

Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2023-0026266

Billable Pages: 9
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



**MANAGEMENT CERTIFICATE
OF
POLO RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Polo Ridge Property Owners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Polo Ridge Property Owners Association, Inc.
2. The name of the association: Polo Ridge Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Kaufman County, Texas, as more particularly described on Exhibit "A" to the Polo Ridge Property Owners Association, Inc., recorded under Document No. 2023-0001230, Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

7. Website to access the Association's dedicatory instruments: www.essexhoa.com.
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: The fees to be charged relating to a property transfer are: (i) a minimum of \$375 for a resale disclosure; (ii) The minimum fee to be charged for transfer is \$200; (iii) The minimum resale fees to be charged for a resale certificate update; is \$75; (iv) The minimum fees to be charged for a rush fee is \$100; (v) The minimum fee to be charged for a Lender Questionnaire – Standard is \$225; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

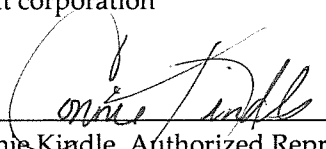
The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

[SIGNATURE PAGE FOLLOWS]

**MANAGEMENT CERTIFICATE
POLO RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

This Certificate is effective as of the 6th day of September, 2023.

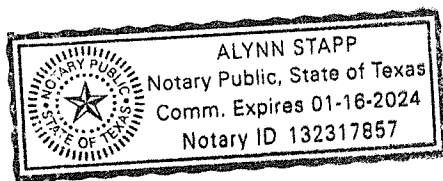
POLO RIDGE PROPERTY OWNERS ASSOCIATION, INC., a
Texas nonprofit corporation

By: 
Name: Connie Kindle, Authorized Representative,
Title: Essex Association Management L.P., it's
Managing Agent.

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on 6 day of September, 2023, by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the Managing Agent for Polo Ridge Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

APPENDIX A
DESCRIPTION OF SUBJECT LAND

THAT CERTAIN tract or parcel of land situated in the Andrew Nail Survey, Abstract No. 355, Kaufman County, Texas, and being part of that tract of land described in a Deed to BDMR Development, LLC, as recorded in Volume 4174, Page 548 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red stamped "USA INC" set in the Southwesterly line of F.M. Highway No. 2757 (a variable width right-of-way), said point being the most Northerly Northeast corner of a tract of land described in a Deed to Kathlena Kelly Sanders, as recorded in Volume 1348, Page 252 of the Deed Records of Kaufman County, Texas;

THENCE in a Southeasterly direction, along the Southwesterly line of said F.M. Highway No. 2757, and along a non-tangent curve to the left having a central angle of 05 degrees 05 minutes 39 seconds, a radius of 5,779.58 feet, a chord bearing of South 49 degrees 06 minutes 43 seconds East, a chord distance of 513.69 feet, an arc length 513.86 feet to a concrete monument found for corner;

THENCE along the Southwesterly line of said F.M. Highway No. 2757 as follows:

South 51 degrees 26 minutes 10 seconds East for a distance of 215.11 feet to a concrete monument found for corner;

South 42 degrees 33 minutes 08 seconds East for a distance of 309.76 feet to a concrete monument found for corner;

South 50 degrees 17 minutes 44 seconds East for a distance of 254.13 feet to a concrete monument found for corner;

South 62 degrees 56 minutes 42 seconds East for a distance of 125.71 feet to a point for corner;

South 47 degrees 24 minutes 43 seconds East for a distance of 306.97 feet to a concrete monument found for corner;

South 53 degrees 47 minutes 02 seconds East for a distance of 101.75 feet to a concrete monument found for corner;

South 45 degrees 42 minutes 34 seconds East for a distance of 2,153.21 feet to a concrete monument found for corner;

South 45 degrees 08 minutes 12 seconds East for a distance of 1,645.37 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

THENCE departing the Southwesterly line of said F.M. Highway No. 2757 and crossing said BDMR Development, LLC, tract the following courses and distances:

South 44 degrees 46 minute 58 seconds West a distance of 620.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 45 degrees 13 minutes 02 seconds East a distance of 69.90 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 44 degrees 46 minutes 58 seconds West a distance of 455.70 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 13 minutes 02 seconds West a distance of 5.90 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 44 degrees 46 minutes 58 seconds West a distance 145.00 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 13 minutes 06 seconds West a distance of 222.46 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears North 26 degrees 20 minutes 52 seconds West, a chord distance of 1,704.95 feet;

In a Northwesterly direction along said curve to the left having a central angle of 36 degrees 07 minutes 48 seconds, a radius of 2,749.08 feet, an arc length of 1,733.53 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 67 degrees 18 minutes 06 seconds West a distance of 204.55 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 47 minutes 24 seconds West a distance of 486.85 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 24 degrees 16 minutes 41 seconds West a distance of 334.55 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 66 degrees 26 minutes 08 seconds East a distance 119.73 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears North 36 degrees 19 minutes 01 seconds West a chord distance of 81.60 feet;

In a Northwesterly direction along said curve to the left having a central angle of 18 degrees 47 minutes 06 seconds, a radius of 250.00 feet, an arc length of 81.96 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 42 minutes 34 seconds West a distance of 269.19 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a tangent curve to the right whose chord bears North 34 degrees 02 minutes 50 seconds West a chord distance of 105.11 feet;

In a Northwesterly direction along said curve to the right having a central angle of 23 degrees 19 minutes 28 seconds, a radius of 260.00 feet, an arc length of 105.84 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 67 degrees 36 minutes 54 seconds West a distance of 160.47 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 17 degrees 06 minutes 09 seconds West a distance of 450.82 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 45 degrees 38 minutes 08 seconds West a distance of 320.67 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 56 degrees 38 minutes 39 seconds West a distance of 264.22 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 88 degrees 23 minutes 26 seconds West a distance of 872.91 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 66 degrees 39 minutes 33 seconds West a distance of 445.49 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

North 74 degrees 40 minutes 31 seconds West a distance of 626.89 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

South 85 degrees 37 minutes 35 seconds West a distance of 114.82 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being in the common Extraterritorial Jurisdiction Line of the City of Seagoville and the City of Mesquite;

THENCE North 00 degrees 12 minutes 38 seconds West following said Extraterritorial Jurisdiction Line a distance of 591.99 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being in the Southerly line of a tract of land described in Deed to George Brain Holy a recorded in Volume 1131, Page 813 of the Deed Records, Kaufman County, Texas;

THENCE North 44 degrees 58 minutes 09 seconds East following the southwesterly line of said Holy tract for a distance of 265.55 feet to a 5/8 inch iron rod found for corner;

THENCE North 40 degrees 51 minutes 56 seconds West following the Northeasterly line of said Holy tract a distance 289.04 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner in said Extraterritorial Jurisdiction Line;

THENCE North 00 degrees 12 minutes 38 seconds West following along said Extraterritorial Jurisdiction Line for a distance 286.79 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner in the Southwesterly line of a tract of land described in Deed to D.P. Newton, et tux as recorded in Volume 616, Page 566 of the Deed Records of Kaufman County, Texas;

THENCE South 73 degrees 12 minutes 11 seconds East along the Southwesterly line of said Newton tract a distance of 542.80 feet to a wooden monument found for corner;

THENCE South 43 degrees 24 minutes 06 seconds East along the Southwesterly line of said Newton tract, for a distance of 194.48 feet to a 3/8" inch iron rod found for corner at the most Southerly corner of same;

THENCE North 44 degrees 07 minutes 55 seconds East along the Southeasterly line of said Newton tract, passing a 3/8" iron rod found for the most Southerly Northeast corner of same and the most Southerly corner of the above cited Kathlena Kelly Sanders tract at a distance of 494.03 feet, and continuing along the Southeasterly line of said Sanders tract for a total distance of 683.75 feet to a 1/2" inch iron pipe found for corner at the most Southerly Northeast corner of said Sanders tract;

THENCE North 45 degrees 19 minutes 26 seconds West along the Northeasterly line of said Sanders tract, for a distance of 297.17 feet to a 5/8 inch iron rod found;

THENCE North 44 degrees 08 minutes 38 seconds East along the Southeasterly line of said Sanders tract, for a distance of 464.46 feet to the **POINT OF BEGINNING**, and containing 6,856,344 square feet or 157.55 acres of land.

APPENDIX C
DESCRIPTION OF ADDITIONAL LAND SUBJECT TO ANNEXATION

POLO RIDGE

During the Development Period, Declarant may annex any real property: (1) any portion of which is contiguous with, adjacent to, or within 1,000 feet of any real property that is subject to this Declaration, (2) in any addition or subdivision platted as a phase or section of Polo Ridge, or (3) located in a planned development district created for the property subject to this Declaration, and may specifically annex any or all of the below-described parcels of land, in whole or in part, and without limitation as to the number of annexations:

ATTACHMENT 1

1. Polo Ridge Property Owners Homeowners Association, Inc., recorded under Document No. 2023-0001230, Official Public Records of Kaufman County, Texas.
2. Polo Ridge Property Owners Homeowners Association, Inc., first amendment recorded under Document No. 2023-0006978, Official Public Records of Kaufman County, Texas.
3. Polo Ridge Property Owners Homeowners Association, Inc., the second amendment to the declaration recorded as Instrument No. 2023-0008116, Official Public Records of Kaufman County, Texas.

#2023-0026266
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MANAGEMENT CERTIFICATE
POLO RIDGE PROPERTY OWNERS ASSOCIATION, INC