

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MISSION RANCH COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the Managing Agent of Mission Ranch Community Association, Inc. ("**Association**"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Mission Ranch.
2. Name of Property Owners' Association: The name of the Association is Mission Ranch Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Great Oaks, Phase 1B, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11730, Page 160, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Great Oaks, Phase 13, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11797, Page 179, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Great Oaks, Phase 14, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 11797, Page 176, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Mission Ranch, Phase 101, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 14856, Page 163, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Amending Plat, Mission Ranch, Phases 101, 301 and 302, subdivisions in Brazos County, Texas according to the map or plat thereof recorded in Volume 16299, Page 31, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Mission Ranch, Phase 102, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 15864, Page

65, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Amending Plat, Mission Ranch, Phase 102, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 16118, Page 78, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Mission Ranch, Phase 103, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 16880, Page 137, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Mission Ranch, Phase 104, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2022-1472701, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Mission Ranch, Phase 105, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2023-1507905 and in Volume 18756, Page 297, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Mission Ranch, Phase 201, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 14856 Page 160, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Mission Ranch, Phase 202, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 17135, Page 61, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Mission Ranch, Phase 203A, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2023-1515425 and in Volume 18918, Page 230, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- n. 10.277 acres to be developed as Mission Ranch, Phase Three (3), such land being described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Additional Land [To Be Developed as Mission Ranch, Phase Three (3)]" recorded in the Official Public Records of Real Property of Brazos County, Texas under Clerk's File No. 2017-1312136 (which said Exhibit "A" is incorporated herein by reference).

- o. Mission Ranch, Phase 301, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 14856, Page 162, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Mission Ranch, Phase 302, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 15976, Page 125, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Mission Ranch, Phase 303, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2022-1481910, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- r. 9.852 acres to be developed as Mission Ranch, Phase Four (4), such land being described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Additional Land [To Be Developed as Mission Ranch, Phase Four (4)]" recorded in the Official Public Records of Real Property of Brazos County, Texas under Clerk's File No. 2017-1312346 (which said Exhibit "A" is incorporated herein by reference).
- s. Mission Ranch, Phase 401, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 14856, Page 161, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Amending Plat, Mission Ranch, Phase 401, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 15575, Page 73, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Mission Ranch, Phase 402, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 16508, Page 62, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Mission Ranch, Phase 403, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2022-1483743, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Mission Ranch, Phase 501, a subdivision in Brazos County, Texas according to the map or plat thereof recorded in Volume 17135, Page 210, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

- x. Mission Ranch, Phase 502 and 503, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2022-1466031, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Mission Ranch, Phase 504, a subdivision in Brazos County, Texas according to the map or plat thereof recorded under Document No. 2024-1543203, of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (2) First Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (3) Second Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (4) Third Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (5) Fourth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (6) Fifth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (7) Sixth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (8) Seventh Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oaks Estates).
- (9) Eighth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Mission Ranch (formerly called Great Oak Estates).
- (10) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 101.
- (11) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 102.
- (12) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 103.
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 104.

- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 105.
- (15) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 201.
- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 202.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 203A.
- (18) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 301.
- (19) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 301.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 302.
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 303.
- (22) Amended and Restated Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 401.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 402.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch Subdivision, Phase 403.
- (25) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch, Phase 501.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch Subdivision, Phase 502 & 503.
- (27) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Mission Ranch Phase 504.
- (28) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Additional Land [To Be Developed as Mission Ranch, Phase Three (3)].
- (29) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Additional Land [To Be Developed as Mission Ranch, Phase Four (4)].

b. Recording Information:

- (1) Brazos County Clerk's File No. 2014-1217499.
- (2) Brazos County Clerk's File No. 2018-1339418.
- (3) Brazos County Clerk's File No. 2018-1341230.
- (4) Brazos County Clerk's File No. 2018-1347589.
- (5) Brazos County Clerk's File No. 2019-1380846.
- (6) Brazos County Clerk's File No. 2021-1421934.
- (7) Brazos County Clerk's File No. 2021-1425312.
- (8) Brazos County Clerk's File No. 2023-1499710.
- (9) Brazos County Clerk's File No. 2023-1503896.

- (10) Brazos County Clerk's File No. 2018-1339332.
 - (11) Brazos County Clerk's File No. 2020-1387656.
 - (12) Brazos County Clerk's File No. 2021-1427917.
 - (13) Brazos County Clerk's File No. 2022-1486453.
 - (14) Brazos County Clerk's File No. 2023-1510342.
 - (15) Brazos County Clerk's File No. 2018-1339333.
 - (16) Brazos County Clerk's File No. 2021-1439568.
 - (17) Brazos County Clerk's File No. 2023-1515723.
 - (18) Brazos County Clerk's File No. 2018-1339334.
 - (19) Brazos County Clerk's File No. 2018-1347784.
 - (20) Brazos County Clerk's File No. 2020-1391296.
 - (21) Brazos County Clerk's File No. 2022-1483988.
 - (22) Brazos County Clerk's File No. 2018-1347785.
 - (23) Brazos County Clerk's File No. 2020-1413715.
 - (24) Brazos County Clerk's File No. 2022-1484301.
 - (25) Brazos County Clerk's File No. 2021-1439566.
 - (26) Brazos County Clerk's File No. 2022-1468460.
 - (27) Brazos County Clerk's File No. 2024-1544539.
 - (28) Brazos County Clerk's File No. 2017-1312136.
 - (29) Brazos County Clerk's File No. 2017-1312346.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Mission Ranch Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024, ccmctx@ccmcnet.com
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No: 469.246.3500. Email Address: ccmctx@ccmcnet.com
7. The Association's Dedicatory Instruments are Available to Members Online at: www.missionranchlife.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
Resale Disclosure Update	\$ 75.00
No Title Sale	\$ 375.00
Resale Trustee/Lender Sale	\$ 375.00

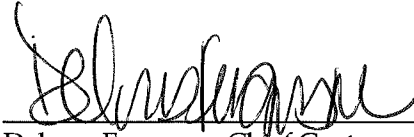
Lender Questionnaire Fee-Standard	\$ 200.00
Lender Questionnaire Fee-Custom	\$ 300.00
Refinance/Lien Estoppel Update	\$ 75.00
Rush Fee	\$ 100.00
Reserve Assessment [Declaration Article V, Section 5.8]	Except as provided in this Section, upon conveyance of a Lot on which a Residential Dwelling exists, the purchaser of the Lot is required to pay a sum equal to the Annual Maintenance Charge in effect as of the date of closing on the sale of the Lot. The Reserve Assessment is due and payable on the date the deed conveying the Lot to the purchaser is recorded or the date the contract for deed is executed. The Reserve Assessment for 2025 is \$1,423.25. For future years, the Reserve Assessment must be confirmed with the Association.
Patrol Fee [Declaration Article V, Section 5.13]	The Patrol Fee is payable <u>only</u> by Builders. Each Builder, by accepting a deed to a Lot, agrees to pay to the Association a Patrol Fee. The initial Patrol Fee is \$300.00 per Lot. The Patrol Fee is payable to the Association on the date of transfer of title to the Lot to the Builder. The Patrol Fee must be confirmed with the Association.

9. Other: Resale Certificates may be requested by contacting the Association c/o HomeWise Docs via www.ccmnet.com or www.homewisedocs.com. The telephone number for HomeWise Docs is 866-925-5004.

Executed on this 18th day of MARCH, 2025.

**MISSION RANCH COMMUNITY
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

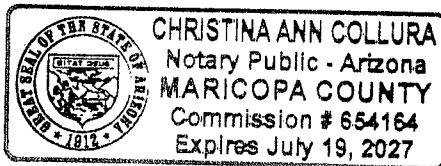


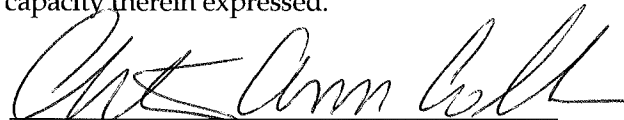
Delores Ferguson, Chief Customer Officer

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 18th day of MARCH, 2025 personally appeared Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Mission Ranch Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of ARIZONA

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1552105

Volume : 19739

ERecordings - Real Property

Recorded On: March 19, 2025 11:12 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$57.00

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

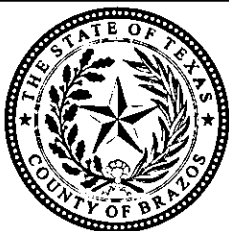
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1552105
Receipt Number: 20250319000040
Recorded Date/Time: March 19, 2025 11:12 AM
User: Thao C
Station: CCLERK01

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX