September 07, 2023 08:22 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202300180127
Receipt Number: 20230906000978
Recorded Date/Time: September 07, 2023 08:22 AM
User: Vickey J
Station: Cc131

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.