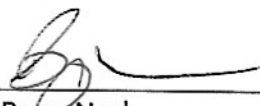


To be recorded in Real Property Records of Smith County, Texas
and Texas Real Estate Commission (aka TREC)
Copeland Point Owners Association, Inc.
MANAGEMENT CERTIFICATE
As Required by Section 209.004, Texas Property Code

1. **Name of development:** Copeland Point Professional Park
2. **Property information.** Copeland Point office park is located in Smith County, Texas according to the plats thereof recorded in Cabinet E, Slide 334A of the of the Plat Records of Smith County, Tyler. The land is located on land described in Appendix A
3. **Declaration information;** Lots in Copeland Point Professional Park are subject to DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS for Copeland Point Professional Park, recorded on February 17, 2017, as Document Number 20170100007108, in the Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property association.** *Copeland Point Owners Association, Inc.*
5. **How to contact the association through its managing agent.**
SouthPoint Property Management, Inc. Phone: (903) 521-3121
17968 FM 2493 #17 Email: resale@southpointpm.com
Flint, TX 75762 Website: southpointpm.com
6. **Other information the association considers appropriate.** *Transfer Fee for Resale Certificate. \$300*

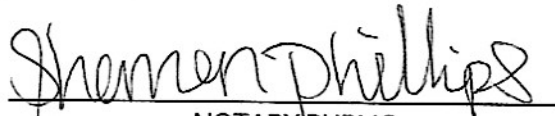
DATED Effective as of October 1, 2023

Copeland Point Owners Association, Inc.
a Texas nonprofit corporation

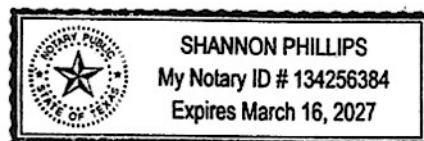
By: 
Name: Bryan Neal
Title: Director

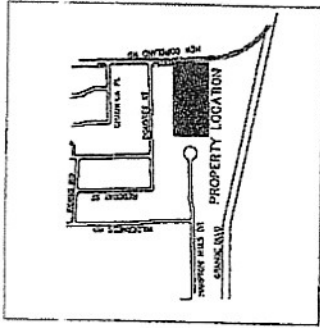
STATE OF TEXAS §
COUNTY OF SMITH §

Sworn to and subscribed before me on this 28 day of November, 2023, by Bryan Neal, Director
for the Copeland Point Owners Association, Inc.


NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:
SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762





VICINITY MAP

NOTICE: SELLING A PORTION OF THIS ADDITION BY NOTES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

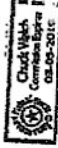
OWNER'S STATEMENT:

THAT WE COPELAND POINT LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACTS SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC THE EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNERS' RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS, MY HAND, THIS 29 DAY OF JAN., 2015.

BY: Scott E. Greene, MANAGER, COPELAND POINT LLC

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS 29 DAY OF JAN., 2015.



SURVEYOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3883, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JANUARY, 2015.



Robert Matush
ROBERT MATUSH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

APPROVED BY: Heather Nick, PLANNING DIRECTOR
ON THIS 30 DAY OF March, 2015.

Heather Nick
HEATHER NICK

ATTEST:

Robert Matush



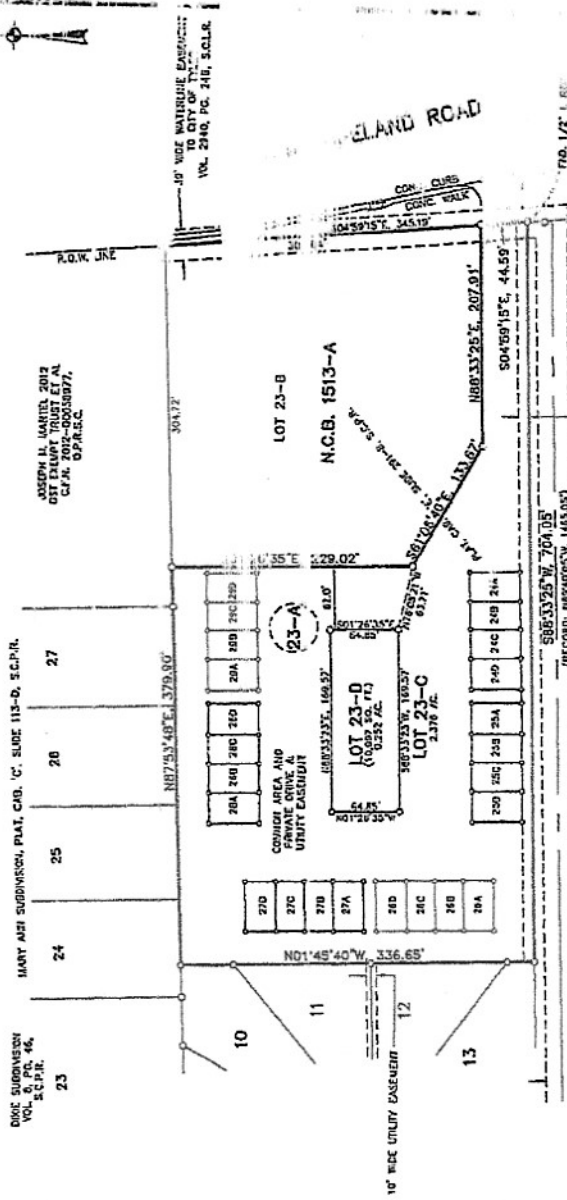
PLAT RECORDED IN CARTHAGE, TEXAS, PAGE 334A
DATE RECORDED: 2-6-15

INDICATES 5/11/17 1:00
UNLESS OTHERWISE NOTED.

OWNER: COPELAND POINT
ADDRESS: PO BOX 9333, TULSA, TX

BOB MATUSH SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
TULSA, TEXAS 74106
2024 KENNEDY DRIVE, SUITE 107
TULSA, TEXAS 74103
TEL: (918) 561-7257 FAX: (918) 561-7257 www.bmatsh.com

JOB NO. 13-078 DATE 23 JANUARY 2014 SCALE: 1"=40'



NOTE: PRIVATE DRIVE AND UTILITY EASEMENTS ARE TO BE MAINTAINED AND SHARED UNDER WRITTEN AGREEMENT BETWEEN THE OWNERS OF THE LOTS UNDERLYING THE EASEMENT.

CITY OF TULSA, 2.02 AC. VOL. 4812, PG. 211, Q. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

TO CITY OF TULSA, VOL. 2840, PG. 248, S. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

TO PRIVATE UTILITY EASEMENT

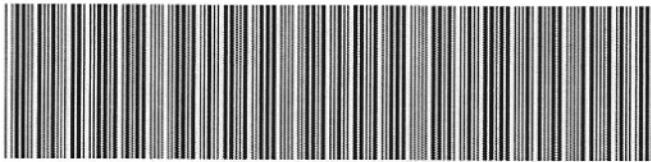
COPELAND POINT LLC
2024 KENNEDY DRIVE, SUITE 107
TULSA, TEXAS 74103
TEL: (918) 561-7257 FAX: (918) 561-7257 www.bmatsh.com

COPELAND POINT PROFESSIONAL PARK
SECOND AMENDMENT

AN AMENDING REPLAT OF
HAMPTON HILL COURT ADDITION
LOT 23, N.C.B. 1513-1

SUSANNAH BUTLER SURVEY, A-1
CITY OF TULSA

SMITH COUNTY, TEXAS



VG-93-2023-202301035369

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202301035369

Real Property Recordings
CERTIFICATE

Recorded On: December 01, 2023 09:18 AM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202301035369
Receipt Number: 20231201000018
Recorded Date/Time: December 01, 2023 09:18 AM
User: Tammy P



STATE OF TEXAS
Smith County

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 Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX