

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HILLS/MEADOWS/EMERALD
FOREST HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HILLS/MEADOWS/EMERALD FOREST HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Enclave Bunker Hill-Garland, Ltd., a Texas limited partnership, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Enclave Emerald Forest and Provisions for Enclave of Emerald Forest Homeowners Association, Inc., recorded on July 17, 2007, under Instrument No. 20070257170 in the Official Public Records of Dallas County, Texas (the "*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 Hills/Meadows/Emerald Forest, Jackson Hills – Phase 1, Jackson Hills – Phase 3A-1, Jackson Hills – Phase 3B, Jackson Hills – Phase 2, Jackson Meadows – Phase 3B, Jackson Hills – Phase 3A-2, and Jackson Hills – Phase 3B.
2. **Name and Mailing Address of the Association.** The name of the Association is Hills/Meadows/Emerald Forest Homeowners Association, Inc., and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.
3. **Recording Data for the Subdivision.** The recording data for the subdivision are those plats or maps recorded in the Official Public Records of Dallas County, Texas, including any amendments and replats. Please refer to Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The Declaration is recorded under Instrument No. 20070257170 in the Official Public Records of Dallas County, Texas, the Declaration of Annexation and Amendment to the Declaration of Covenants, Conditions and Restrictions for Enclave Emerald Forest and Provisions for Enclave of Emerald Forest Homeowners Association, Inc., filed of record on December 5, 2007, under Instrument No. 20070433571 in the Official Public Records of Dallas County, Texas, and any amendments thereof or supplements thereto.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, phone number (866) 473-2573, fax number (866) 919-5696, and email hilmeado@ciramail.com.

6. **Website.** The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

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.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

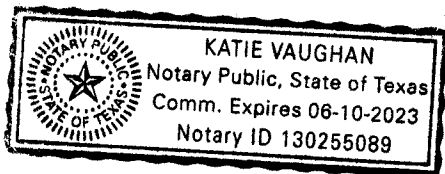
**HILLS/MEADOWS/EMERALD
FOREST HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage
Its: Managing Agent

By: Laurie Lorensen
Laurie Lorensen, Community Manager

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This instrument was acknowledged before me on the 31st day of August, 2021, by Laurie Lorensen, Community Manager with RealManage, the Managing Agent of Hills/Meadows/Emerald Forest Homeowners Association, Inc., a Texas non-profit corporation.



Katie Vaughan
Notary Public, State of Texas

EXHIBIT A

Those tracts and parcels of real property located in the City of Garland and Sachse, Dallas County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Enclave Emerald Forest and Provisions for Enclave of Emerald Forest Homeowners Association, Inc.**, filed of record on July 17, 2007, under Instrument No. 20070257170 in the Official Public Records of Dallas County, Texas, including amendments and supplements; and
- All property subject to the **Declaration of Annexation and Amendment to the Declaration of Covenants, Conditions and Restrictions for Enclave Emerald Forest and Provisions for Enclave of Emerald Forest Homeowners Association, Inc.**, filed of record on December 5, 2007, under Instrument No. 20070433571 in the Official Public Records of Dallas County, Texas, including amendments and supplements; and

BEING a tract of land situated in the JAMES HOWARD ONE THIRD LEAGUE SURVEY, Abstract No. 542 and being a 18.083 acre tract of land conveyed to R.A. Properties, Inc. as recorded in Volume 2000181, Page 6179 of the Deed Records of DALLAS County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1 inch iron rod found at the intersection of the Southwesterly right of way line of Bunker Hill Road (variable width right of way) and the Northwesterly right of way line of Ben Davis Road (60' right of way);

THENCE departing the Southwesterly right of way line of said Bunker Hill Road and along the Northwesterly right of way line of said Ben Davis Road South 45°03'58" West a distance of 867.10 feet to a 60d nail found for corner;

THENCE departing the Northwesterly right of way of said Ben Davis Road North 45°13'04" West a distance of 903.66 feet to a ½ inch iron rod set for corner;

THENCE North 44°47'21" East a distance of 861.51 feet to a ½ inch iron rod set for the beginning of a curve to the right having a radius of 485.00 feet, a chord bearing of South 51°06'11" East and a chord length of 105.79 feet;

THENCE continuing along said curve to the right through a central angle of 12°31'23" for an arch length of 106.00 feet to a ½ inch iron rod for corner in the Southwesterly right of way of said Bunker Hill Road;

THENCE along the Southwesterly right of way line of said Bunker Hill Road South 44°50'29" East a distance of 802.63 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 18.083 acres or 787,672 square feet of land

Legal Description of the Enclave Property

BEING a tract of land situated in the JAMES HOWARD ONE THIRD LEAGUE SURVEY, Abstract No. 542 and being a 18.083 acre tract of land conveyed to R.A. Properties, Inc. as recorded in Volume 2000181, Page 6179 of the Deed Records of DALLAS County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1 inch iron rod found at the intersection of the Southwesterly right of way line of Bunker Hill Road (variable width right of way) and the Northwesterly right of way line of Ben Davis Road (60' right of way);

THENCE departing the Southwesterly right of way line of said Bunker Hill Road and along the Northwesterly right of way line of said Ben Davis Road South 45°03'58" West a distance of 867.10 feet to a 60d nail found for corner;

THENCE departing the Northwesterly right of way of said Ben Davis Road North 45°13'04" West a distance of 903.66 feet to a ½ inch iron rod set for corner;

THENCE North 44°47'21" East a distance of 861.51 feet to a ½ inch iron rod set for the beginning of a curve to the right having a radius of 485.00 feet, a chord bearing of South 51°06'11" East and a chord length of 105.79 feet;

THENCE continuing along said curve to the right through a central angle of 12°31'23" for an arch length of 106.00 feet to a ½ inch iron rod for corner in the Southwesterly right of way of said Bunker Hill Road;

THENCE along the Southwesterly right of way line of said Bunker Hill Road South 44°50'29" East a distance of 802.63 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 18.083 acres or 787,672 square feet of land.

Legal Description of the Jackson Property

Jackson Hills Subdivision

BEING a tract of land situated in the Robert McCullough Survey, Abst. No. 928, in the City of Sachse, Dallas County, Texas and being a part of a 100 acre tract of land described in a deed to Andrunette Jackson McCullough in Vol. 92071, Pg. 634 of the Deed Records of Dallas County, Texas, and a part of a 116.286 acre tract of land described in a deed to Northpark Savings Association as recorded in Vol. 88213, Pg. 3644 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northeast line of Bunker Hill Road (40ft. from centerline) in the north line of a tract of land described in a deed to TCMC-Miles Development Corporation as recorded in Vol. 93115, Pg. 591 of the Deed Records of Dallas County, Texas,

THENCE North 45°23'07" West, a distance of 3727.12 feet along the northeast line of Bunker Hill Road to a 5/8" iron rod found at the south corner of a 5.716 acre tract described in a deed to Transport Insurance Company as recorded in Vol. 91078, Pg. 1271 of the Deed Records of Dallas County, Texas,

THENCE North 00°06'48" West, a distance of 92.02 feet along the east line of the said Transport Insurance Company tract to a 5/8" iron rod found in the east right of way line of Ben Davis Road, as described in a deed to the City of Sachse as recorded in Vol. 2002077, Pg. 10 of the Deed Records of Dallas County, Texas, said point being the beginning of a curve to the left having a central angle of 35°56'29", a radius of 185.00 feet, and a chord bearing N17°58'29"E, 114.16 feet,

THENCE along said curve to the left on the east line of said Ben Davis Road, an arc length of 116.05 feet to a 5/8" iron rod found therein,

THENCE N00°00'15"W, 405.83 feet along the east right of way line of said Ben Davis Road to a 5/8" iron rod found in the south line of a 14.802 acre tract described in a deed to Garland Independent School District as recorded in Vol. 98123, Pg. 2181 of the Deed Records of Dallas County, Texas,

THENCE South 62°24'03" East, a distance of 864.03 feet along the south line of the said Garland Independent School District tract to a 1/2" iron rod found at the southeast corner thereof, said point being in the west line of Jackson Hills, Phase One, an addition to the City of Sachse as recorded in Vol. 2002048, Pg. 49 of the Deed Records of Dallas County, Texas,

THENCE along the west and south lines of said Jackson Hills, Phase One as follows:

South 00°11'46" West, a distance of 268.95 feet to a 5/8" iron rod found,

South 89°48'33" East, a distance of 170.44 feet to a 5/8" iron rod found,

South 00°11'27" West, a distance of 62.47 feet to a 5/8" iron rod found,

North 79°34'30" East, a distance of 824.98 feet to a 5/8" iron rod found,

North 00°24'03" West, a distance of 155.81 feet to a 5/8" iron rod found,

South 88°40'50" East, a distance of 109.79 feet to a 5/8" iron rod found in the west line of Lee Hudson Drive at the beginning of a non-tangent curve to the left, having a central angle of 1°43'14", a radius of 300.00 feet and chord bearing and distance of South 00°27'34" West, 9.01 feet;

Southerly with said curve, an arc distance of 9.01 feet to a 5/8" iron rod found,

North 89°35'57" East, a distance of 50.00 feet along the south line of said Lee Hudson Drive, to a 5/8" iron rod found at the beginning of a non-tangent curve to the right, having a central angle of 15°16'24", a radius of 250.00 feet and chord bearing and distance of North 07°14'09" East, 66.45 feet;

Northeasterly with said curve, an arc distance of 66.64 feet along the east line of said Lee Hudson Drive to a 5/8" iron rod found therein;

South 72°00'21" East, a distance of 191.80 feet to a 1/2" iron rod found in the west line of Cedar Creek Estates, Phase 2, an addition to the City of Sachse as recorded in Vol. 99076, Pg. 16 of the Deed Records of Dallas County, Texas,

THENCE South 00°44'39" East, a distance of 778.69 feet along the west line of said Cedar Creek Estates, Phase 2, to a 5/8" iron rod found at the southwest corner thereof,

THENCE North 89°42'49" East, a distance of 364.16 feet along the south line of the said Cedar Creek Estates, Phase 2, to a 5/8" iron rod found at the northwest corner of a tract of land described in a deed to the Garland Independent School District as recorded in Vol. 96011, Pg. 4068 of the Deed Records of Dallas County, Texas

THENCE South 45°19'25" East, a distance of 2135.44 feet along the south line of the said Garland Independent School District tract to a 5/8" iron rod found at the southwest corner thereof, said point being in the north line of Hudson Crossing Phase 3, an addition to the City of Sachse as recorded in Vol. 2000149, Pg. 1609 of the Deed Records of Dallas County, Texas,

THENCE South 69°26'40" West, a distance of 1463.97 feet along the north line of said Hudson Crossing Phase 3 to a 5/8" iron rod found at the POINT OF BEGINNING and containing 109.3239 ACRES of land.

Jackson Meadows Subdivision

BEING a tract of land situated in the Samuel Sloan Survey, Abstract No. 1386, in the City of Sachse, Dallas County, Texas, and being the 32.792 acre northerly tract and a part of the 32.792 acre southerly tract as described in a deed to Woodbridge Properties, L.L.C. As recorded in Volume 2001116, Page 5928 of the Deed Records of Dallas County, Texas, and a 4.632 acre tract described in a deed to Woodbridge Properties, L.L.C. as recorded in Volume 2001116, Page 5888 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 5/8" iron rod found at the most easterly northeast corner of Jackson Meadows, Phase One, an addition to the City of Sachse as recorded in Volume 2002226, Page 113 of the Deed Records of Dallas County, Texas;

THENCE along the north line of said Jackson Meadows, Phase One as follows:

North 88°52'56" West, a distance of 60.00 feet to a 5/8" iron rod found;

North 50°45'40" West, a distance of 26.27 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left, having a central angle of 134°28'13", a radius of 50.00 feet and a chord bearing North 27°59'46" West, a distance of 92.21 feet;

Northwesterly along said curve, an arc distance of 117.35 feet to a 5/8" iron rod set;

North 49°47'17" West, a distance of 85.11 feet to a 5/8" iron rod set;

South 78°16'21" West, a distance of 920.98 feet to a 5/8" iron rod set;

North 89°02'17" West, a distance of 279.60 feet to a 5/8" iron rod set at the southeast corner of a 1.4888 Acre tract of land described in a deed to Woodbridge Properties, L.L.C. As recorded in Volume 2002186, Page 9432 of the Deed Records of Dallas County, Texas;

THENCE North 00°05'06" West, a distance of 586.49 feet along the east line of the said 1.4888 acre tract and along the east line of a 1.935 Acre tract of land described in a deed to Woodbridge Properties, L.L.C. As recorded in Volume 2001116, Page 5888 of the Deed Records of Dallas County, Texas to a 1" iron rod found at the northeast corner thereof, and being in the south line of a 1.0 Acre tract described in a deed to Richard and Rita Dubose as recorded in Volume 99023, Page 2787 of the Deed Records of Dallas County, Texas;

THENCE North 89°41'42" East, a distance of 156.18 feet along the south line of the said 1.0 acre tract to a 5/8" iron rod found at the southeast corner thereof;

THENCE North 03°58'09" East, a distance of 451.71 feet along the east line of the said 1.0 Acre tract and along the east line of a 2.04 acre tract described in a deed to Richard and Rita Dubose as recorded in Volume 99023, Page 2787 of the Deed Records of Dallas County, Texas, to a 1" iron rod found at the northeast corner thereof;

THENCE South 89°34'37" West, a distance of 254.17 feet along the north line of the said 2.04 acre tract to a 5/8" iron rod found at the northwest corner thereof, in the east line of Getha Lane and in the west line of the said 32.792 acre northerly tract;

THENCE North 00°23'54" West, a distance of 809.23 feet along the east line of said Getha Lane and along the west line of the said 32.792 acre northerly tract to a 1/2" iron rod found at the northwest corner thereof, said point being the southwest corner of a 1.50 acre tract described in a deed to Rolando and Erica Salazar as recorded in Volume 2003011, Page 960 of the Deed Records of Dallas County, Texas;

THENCE South 89°48'27" East, a distance of 59.83 feet along the south line of the said Salazar tract and along the north line of the said 32.792 acre northerly tract to a 1/2" iron rod found therein;

THENCE South 89°53'02" East, a distance of 1,417.11 feet along the north line of the said 32.792 acre northerly tract to a 1/2" iron rod found at the northeast corner thereof, said point being in the west line of Heritage Country Estates, an addition to the said City of Sachse as recorded in Volume 84084, Page 1646 of the Deed Records of Dallas County, Texas;

THENCE South 00°59'20" West, a distance of 712.52 feet along the east line of the said 32.792 acre northerly tract and the west line of said Heritage Country Estates to a 1/2" iron rod found at the southwest corner thereof;

THENCE South 01°07'04" West, a distance of 1,101.66 feet along the east line of the said 32.792 acre northly tract and the east line of the said 32.792 acre southerly tract to the POINT OF BEGINNING and containing 56.0044 acres of land.

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

Instrument Number: 202100261782

eRecording - Real Property

Recorded On: September 01, 2021 11:20 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$62.00

******* 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: 202100261782
Receipt Number: 20210901000565
Recorded Date/Time: September 01, 2021 11:20 AM
User: Kevin T
Station: CC15

Record and Return To:

CSC Global



**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