

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1700 Pacific Avenue

Suite 2700

Dallas, Texas 75201

STATE OF TEXAS §

§

COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BRANCH VILLAGE RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BRANCH VILLAGE RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Branch Village, recorded on March 11, 2021, under Instrument No. 20210311000487140 in the Official Public Records of Collin County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Branch Village, Phase 1.

2. **Name and Mailing Address of the Association**. The name of the Association is Branch Village Residential Community, Inc., and its mailing address is c/o PMP Management Texas ("*PMP Management*"), 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070.

3. **Recording Data for the Subdivision**. The recording data for the subdivision is as follows: Branch Village Phase 1 is recorded under Instrument No. 20210428010001530 of the Plat

or Map Records of Collin County, Texas. Additional recording information for the subdivision is set forth in Exhibit A to the Declaration, and is attached and incorporated herein.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20210311000487140, along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o PMP Management, 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070, telephone (972) 433-0646, and email care@pmpmanage.com.

6. **Website.** The Association's website may be found at www.branchvillageowners.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$185.00 - transfer fee; (ii) up to \$375.00 - resale certificate fee; (iii) up to \$75.00 – updated resale certificate fee; and (iv) \$125.00 – lender questionnaire fee.

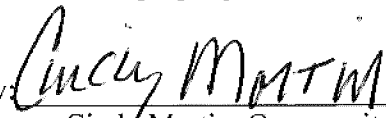
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o PMP Management via telephone (972) 433-0646 or by email care@pmpmanage.com. Alternatively, you may contact the office for PMP Management via 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

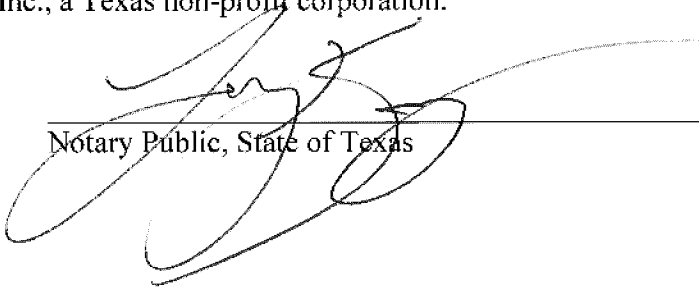
**BRANCH VILLAGE
RESIDENTIAL COMMUNITY, INC.,**
a Texas non-profit corporation

By: PMP Management Texas
Its: Managing Agent

By: 
Cindy Martin, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 25th day of JANUARY, 2022, by Cindy Martin, Community Manager with PMP Management Texas, the Managing Agent of Branch Village Residential Community, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

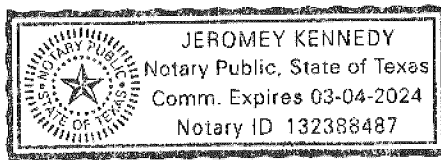


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a tract of land situated in the William W. Bell Survey, Abstract 37 all being within Collin County, Texas, and being a tract of land described in a deed to Chester Keith Callan, according to the document filed of record in Document No. 20060616000829910 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of FM 982 for the northeast corner of this tract, same being common with the southeast corner of a called 25.824 acre tract of land conveyed to Boat Investments. LLC, according to the document filed of record in Document Number 20171012001368690 (O.P.R.C.C.T.) from which a 3/8-inch found bears North 0°42'27" East, 558.35 feet;

THENCE South 0°43'52" West, with said west right-of-way, a distance of 304.85 feet to a point for the southeast corner of this tract, same being common to the northeast corner of that tract of land conveyed to Wayne and Jennifer Yandell, according to the document filed of record in Document Number 20130321000378110 (O.P.R.C.C.T.) from which the southeast corner of said Yandell tract bears South 0°26'19" West, 257.60 feet, from said corner a 1/2-inch iron rod with cap found for reference bears North 66°11'53" West, 1.30 feet;

THENCE North 89°00'35" West, a distance of 2,010.42 feet to a point in a shallow creek for the southwest corner of this tract from which a 1/2-inch iron rod found for reference bears South 88°26'56" East, 39.98 feet;

THENCE North 32°24'33" East, with the centerline of the creek, a distance of 146.09 feet to a point for corner of this tract;

THENCE North 51°09'33" West, continuing along a portion of said creek then leaving said creek at a distance of approximately 76 feet, continuing for a total distance of 132.51 feet to a point for corner of this tract;

THENCE North 12°19'17" West, a distance of 84.80 feet to a point for corner of this tract;

THENCE North 33°20'08" East, a distance of 19.35 feet to a point for the northwest corner of this tract from which a 1/2-inch iron rod found for reference bears South 89°00'35" East, 61.75 feet;

THENCE South 89°00'35" East, a distance of 2,046.69 feet to the POINT OF BEGINNING and containing 13.9998 acres or 609,831 square feet of land, more or less.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/26/2022 09:23:21 AM
\$38.00 AHASIK
20220126000140560