

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** The Grove Frisco
2. **Name of the Association:** The Grove Frisco Commercial Community, Inc.
3. **Recording data for the Subdivision:**

The Grove Frisco, according the plat described in Exhibit "A", Official Public Records of Collin County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in Document nos. 20191210001571720, 20210623001273250, 20201023001853370, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** The Grove Frisco Commercial Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

7. **Website address where all dedicatory instruments can be found:**

<https://dgrfc.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer: \$275

This management certificate is filed of record in Collin County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for The Grove Frisco Commercial Community,
Inc., Duly Authorized Agent
Signed: July 24, 2024

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was signed before me on July 24, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024

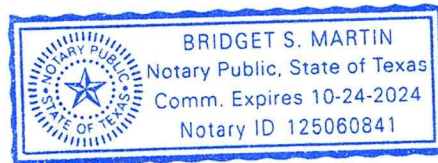


EXHIBIT "A"
DESCRIPTION OF PROPERTY

BEING a tract of land situated in the McKinney & Williams Survey, Abstract No. 651, City of Frisco, Collin County, Texas, and being part of Tract 1, conveyed to NASH FM 3537, LLC as evidenced in a Special Warranty Deed, recorded in Instrument No. 20190109000028290 of the Official Public Records of Collin County, Texas, and being part of Tract 2 and Tract 3, conveyed to NASH FM 3537, LLC, as evidenced in Special Warranty Deed, recorded in Instrument No. 20170110000042320 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BH & C" found for the easternmost northeast corner of said Tract 1, common with the east corner of a called 0.008-acre tract of land, conveyed to the City of Frisco, Texas, as evidenced in deed recorded in Instrument No. 20110127000106630, said Official Public Records, common with the southernmost southeast corner of a called 6.346 acre tract of land conveyed to NASH FM 3537, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20160615000753170, said Official Public Records, same being on the westerly right-of-way line of Custer Road (Farm-to-Market Road No. 2478) (a variable width right-of-way), said point being at the beginning of a non-tangent curve to the left having a central angle of 89°59'32", a radius of 34.99 feet, a chord bearing and distance of North 45°48'21" West, 49.48 feet;

THENCE with said westerly right-of-way line of Custer Road, the following courses and distances:

South 00°29'40" East, a distance of 130.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°58'20" East, a distance of 600.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 00°21'13" East, a distance of 665.44 feet to a point;

THENCE departing said westerly right-of-way line of Custer Road and crossing said Tracts 1, 2 & 3, the following courses and distances:

South 89°34'52" West, a distance of 349.03 feet to a point at the beginning of a tangent curve to the right having a central angle of 43°51'53", a radius of 350.00 feet, a chord bearing and distance of North 68°29'12" West, 261.46 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 267.95 feet to a point for corner;

North 46°33'15" West, a distance of 833.67 feet to a point for corner;

North 43°26'45" East, a distance of 29.00 feet to a point for corner;

North 46°33'15" West, a distance of 4.50 feet to a point for corner;

North 01°33'15" West, a distance of 14.14 feet to a point for corner;

North 43°26'45" East, a distance of 145.17 feet to a point at the beginning of a tangent curve to the left having a central angle of 44°49'56", a radius of 228.50 feet, a chord bearing and distance of North 21°01'47" East, 174.27 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 178.79 feet to a point for corner;

North 01°23'11" West, a distance of 146.74 feet to a point for corner;

South 88°36'49" West, a distance of 243.20 feet to a point for corner;

North 01°23'11" West, a distance of 309.84 feet to a point in the southerly right-of-way line of Main Street (Farm-to-Market Road No. 3537), (a variable width right-of-way), common to the north line of said Tract 1 and the south line of the aforementioned 6.346 acre tract;

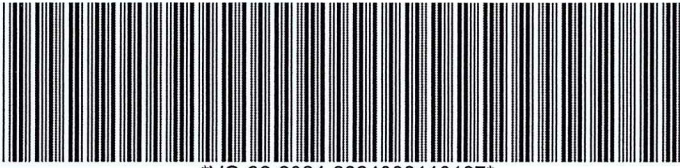
THENCE along said common line, the following courses and distances:

North 89°13'06" East, a distance of 652.73 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

South 87°18'42" East, a distance of 165.28 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", found for corner;

North 89°13'56" East, a distance of 404.43 feet to an 1/2 inch iron rod with a cap, stamped "BII & C" for the west corner of the aforementioned 0.008 acre tract;

THENCE South 45°48'21" East, with the southwesterly line of said 0.008 acre tract, a distance of 49.48 feet to the **POINT OF BEGINNING** and containing 32.768 acres (1,427,386 square feet) of land, more or less.



VG-22-2024-2024000110137

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000110137

Real Property

CERTIFICATE

Recorded On: September 06, 2024 10:42 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2024000110137
Receipt Number: 20240906000347
Recorded Date/Time: September 06, 2024 10:42 AM
User: Cathy L
Station: Station 5

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310

AUSTIN TX 78720-3310



**STATE OF TEXAS
Collin County**

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 Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX