



PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Jordan Ranch Residential Association, Inc.

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:** Jordan Ranch
2. **Name of the Association:** Jordan Ranch Residential Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. 400 square feet of land as described by metes and bounds on Exhibit "A" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property)" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2018058441 and Waller County, Texas under Clerk's File No. 1804195 (which said Exhibit "A" is incorporated herein by reference).
 - b. Jordan Ranch, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160008 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Jordan Ranch, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160004 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Jordan Ranch, Section 2A, a subdivision in Waller County, Texas according to the map or plat thereof recorded under Clerk's File No. 1600738 of U1e Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Jordan Ranch, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160009 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Jordan Ranch, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160001 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. Jordan Ranch, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160010 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Jordan Ranch, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190101 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - i. Jordan Ranch, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190099 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Jordan Ranch, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180080 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - k. Jordan Ranch, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170215 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - l. Jordan Ranch, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180084 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

m. Jordan Ranch, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180082 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

n. Jordan Ranch, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170214 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

o. Jordan Ranch, Section Thirteen (13), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190156 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

p. Jordan Ranch, Section Fourteen (14), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170222 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

q. Jordan Ranch, Section Fifteen (15), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190029 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

r. Jordan Ranch, Section Sixteen (16), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190154 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

s. Jordan Ranch, Section Seventeen (17), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190269 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

t. Jordan Ranch, Section Eighteen (18), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190272 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

u. Jordan Ranch, Section Nineteen (19), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200044 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

v. Jordan Ranch, Section Twenty (20), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200143 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

w. Jordan Ranch, Section Twenty-One (21), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200144 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

x. Jordan Ranch, Section Twenty-Two (22), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200133 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

y. Jordan Ranch, Section Twenty-Three (23), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200145 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

z. Jordan Ranch, Section Twenty-Four (24), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200147 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

aa. Jordan Ranch, Section Twenty-Five (25), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210079 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

bb. Jordan Ranch, Section Twenty-Six (26), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210173 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

cc. Jordan Ranch, Section Twenty-Seven (27), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210174 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

dd. Jordan Ranch, Section Twenty-Eight (28), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210172 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ee. Jordan Ranch, Section Twenty-Nine (29), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210164 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ff. Jordan Ranch, Section Thirty (30), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210171 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

gg. Jordan Ranch, Section Thirty-One (31), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210167 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

hh. Jordan Ranch, Section Thirty-Two (32), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210059 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ii. Jordan Ranch, Section Thirty-Three (33), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220046 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

jj. Jordan Ranch, Section Thirty-Four (34), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220056 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

kk. Jordan Ranch, Section Thirty-Five (35), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220281 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ll. Jordan Ranch, Section Thirty-Six (36), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220197 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

mm. Jordan Ranch, Section Thirty-Seven (37), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220282 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

nn. Jordan Ranch, Section Thirty-Eight (38), a subdivision in Fort Berni County, Texas according to the map or plat thereof recorded under Plat File No. 20220250 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

oo. Jordan Ranch, Section Thirty-Nine (39), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220196 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

pp. Jordan Ranch, Section Forty (40), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220207 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

qq. Jordan Ranch, Section Forty-One (41), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220194 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

rr. Jordan Ranch, Section Forty-Two (42), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20220214 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ss. Jordan Ranch, Model Home Park, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20150303 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

tt. Jordan Ranch Dedication No. 2 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20170207 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

uu. Jordan Ranch Dedication No. 3 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20190287 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

vv. Jordan Ranch Dedication No. 4 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20190006 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

ww. Jordan Ranch Dedication No. 5 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20200146 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

xx. Jordan Ranch Dedication No. 6 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20200131 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

yy. Jordan Ranch Street Dedication No. 9, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20210058 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

zz. Jordan Ranch Street Dedication No. 10 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20210170 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration and the Declaration Amendments:

Document- County Clerk's File No.

First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property)- Fort Bend: 2018058441; Waller: 1804195

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 1- Fort Bend: 2016030965

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 2- Fort Bend: 2016030995

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 2A- Waller: 1602009

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 3- Fort Bend: 2016030996

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 4- Fort Bend: 2016031119

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 5- Fort Bend: 2016030999

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 6- Fort Bend: 2019077050

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 7- Fort Bend: 2019077051

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 8- Fort Bend: 2018058454

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 9- Fort Bend: 2017136332

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 10- Fort Bend: 2018058453

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 11- Fort Bend: 2018058455

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 12- Fort Bend: 2017136343

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 13- Fort Bend: 2019095267

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 1-1- Fort Bend: 2017136345

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 15- Fort Bend: 2019069204

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 16- Fort Bend: 2019095268

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 17- Fort Bend: 2019143867

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 18- Fort Bend: 2019143868

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 19 Fort Bend: 2020057843

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 20- Fort Bend: 2020117218

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 21 Fort Bend: 2020117219

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 22- Fort Bend: 2020117220

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 23- Fort Bend: 2020117221

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 24- Fort Bend: 2020117222

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 25- Fort Bend: 2021159085

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 26- Fort Bend: 2021159086

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 27- Fort Bend: 2021159087

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 28- Fort Bend: 2021159088

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 29- Fort Bend: 2021159089

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 30- Fort Bend: 2021159090

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 31-Fort Bend: 2021159091

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 32- Fort Bend: 2021159092

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 33-Fort Bend: 2022038189

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 34-Fort Bend: 2022081707

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 35- Fort Bend 2023042293

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 36- Fort Bend: 20221-11012

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 37- Fort Bend: 2023042294

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 38- Fort Bend: 2022144872

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 39- Fort Bend: 2022141013

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 40- Fort Bend: 2022141014

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 41- Fort Bend: 2022141015

Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 42- Fort Bend: 2022141016

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Model- Home Park Fort Bend: 2016024592

Annexation Agreement for Jordan Ranch Street Dedication No. 2 and Reserves- Fort Bend: 2018089797

Annexation Agreement for Jordan Ranch Street Dedication No. 3 and Reserves- Fort Bend: 2020026900

Annexation Agreement for Jordan Ranch Street Dedication No. 4 and Reserves-Fort Bend: 2019117169

Annexation Agreement for Jordan Ranch Street Dedication No. 5 and Reserves-Fort Bend: 2020166387

Annexation Agreement for Jordan Ranch Street Dedication No. 6 and Reserves-Fort Bend: 2020166388

Annexation Agreement for Jordan Ranch Street Dedication No. 9- Fort Bend: 2022018058

Annexation Agreement for Jordan Ranch Street Dedication No. 10 and Reserves- Fort Bend: 2022018059

5. Name and Mailing Address of the HOA:

Jordan Ranch Residential Association, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

6. Name, Mailing Address, Phone Number and Email for designated representative:

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

7. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage.

8. Fees charged by Association related to property transfer:

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00
- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00
- Capitalization Fees: \$Capitalization Fee is equal to 100% of the then-current Annual Assessment.

This management certificate is filed on record in Fort Bend, 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.

X *Vanessa Burch*

By Vanessa Burch, Managing Agent for Jordan Ranch Residential Association, Inc.
Duly Authorized Agent

STATE OF TEXAS §

§

Dallas

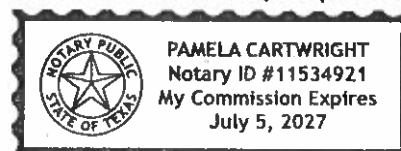
COUNTY OF FORT-BEND §

This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

X *Pamela Cartwright*

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27



AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243

<Notary Stamp Above>

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 02, 2025 01:11:42 PM

FEE: \$43.00 AA1

2025042823