

To be recorded in Real Property Records of Smith County, Texas
and Texas Real Estate Commission aka TREC)

Rosebrook Homeowners Association, Inc.

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Rosebrook Homeowners Association, Inc.
2. **Subdivision information.** Rosebrook is an addition in Smith County, Texas according to the Final Plat thereof recorded, Cabinet C, Slide 83-B, Document Number 10324 Plat Records March 28, 1994, Smith County, Texas; Cabinet D, Slide 17-A, Document Number 98R0025570 June 30, 1998 Plat Records, Smith County, Texas; Cabinet D, Slide 238-C, Document Number 2004R0021578, May 4, 2004 Plat Records, Smith County, Texas.
3. **Declaration information;** Lots in Rosebrook are subject to the *Fifth Amendment and Restatement of Declaration of Covenants, Conditions & Restrictions for Rosebrook Homeowners Association, Inc.*, recorded on March 31, 2014, as Document Number 20140100011758, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Rosebrook Homeowners Association, Inc.
5. **How to contact the association through its managing agent.**

SouthPoint Property Management, Inc.
17968 FM 2493 #17
Flint, TX 75762

Phone: (903) 521-3121
Email: resale@southpointpm.com
Website: southpointpm.com
6. **Other information the association considers appropriate.** *Transfer Fee for Resale Certificate. \$300*

DATED Effective as of August 31, 2021

Rosebrook Homeowners Association, Inc.
a Texas nonprofit corporation

By: David Cooksey
Name: David Cooksey
Title: Secretary

STATE OF TEXAS

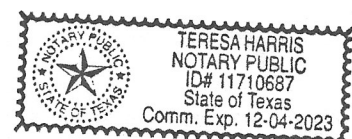
COUNTY OF SMITH

Sworn to and subscribed before me on this 24th day of August, 2021, by David Cooksey,
Board President for Rosebrook Homeowners Association, Inc.

Teresa Harris
NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762



Rosebrook Unit 2

SCALE: 1" = 60'

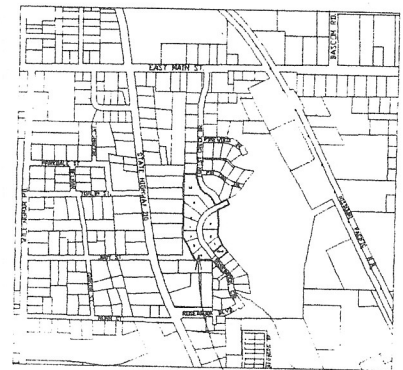
an Addition to the City of Whitehouse, Texas
and being
a 4.6511 Acre Tract of Land, Part of a called 29.07 Acre Tract
conveyed to Canaan Land Development Corporation by deed
recorded in Volume 2658, page 650 of the
Land Records of Smith County, Texas and in the
M. Guitteriez Survey
Abstract No. 364
Smith County, Texas

Mo. 1996

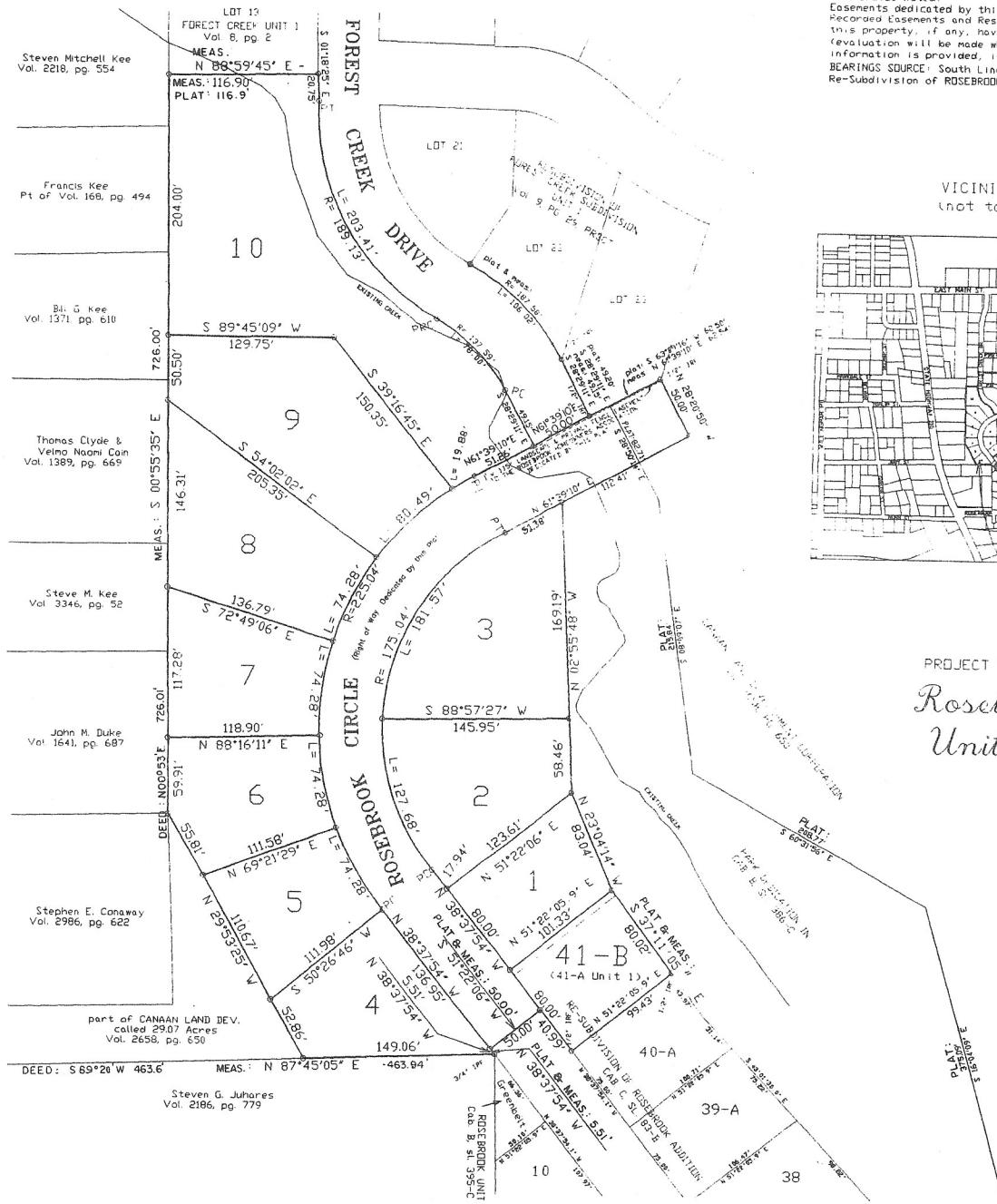
NOTES:

BUILDING LINES as described
in Restrictive Covenants,
1/2" Iron Rods Set at all
Property Corners unless
otherwise noted.
Easements dedicated by this plat are as shown hereon.
Recorded Easements and Restrictions which may affect
this property, if any, have not been determined.
(Evaluation will be made when Title Company Schedule B
information is provided, if requested).
BEARINGS SOURCE: South Line of Lot 41-A of a
Re-Subdivision of ROSEBROOK UNIT 1 CAB. C, SL. 83-B

VICINITY MAP
(not to scale)



PROJECT LOCATION
Rosebrook
Unit 2



98-R025570

Wesley D. Turley, Registered Professional Land Surveyor No. 2114
do hereby certify that the plat hereon was prepared from an actual
survey made under my direction and supervision during the months
of through
GIVEN UNDER MY HAND AND SEAL this 25th day of May 1996

W. Canaan Land Development Corporation, are owners of the tract of
land shown hereon and do accept this as our plan for the subdivision
into lots and blocks and dedicate to the Public forever the streets,
park areas, and easements as shown

Stephen E. Canaway, President
SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State
of Texas, this 25th day of May, 1996

Lashley A. Bell
Notary Public

Approved by the City Council of Whitehouse
Texas, this 25th day of May, 1996

Kathy Dohse
City Secretary

Wesley D. Turley, Registered Professional Land Surveyor No. 2114
do hereby certify that the plat hereon was prepared from an actual
survey made under my direction and supervision during the months
of through
GIVEN UNDER MY HAND AND SEAL this 25th day of May 1996

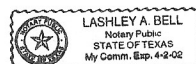
Wesley D. Turley, RPLT No. 2114

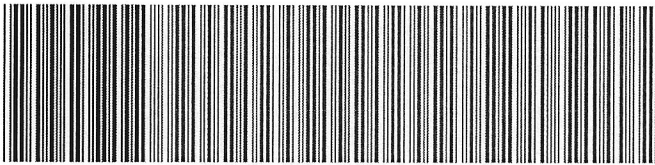


STATE OF TEXAS COUNTY OF SMITH
I hereby certify that this instrument was filed
on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the public records of Smith County, Texas.

JUN 30 1996
MARY MORRIS
COUNTY CLERK Smith County, Texas
By [Signature]

Filed for Record in Cabinet D, Slide 17-A of the
Plat Records of Smith County, Texas.





VG-93-2021-202101035765

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202101035765

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:12 AM

Number of Pages: 5

Billable Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 202101035765
Receipt Number: 20210830000046
Recorded Date/Time: August 30, 2021 10:12 AM
User: Alma D



STATE OF TEXAS
Smith 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 Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX