

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS      §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
COLLEGE PARK HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of COLLEGE PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("Association").

WITNESSETH:

**WHEREAS**, LGI HOMES – TEXAS, LLC, a Texas limited liability company, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for College Park, recorded on September 10, 2020, as Instrument Number 202000245818 in the Official Public Records of Dallas County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.    **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is College Park No. 7.
  
2.    **Name and Mailing Address of the Association.** The name of the Association is College Park Homeowners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded in the Map/Plat Records or Official Public Records of Dallas County, Texas, and is described more fully in Exhibit A, attached and incorporated herein.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument Number 202000245818, along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and email [propertymanagement@collegetparktxhoa.com](mailto:propertymanagement@collegetparktxhoa.com).

6. **Website.** The Association's website may be found at [www.collegetparktxhoa.com](http://www.collegetparktxhoa.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; and (iii) up to \$300.00 as transfer fee.

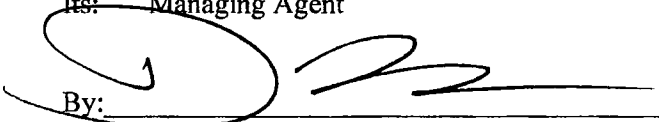
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by email at [propertymanagement@collegetparktxhoa.com](mailto:propertymanagement@collegetparktxhoa.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

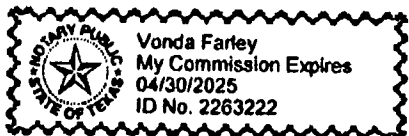
**COLLEGE PARK  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on the 23 day of May, 2022 by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of College Park Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas

EXHIBIT A

## LEGAL DESCRIPTION OF PROPERTY

## Legal Description:

All that certain lot, tract or parcel of land situated in the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas, being all of a called 8.4210 acre tract ("Tract One"), all of a called 30.672 acre tract ("Tract Two," now known as College Park No. 7) and all of a called 28.670 tract ("Tract Three") as described in deed to Clyde Hargrove, as recorded in Volume 92020, Page 299, Deed Records, Dallas County, Texas and being more fully described as follows:

Beginning at a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner on the northwest line of Silverhill Drive (a 50 foot R.O.W.) and being the most southerly corner of said 8.4210 acre tract;

Thence North 30 deg. 39 min. 26 sec. West, along the southwest line of said 8.4210 acre tract, a distance of 554.01 feet to a 1/2" iron rod found for corner;

Thence, along the northwest line of said 8.4210 acre tract the following:

North 59 deg. 23 min. 04 sec. East, a distance of 332.44 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner being the beginning of a curve to the right with a radius of 200.00 feet, a tangent length of 29.95 feet, a central angle of 17 deg. 02 min. 00 sec., the radius of which bears North 30 deg. 36 min. 56 sec. West, the chord of which bears North 50 deg. 52 min. 04 sec. East for a distance of 59.24 feet;

Along the arc of said curve for a distance of 39.46 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 42 deg. 21 min. 04 sec. East, a distance of 8.70 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner, being the beginning of a curve to the right with a radius of 215.00 feet, a tangent length of 42.35 feet, a central angle of 22 deg. 23 min. 20 sec., the radius of which bears South 47 deg. 38 min. 36 sec. East, the chord of which bears North 53 deg. 32 min. 44 sec. East for a distance of 83.48 feet;

Along the arc of said curve for a distance of 84.01 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 64 deg. 44 min. 24 sec. East, a distance of 195.89 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner, being the most northerly corner of said 8.4210 acre tract;

Thence North 30 deg. 31 min. 20 sec. West, a distance of 106.55 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner, being the most southerly corner of College Park No. 6, an addition to the City of Dallas, according to the map thereof recorded in Volume 72014, Page 1842, Map Records, Dallas County, Texas;

Thence, along the southeasterly line of said College Park No. 6 the following call:

North 30 deg. 06 min. 40 sec. West, a distance of 183.07 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 59 deg. 29 min. 23 sec. East, a distance of 135.71 feet to a 1/2" iron rod found for corner;

North 71 deg. 16 min. 54 sec. East, a distance of 49.79 feet to a 1/2" iron rod found for corner, being the beginning of a non-tangent curve to the right having a radius of 300.00 feet, a central angle of 4 deg. 21 min. 07 sec., a tangent length of 11.40 feet, the long chord of which bears North 16 deg. 57 min. 21 sec. West for a

distance of 22.78 feet with a radial line in of North 70 deg. 52 min. 05 sec. East and a radial line out of South 75 deg. 13 min. 12 sec. West

Along the arc of said curve for a distance of 72.79 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 75 deg. 13 min. 11 sec. East, a distance of 117.82 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 64 deg. 39 min. 01 sec. East, a distance of 14.85 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 58 deg. 59 min. 19 sec. East, a distance of 123.30 feet to a 3/4" iron rod found for corner;

South 29 deg. 55 min. 51 sec. East, a distance of 24.73 feet to a 1/2" capped iron rod found for corner;

North 59 deg. 04 min. 59 sec. East, a distance of 135.28 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

South 80 deg. 01 min. 05 sec. East, a distance of 59.80 feet to a 1/2" iron rod found for corner;

South 56 deg. 22 min. 30 sec. East, a distance of 15.38 feet to a 1/2" iron rod found for corner;

North 33 deg. 38 min. 03 sec. East, a distance of 23.22 feet to an "X" cut found for corner;

North 60 deg. 09 min. 21 sec. East, a distance of 514.20 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

North 60 deg. 13 min. 46 sec. East, a distance of 491.31 feet to a 1/2" capped iron rod found for corner, being the beginning of a curve to the right with a radius of 320.00 feet, a tangent length of 41.75 feet, a central angle of 14 deg. 52 min. 01 sec., the radius of which bears North 29 deg. 46 min. 13 sec. West, the chord of which bears North 52 deg. 47 min. 46 sec. East for a distance of 82.80 feet;

Along the arc of said curve for a distance of 83.03 feet to a 1/2" capped iron rod found for corner;

North 45 deg. 21 min. 46 sec. East, a distance of 307.40 feet to a 1/2" capped iron rod found for corner, being the beginning of a non-tangent curve to the right having a radius of 250.00 feet, a central angle of 29 deg. 07 min. 19 sec., a tangent length of 64.94 feet, the long chord of which bears North 59 deg. 30 min. 44 sec. East for a distance of 125.70 feet with a radial line in of South 45 deg. 02 min. 55 sec. East and a radial line out of North 15 deg. 53 min. 36 sec. West;

Along the arc of said curve for a distance of 127.07 feet to a 1/2" capped iron rod found for corner, being the beginning of a curve to the right, having a radius of 239.00 feet, a central angle of 18 deg. 13 min. 37 sec., a tangent length of 38.34 feet, the long chord of which bears North 65 deg. 18 min. 27 sec. East for a distance of 75.71 feet with a radial line in of North 15 deg. 34 min. 44 sec. West and a radial line out of South 33 deg. 48 min. 21 sec. East;

Along the arc of said curve for a distance of 76.03 feet to a 1/2" iron rod found for corner;

North 56 deg. 11 min. 36 sec. East, a distance of 9.77 feet to a 1/2" capped iron rod found for corner on the southwest right-of-way line of J.J. Lemmon Road (a 60 foot R.O.W.);

Thence South 33 deg. 38 min. 47 sec. East, along the southwest right-of-way line of said J.J. Lammom Road, a distance of 378.89 feet to a point in creek for corner;

Thence South 59 deg. 08 min. 32 sec. West, a distance of 187.77 feet to a point in creek for corner;

Thence South 19 deg. 42 min. 32 sec. West, a distance of 617.94 feet to a point in creek for corner;

Thence South 25 deg. 39 min. 32 sec. West, a distance of 602.98 feet to a point in creek for corner;

Thence South 07 deg. 01 min. 32 sec. West, a distance of 881.79 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner with Tinga Street right-of-way;

Thence South 25 deg. 59 min. 00 sec. West, a distance of 200.85 feet to a point in creek for corner;

Thence North 68 deg. 13 min. 00 sec. West, a distance of 52.98 feet to a 1/2" iron rod found for corner;

Thence South 59 deg. 29 min. 00 sec. West, a distance of 362.93 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

Thence North 30 deg. 33 min. 00 sec. West, along the northeast line of Highland Green Addition, an addition to the City of Dallas, according to the map thereof recorded in Volume 71213, Page 2488, said Map Records, a distance of 1104.11 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

Thence, along the northwest line of said Silverhill Drive the following:

Along a non-tangent curve to the right having a radius of 250.00 feet, a central angle of 11 deg. 25 min. 51 sec., a tangent length of 25.02 feet, the long chord of which bears South 54 deg. 16 min. 50 sec. West for a distance of 49.79 feet with a radial line in of South 30 deg. 00 min. 15 sec. East and a radial line out of North 41 deg. 26 min. 06 sec. West for an arc length of 49.88 feet to a 3/4" iron rod found for corner;

Along a compound curve to the right with a radius of 200.00 feet, a tangent length of 18.94 feet, a central angle of 10 deg. 49 min. 10 sec., the radius of which bears North 41 deg. 26 min. 06 sec. West, the chord of which bears South 53 deg. 58 min. 29 sec. West for a distance of 37.71 feet; Thence along the arc of said curve for a distance of 37.77 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

South 59 deg. 23 min. 04 sec. West, a distance of 170.43 feet to a 3/4" iron rod found for corner, being the beginning of a curve to the right with a radius of 260.00 feet, a tangent length of 66.30 feet, a central angle of 28 deg. 36 min. 40 sec., the radius of which bears South 30 deg. 36 min. 36 sec. East, the chord of which bears South 45 deg. 04 min. 44 sec. West for a distance of 128.49 feet;

Along the arc of said curve for a distance of 129.83 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner, being the beginning of a reverse curve to the right with a radius of 210.00 feet, a tangent length of 53.55 feet, a central angle of 28 deg. 36 min. 40 sec., the radius of which bears North 59 deg. 13 min. 36 sec. West, the chord of which bears South 45 deg. 04 min. 44 sec. West for a distance of 103.78 feet;

Along the arc of said curve for a distance of 104.87 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 5427" set for corner;

South 39 deg. 23 min. 04 sec. West, a distance of 50.00 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 3427" set for corner, being the beginning of a curve to the right with a radius of 225.00 feet, a tangent length of 28.42 feet, a central angle of 14 deg. 24 min. 00 sec., the radius of which bears North 30 deg. 16 min. 36 sec. West, the chord of which bears South 66 deg. 33 min. 04 sec. West for a distance of 56.40 feet.

Along the arc of said curve for a distance of 56.33 feet to a 1/2" iron rod with red cap stamped "ADVANCED RPLS 3427" set for corner, being the beginning of a reverse curve to the right with a radius of 273.00 feet, a tangent length of 33.31 feet, a central angle of 13 deg. 48 min. 40 sec., the radius of which bears South 10 deg. 12 min. 36 sec. East, the chord of which bears South 66 deg. 52 min. 04 sec. West for a distance of 66.33 feet.

Hence along the arc of said curve for a distance of 66.33 feet to a 3/4" iron rod found for corner;

Hence South 39 deg. 58 min. 24 sec. West, a distance of 25.50 feet to the POINT OF BEGINNING, CONTAINING 67.427 acres of land, more or less.

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200146102

eRecording - Real Property

Recorded On: May 24, 2022 02:24 PM

Number of Pages: 8

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**" Examined and Charged as Follows: "**

Total Recording: \$50.00

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**\*\*\*\*\* 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: 202200146102  
Receipt Number: 20220524000531  
Recorded Date/Time: May 24, 2022 02:24 PM  
User: Kevin T  
Station: CC18

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX