

Denton County
Juli Luke
County Clerk

Instrument Number: 37535

ERecordings-RP

AFFIDAVIT

Recorded On: March 03, 2021 03:33 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 37535
Receipt Number: 20210303000747
Recorded Date/Time: March 03, 2021 03:33 PM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
OF
KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Kings Ridge Estates Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Kings Ridge Estates.
2. The name of the association: Kings Ridge Estates Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Denton County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein.
4. The recording data for the declaration: Declaration of Covenants, Conditions and Restrictions for Kings Ridge Estates, recorded under Document No. 2021-21281 in the Official Public Records of Denton County, Texas.
5. The name and mailing address of the association: Kings Ridge Estates Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, #801, Frisco, Texas 75034.
6. The mailing address of the person managing the association: Kings Ridge Estates Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, #801, Frisco, Texas 75034, Attn.: Community Manager.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 15 day of February, 2021.

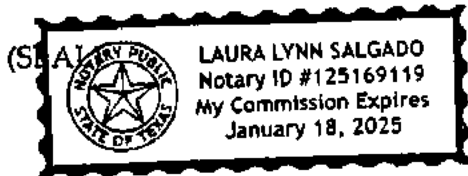
**KINGS RIDGE ESTATES RESIDENTIAL
COMMUNITY, INC.,**

a Texas non-profit corporation

By: Jennifer Eller
Printed Name: Jennifer Eller
Title: Authorized Agent

STATE OF TEXAS §
COUNTY OF Dallas §
§

This instrument was acknowledged before me on the 15 day of February 2021, by Jennifer Eller Authorized Agent KINGS RIDGE ESTATES RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

EXHIBIT "A"

PROPERTY DESCRIPTION

WHEREAS, LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD is the owner of a tract of land situated in the N. Wade Survey, Abstract No. 1407, being part of a 77.684 acre tract, as described in Doc. No. 2018-55905, in the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at most southerly southeast corner of said 77.684 acre tract;

THENCE, North 89°17'52" West, along the south line of said 77.684 acre tract, for a distance of 171.04 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 1000.00 feet, a central angle of 32°03'03";

THENCE, along the south line of said 77.684 acre tract and with said curve to the right for an arc distance of 559.39 feet (Chord Bearing North 73°16'20" West 552.13 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 57°14'48" West, continuing along said south line, for a distance of 984.71 feet, to a 1/2 inch iron rod found at the point curvature of a curve to the left, having a radius of 1000.00 feet, a central angle of 03°4'21";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 66.13 feet (Chord Bearing North 59°08'29" West 66.12 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 28°12'25" East, departing said south line, for a distance of 198.59 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 79°07'43" East, for a distance of 179.70 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 225.00 feet, a central angle of 46°22'31";

THENCE, along said curve to the left for an arc distance of 182.12 feet (Chord Bearing South 34°03'32" East 177.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 57°14'48" East, for a distance of 44.37 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 100.00 feet, a central angle of 18°07'26";

THENCE, along said curve to the left for an arc distance of 31.63 feet (Chord Bearing North 09°28'47" East 31.50 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 00°25'04" East, for a distance of 209.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°34'56" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°25'04" East, for a distance of 53.77 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 126°52'12";

THENCE, along said curve to the right for an arc distance of 110.71 feet (Chord Bearing North 63°51'10" East 89.44 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°34'56" East, for a distance of 95.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°25'04" East, for a distance of 110.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°34'56" East, for a distance of 187.07 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 280.00 feet, a central angle of 00°53'32";

THENCE, along said curve to the right for an arc distance of 4.36 feet (Chord Bearing North 21°00'27" East 4.36 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 21°27'13" East, for a distance of 170.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 50.00 feet, a central angle of 105°50'03";

THENCE, along said curve to the right for an arc distance of 92.36 feet (Chord Bearing North 74°22'14" East 79.78 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°34'56" East, for a distance of 350.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 79°40'59";

THENCE, along said curve to the right for an arc distance of 69.54 feet (Chord Bearing South 86°36'38" East 64.07 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 43°13'51" East, for a distance of 24.98 feet. to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°35'03" East, for a distance of 202.54 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 77.684 acre tract;

THENCE, South 00°24'57" West, along said east line, for a distance of 1274.84 feet. to a Mag nail found;

THENCE, North 89°34'10" West, continuing along said east line, for a distance of 27.42 feet, to a 1/2 inch iron rod found;

THENCE, South 00°25'50" West, continuing along said east line, for a distance of 127.15 feet, to the POINT OF BEGINNING and containing 34.049 acres of land.