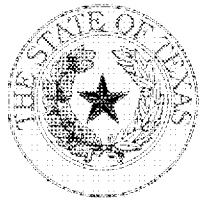


Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2023-0026602

Billable Pages: 6
Number of Pages: 7

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 09/20/2023 at 09:50 AM</p> <p>Document Number: <u>2023-0026602</u></p> <p>Receipt No: <u>23-24818</u></p> <p>Amount: \$ <u>46.00</u></p> <p>Vol/Pg: <u>V:8234 P:240</u></p>	<p>E-RECORDING</p> <p>RECORDERS MEMORANDUM: At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, photo-copy, discolored paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.</p>



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: Beatriz Saucedo, 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
LOVERS LANDING HOMEOWNERS ASSOCIATION, INC.**

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

1. The name of the association: Lovers Landing Homeowners Association, Inc a Texas nonprofit corporation.
2. 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 Lovers Landing Homeowners Association, Inc recorded under Document No. 2023-0024772, Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "Covenant").
3. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
4. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management I..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.

5. Website to access the Association's dedicatory instruments: www.essexhoa.com.
6. 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
LOVERS LANDING HOMEOWNERS ASSOCIATION, INC.

This Certificate is effective as of the 31st day of August, 2023.

LOVERS LANDING HOMEOWNERS ASSOCIATION, INC., a
Texas nonprofit corporation

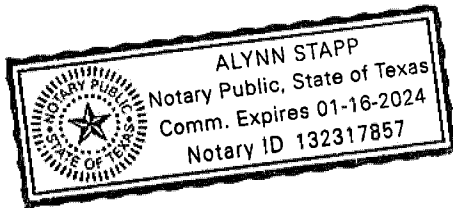
By: Connie Kindle
Name: Connie Kindle, Authorized Representative,
Title: Essex Association Management L.P., it's
Managing Agent.

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on 31 day of August, 2023, by
Connie Kindle, Authorized Representative, of Essex Association Management L.P., the
Managing Agent for Lovers Landing Homeowners Association, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]

Alynn Stapp
Notary Public Signature



ATTACHMENT 1

1. Lovers Landing Homeowners Association, Inc. recorded under Document No. 2023-0024772, Official Public Records of Kaufman County, Texas.

MANAGEMENT CERTIFICATE
LOVERS LANDING HOMEOWNERS ASSOCIATION, INC.

EXHIBIT "A"

Legal Description and/or Depiction of the Property

Lovers Landing being all of Lots 1-7, Block A, Lots 1-28, Block B, Lots 1-59, Block C, Lots 1-20, Block D, Lots 1-11, Block E, Lots 1-11, Block F, Lots 1-10, Block G, 8X AND 9X, Block A. 69.064 Acres out of the John Gregg Survey, Abstract No 171, City of Forney, Kaufman County, Texas.

[See Legal Description Attached]

WHEREAS, MM Forney 69, LLC is the Owner of a tract of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas and being a tract described in a deed to MM Forney 69, LLC recorded in Volume 3699, Page 155 of the Deed Records of Kaufman County, Texas, (D.R.K.C.T.) and being more particularly described by metes and bounds as follows (Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000114077):

BEGINNING at a 1/2 inch rebar found for the westernmost corner of "Tract 2" of that same tract of land described in a deed to John and Patsy Crentshaw, recorded in Volume 4950, Page 137 D.R.K.C.T. and lying on the Northeast right-of-way line of US Highway 80 (variable width right-of-way);

THENCE North 59 Degrees 48 Minutes 10 Seconds West, with the Northeast right-of-way line of said US Highway 80, a distance of 56.87 feet to a 1/2 inch rebar found for corner, from which a wood monument found for reference bears South 72 Degrees 24 Minutes 10 Seconds West, a distance of 1.36 feet;

THENCE North 60 Degrees 54 Minutes 04 Seconds West, continuing with the Northeast right-of-way line of said US Highway 80, a distance of 676.51 feet to a 1/2 inch rebar found for corner at the southeast end of a corner clip at the intersection of the Northeast right-of-way line of said US Highway 80 with the Southeast right-of-way line of Lovers Lane (variable width right-of-way), from which a wood monument found for reference bears South 17 Degrees 06 Minutes 46 Seconds East, a distance of 1.50 feet;

THENCE North 04 Degrees 07 Minutes 10 Seconds West, with the Northeast line of said corner clip, a distance of 48.62 feet to a 1/2 inch rebar found for corner at the northwest end of said corner clip and lying on the Southeast right-of-way line of said Lovers Lane;

THENCE, in a northeasterly direction, with the Southeast right-of-way line of said Lovers Lane, the following courses and distances:

1. North 48 Degrees 29 Minutes 50 Seconds East, a distance of 208.52 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner;
2. North 77 Degrees 24 Minutes 50 Seconds East, a distance of 407.77 feet to a 1/2 inch rebar found for corner;
3. North 49 Degrees 42 Minutes 50 Seconds East, a distance of 236.85 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner;
4. North 40 Degrees 24 Minutes 50 Seconds East, a distance of 779.65 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner;
5. North 39 Degrees 35 Minutes 50 Seconds East, a distance of 593.50 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner;
6. North 32 Degrees 25 Minutes 20 Seconds East, a distance of 426.77 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner;

THENCE, departing the Southeast right-of-way line of said Lovers Lane, with the Southwest line of Block 25 of Section Two, Heritage Hill Addition, an addition to the City of Forney, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 1, Page 286, P.R.K.C.T. the following courses and distances:

South 38 Degrees 37 Minutes 10 Seconds East, a distance of 12.31 feet to a 1/2 inch rebar with a cap stamped "KAZ" at the beginning of a curve to the left, having a central angle of 08 Degrees 50 Minutes 00 Seconds, a radius of 672.86 feet, and a chord bearing and distance of South 63 Degrees 02 Minutes 10 Seconds East, 103.64 feet;

Along said curve to the left, an arc length of 103.74 feet to a 1/2 inch rebar found for corner;

South 67 Degrees 27 Minutes 10 Seconds East, a distance of 766.13 feet to a point for corner, from which a 1/2 inch rebar found for reference bears North 20 Degrees 28 Minutes 10 Seconds East, a distance of 0.73 feet;

THENCE South 54 Degrees 52 Minutes 16 Seconds East, continuing with the Southwest line of said Block 25, a distance of 120.94 feet to a 1/2 inch rebar with a cap stamped "KAZ" found for corner on the Southeast right-of-way line of Heritage Hill Drive (50 foot right-of-way).

THENCE North 33 Degrees 02 Minutes 37 Seconds East, with the Southeast right-of-way line of said Heritage Hill Drive, a distance of 30.41 feet to a 1/2 inch rebar found for the westernmost corner of Lot 12, Block 26 of said Section Two, Heritage Hill Addition;

THENCE South 54 Degrees 47 Minutes 59 Seconds East, departing the Southeast right-of-way line of said Heritage Hill Drive, with the Southwest line of said Block 26, a distance of 129.77 feet to a 1/2 inch rebar found for corner lying on the Northwest line of Lot 14, Block K of Section Four, Heritage Hill Addition, an addition to the City of Forney, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 1, Page 719, P.R.K.C.T.;

THENCE South 35 Degrees 03 Minutes 35 Seconds West, with the Northwest line of said Block K, a distance of 944.58 feet to a 5/8 inch rebar found for the westernmost corner of Lot 17, Block M of said Fourth Section, Heritage Hill Addition;

THENCE South 44 Degrees 55 Minutes 31 Seconds East, with the Southwest line of said Block M, a distance of 300.50 feet to a 1 inch iron pipe found for the North corner of a tract of land described in a deed to George Kostorhryz and Brenda Kostorhryz, and Pinson Plaza Partners, LLC recorded in Volume 3397, Page 35, D.R.K.C.T.;

THENCE South 45 Degrees 23 Minutes 50 Seconds West, departing the Southwest line of said Block M and with the Northwest line of said Kostorhryz and Pinson Plaza Partners, LLC tract, a distance of 1563.83 feet to a point for the westernmost corner of said Kostorhryz and Pinson Plaza Partners, LLC tract and lying on the Northeast right-of-way line of said US Highway 80, from which a 1/2 inch rebar found for reference bears South 52 Degrees 30 Minutes 01 Seconds West, a distance of 0.25 feet;

THENCE North 69 Degrees 48 Minutes 10 Seconds West, with the Northeast right-of-way line of said US Highway 80, a distance of 330.00 feet to a 1/2 inch rebar found for the Southeast corner of "Tract 1" of said Crenshaw tract;

THENCE North 20 Degrees 11 Minutes 50 Seconds East, departing the Northeast right-of-way line of said US Highway 80, and with the Southeast line of said Crenshaw tract, a distance of 20.54 feet to a point for corner at the beginning of a curve to the right, having a central angle of 25 Degrees 12 Minutes 00 Seconds, a radius of 996.37 feet and a chord bearing and distance of North 32 Degrees 47 Minutes 50 Seconds East, 434.70 feet;

THENCE, in a northeasterly direction, continuing with the Southeast line of said Crenshaw tract, along said curve to the right, an arc length of 438.23 feet to a 1/2 inch rebar found for corner;

THENCE North 45 Degrees 23 Minutes 50 Seconds East, continuing with the Southeast line of said Crenshaw tract, a distance of 138.22 feet to a point for the eastermost corner of said Crenshaw tract;

THENCE North 44 Degrees 36 Minutes 10 Seconds West, with the Northeast line of said Crenshaw tract, a distance of 90.99 feet to a 1/2 inch rebar found for corner at the beginning of a curve to the left, having a central angle of 15 Degrees 58 Minutes 00 Seconds, a radius of 427.83 feet and a chord bearing and distance of North 52 Degrees 35 Minutes 10 Seconds West, 118.84 feet;

THENCE, in a northwesterly direction, continuing with the Northeast line of said Crenshaw tract, and along said curve to the left, an arc length of 119.22 feet to a 1/2 inch rebar found for corner;

THENCE North 60 Degrees 34 Minutes 10 Seconds West, continuing with the Northeast line of said Crenshaw tract, a distance of 383.50 feet to a point for the northernmost corner of said Crenshaw tract, from which a 1/2 inch rebar found for reference bears North 12 Degrees 52 Minutes 25 Seconds West, a distance of 0.36 feet;

THENCE South 30 Degrees 11 Minutes 50 Seconds West, with the Northwest line of said Crenshaw tract, a distance of 657.64 feet to the **POINT OF BEGINNING** and containing 3,008,414 square feet or 69.064 acres of land, more or less.