

STATE OF TEXAS

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20180227000235690 02/27/2018 08:27:50 AM CT 1/5

COUNTY OF COLLIN

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SORRELLWOOD PARK COMMUNITY ASSOCIATION, INC.**

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

W I T N E S S E T H :

WHEREAS, Willow Park Development, L.L.C., a Texas limited liability company, as Declarant, executed and previously placed of record that certain First Amended Declaration of Covenants, Conditions and Restrictions for Sorrellwood Park, filed of record on September 28, 2006, and is recorded as Instrument No. 20060928001397660 in the Official Public Records of Collin 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 Sorrellwood Park.

2. **Name of the Association.** The name of the Association is Sorrellwood Park Community Association, Inc.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is filed of record according to the Map/Plat Records of Collin County, Texas and is more fully set forth on Exhibit A, attached and incorporated herein.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20060928001397660; the First Amendment to the Declaration is recorded as Instrument No. 20061113001615380; the Second Amendment to the Declaration is recorded as Instrument No. 20081016001230030; the Third Amendment to the Declaration is recorded as Instrument No. 20091209001478540; the Fourth Amendment to the Declaration is recorded as Instrument No.

20110922001010240; and that Fifth Amendment to the Declaration is recorded as Instrument No. 20120125000088870, in the Official Public Records of Collin County, Texas, including any and all amendments and supplements.

5. **Mailing Address and Telephone/Facsimile Numbers of Managing Agent.** The current mailing address for the Association is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone (866) 473-2573, and facsimile (866) 919-5696.

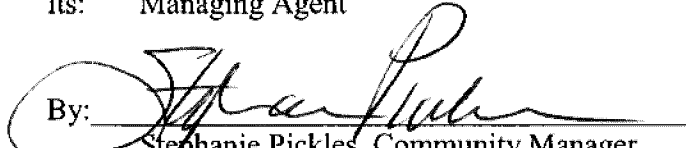
6. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555,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

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

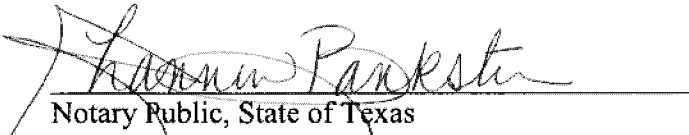
**SORRELLWOOD PARK
COMMUNITY ASSOCIATION, INC.,**
a Texas non-profit corporation

By: RealManage
Its: Managing Agent

By: 
Stephanie Pickles, Community Manager

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26th day of February, 20 18, by Stephanie Pickles, Community Manager with RealManage, the Managing Agent of Sorrellwood Park Community Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas

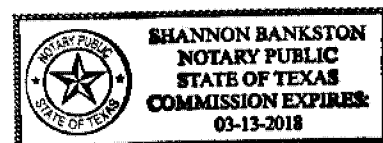


EXHIBIT A
LEGAL DESCRIPTION

PROPERTY DESCRIPTION

Being a tract of land situated in the James Herndon Survey, Abstract No. 391, and the W. D. Thompson Survey, Abstract No. 891, being a portion of that 42.815 acre tract of land conveyed to Joy Lynn Sorrell Wood, by County Clerk File No. 93-0027275, also a 1.304 acre of land tract conveyed to Joy Lynn Wood, as recorded in Volume 3135, Page 144, also a portion of a 42.807 acre tract of land conveyed to Billy W. Turrentine, by County Clerk File No. 99-00242281, also a portion of a 42.819 acre tract conveyed to Billy W. Turrentine, by County Clerk File No. 99-01042558, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found at the centerline of Sorrell Road (50' right-of-way) and being the northeast corner of a 3.76 acre tract of land, being the remainder of that certain 34.954 acre tract of land conveyed to Eva Loyce Sorrell Ellis, as recorded in County Clerk File No. 93-0027275, Deed Records, Collin County, Texas;

Thence, South 88 degrees 53 minutes 34 seconds West a distance of 405.65 feet, to a 1/2 inch capped iron rod found on the east right-of-way line of Hardin Boulevard (100' right-of-way), said point being on a non-tangent curve to the left having a central angle of 09 degrees 52 minutes 30 seconds, a radius of 4,060.00 feet, and a chord of 698.88 feet which bears North 21 degrees 03 minutes 49 seconds West;

Thence, along said east right-of-way line and said curve to the left for an arc length of 699.75 feet, to a 1/2 inch capped iron rod found for corner;

Thence, continuing along said east right-of-way line, North 25 degrees 59 minutes 54 seconds West a distance of 114.42 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner;

Thence, North 63 degrees 32 minutes 40 seconds East a distance of 256.90 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner;

Thence, North 39 degrees 27 minutes 20 seconds East a distance of 934.14 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner;

Thence, South 83 degrees 51 minutes 06 seconds East a distance of 111.35 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner;

Thence, South 51 degrees 33 minutes 45 seconds East a distance of 556.50 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner;

Thence, South 46 degrees 16 minutes 45 seconds East a distance of 404.34 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner on the west line of a 28.704 acre tract of land conveyed to Richard L. Ragsdale Family Partnership Ltd., as recorded by County Clerk File No. 92-0071052, Deed Records, Collin County, Texas;

Thence, along the west line of said Ragsdale tract, South 30 degrees 24 minutes 24 seconds West passing at a distance of 53.93 feet, the northernmost corner of a 58.1442 acre tract of land conveyed to Richard L. Ragsdale by County Clerk File No. 92-0090849, Deed Records, Collin County, Texas, continuing along the west line of said 58.1442 acre tract, for a total distance of 783.93 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for an ell corner of said Ragsdale tract;

Thence, along the north line of said Ragsdale tract, North 59 degrees 34 minutes 39 seconds West a distance of 610.91 feet, to a 1/2 inch iron rod found at the centerline of Sorrell Road;

Thence, along the centerline of Sorrell Road, South 03 degrees 09 minutes 30 seconds West a distance of 105.87 feet, a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for the Point of Curvature of a non-tangent curve to the left having a central angle of 26 degrees 06 minutes 09 seconds, a radius of 125.00 feet, and a chord of 56.46 feet which bears South 82 degrees 49 minutes 27 seconds West;

Thence, along said curve to the left for an arc length of 56.95 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for the Point of Curvature of a non-tangent curve to the right having a central angle of 01 degrees 27 minutes 15 seconds, a radius of 4,566.00 feet, and a chord of 115.88 feet which bears South 19 degrees 48 minutes 22 seconds East;

Thence, along said curve to the right for an arc length of 115.88 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for the Point of Curvature of a curve to the right having a central angle of 03 degrees 33 minutes 57 seconds, a radius of 475.00 feet, and a chord of 29.56 feet which bears South 17 degrees 17 minutes 47 seconds East;

Thence, along said curve to the right for an arc length of 29.56 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITTS 4595" set for corner on the west line of the aforementioned 28.704 acre tract of land conveyed to Richard L. Ragsdale Family Partnership Ltd.,

Thence, along the west line of said Ragsdale tract and the centerline of Sorrell Road, South 03 degrees 09 minutes 30 seconds West a distance of 329.28 feet, to the Point of Beginning and containing 1,413,643 square feet or 32.4528 acres land.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/27/2018 08:27:50 AM
\$42.00 DFOSTER
20180227000235690

Stacey Kemp