


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
WATSON BRANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Watson Branch Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Watson Branch.
2. The name of the Association: Watson Branch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Watson Branch, recorded under Document No. D223009756, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Watson Branch Residential Community, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Watson Branch Residential Community, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	2805 Dallas Parkway, Suite 400, Plano, Texas 75093
Telephone Number:	469-498-6979
Email Address:	info@paragonpmg.com
7. Website to access the Association's dedicatory instruments:
<https://paragonpmg.cincwebaxis.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

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

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

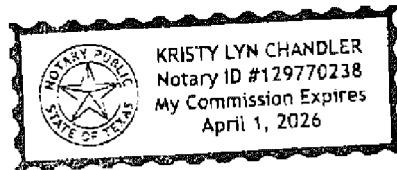
WATSON BRANCH RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: Veronica Edwards
Name: Veronica Edwards
Title: Secretary / Treasurer

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me this 6 day of February, 2023 by Veronica Edwards the Secretary / Treasurer of Watson Branch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Watson Branch, recorded as Document No. D223009756, Official Public Records of Tarrant County, Texas.
2. Watson Branch Adoption of Working Capital Assessment, recorded as Document No. D223018998, Official Public Records of Tarrant County, Texas.
3. Watson Branch Community Manual, recorded as Document No. D223019000, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

WATSON BRANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE