

Denton County
Juli Luke
County Clerk

Instrument Number: 48774

ERecordings-RP

MEMORANDUM

Recorded On: April 27, 2017 08:34 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

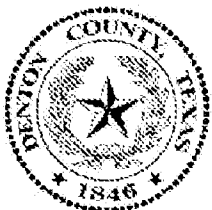
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 48774
Receipt Number: 20170427000038
Recorded Date/Time: April 27, 2017 08:34 AM
User: Connor B
Station: Station 10

Record and Return To:

eRx



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
MEDICAL PARKWAY VILLAGE
CONDO ASSOCIATION**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of MEDICAL PARKWAY VILLAGE CONDO ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, Bill & Dee Dee Builders, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Medical Parkway Village, filed on July 12, 2016, and recorded under Instrument No. 2016-83464 in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Medical Parkway Village.
2. **Name of the Association.** The name of the Association is Medical Parkway Village Condo Association.
3. **Location of the Condominium.** The condominium is located at 4221 Medical Parkway, Carrollton, Denton County, Texas.
4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded in in the Official Public Records of Denton County, Texas, attached and incorporated herein as Exhibit A.

5. Recording Data for the Declaration. The Declaration is recorded as Instrument No. 2016-83464 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

6. Mailing Address and Telephone/Facsimile Numbers. The current mailing address for the Association is c/o Secure Association Management, PO Box #51555, Denton, Texas 76206, telephone (940) 497-7328, and facsimile (940) 497-7328.

7. Other Information.

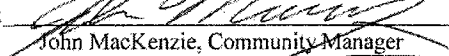
TO REQUEST A RESALE CERTIFICATE:

Please contact the above mailing address,
call (940) 497-7328, fax (940) 497-7328,
visit <http://secure-mgmt.com/>, or e-mail
john@secure-mgmt.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code.

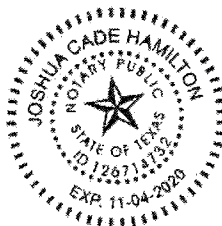
ASSOCIATION:

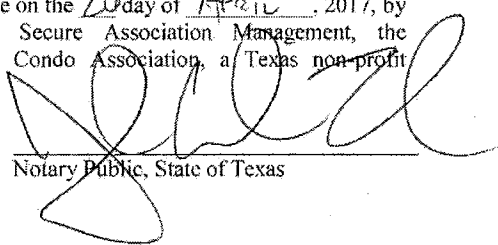
MEDICAL PARKWAY
VILLAGE CONDO ASSOCIATION,
a Texas non-profit corporation

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 26 day of April, 2017, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Medical Parkway Village Condo Association, a Texas non-profit corporation.




Notary Public, State of Texas

PROPERTY DESCRIPTION

Being a tract of land situated in the City of Canollton, Denton County, Texas and being all of Lot 5, Block A, of QUAIL CREEK NORTH - PHASE 2, an addition to the City of Canollton, as recorded in Volume 2010, Page 79, of the Map Records, of Denton County, Texas (M.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northeasterly corner of said Lot 5, same being the most easterly southeast corner of Lot 1, Block A, of said addition, said corner also being in the westerly monumented line of Medical Parkway, and also being in a curve to the right, having a radius of 2470.00', a central angle of $06^{\circ}11'52''$, and a chord which bears, South $03^{\circ}40'32''$ East, a chord distance of 267.05';

Thence along said curve to the right, in a southeasterly direction, an arc length of 267.18' to a 5/8" iron rod with a plastic cap stamped "HUITT ZOLLARS" found at the end of said curve;

THENCE continuing along said westerly monumented line of Medical Parkway, the following courses and distances:

South $00^{\circ}34'36''$ East, a distance of 50.00' to a 5/8" iron rod with a plastic cap stamped "HUITT ZOLLARS" found at the beginning of a curve to the right, having a radius of 750.00', a central angle of $04^{\circ}15'36''$, and a chord which bears, South $01^{\circ}33'12''$ West, a chord distance of 55.75*;

Thence along said curve to the right, in a southeasterly direction, an arc length of 55.76' to an "X" cut found for the southeasterly corner of said Lot 5, same being the northeasterly corner of Lot 4, Block A, of said addition;

THENCE along the southerly line of said Lot 5, same being along the northerly line of said Lot 4 and partially along the most westerly north line of Lot 2, Block A, of said addition, the following courses and distances:

North $90^{\circ}00'00''$ West, a distance of 11.75' to an "X" cut found at the beginning of a curve to the right, having a radius of 100.00', a central angle of $26^{\circ}09'52''$, and a chord which bears, North $76^{\circ}55'00''$ West, a chord distance of 45.27';

Thence along said curve to the right, in a northwesterly direction, an arc length of 45.67' to an "X" cut found at the end of said curve;

North $63^{\circ}50'01''$ West, a distance of 25.63' to a p.k. nail found at the beginning of a curve to the left, having a radius of 100.00', a central angle of $26^{\circ}44'29''$, and a chord which bears, North $77^{\circ}12'20''$ West, a chord distance of 46.25';

Thence along said curve to the left, in a northwesterly direction, an arc length of 46.67' to an "X" cut found at the end of said curve;

South $89^{\circ}25'21''$ West, passing the northwesterly corner of said Lot 4, same being the most easterly northeast corner of said Lot 2, at a distance of 68.21' and continuing in all a total distance of 82.70' to an "X" cut in concrete found at the beginning of a curve to the right, having a radius of 50.00', a central angle of $43^{\circ}58'28''$, and a chord which bears, North $68^{\circ}35'25''$ West, a chord distance of 37.44';

Thence along said curve to the right, in a northwesterly direction, an arc length of 38.37' to an "X" cut found at the end of said curve;

North $46^{\circ}36'11''$ West, a distance of 32.34' to an "X" cut found for an "ell" corner of said Lot 2 and Lot 5;

South $43^{\circ}23'57''$ West, a distance of 30.58' to an "X" cut found in a concrete drive;

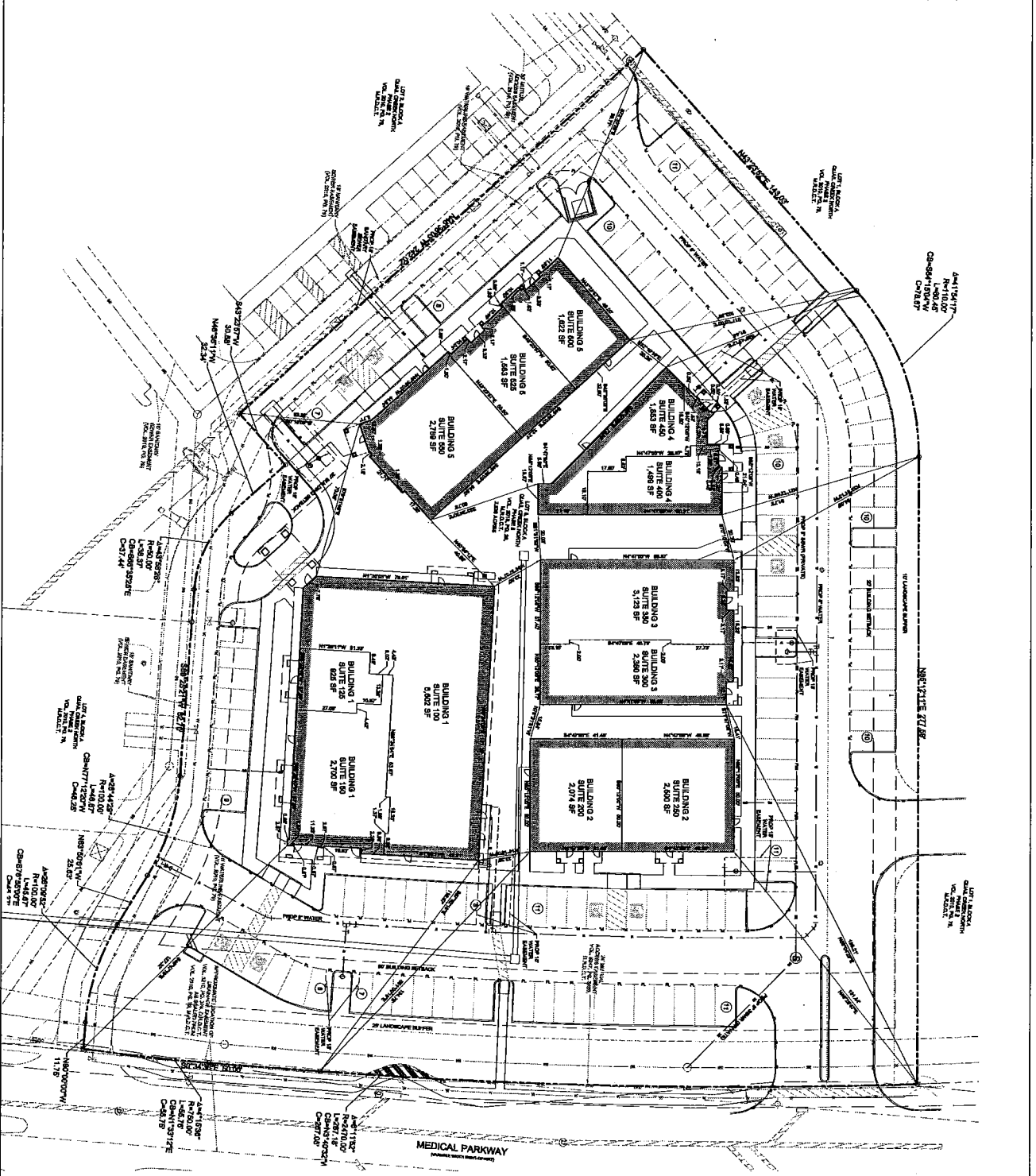
North $46^{\circ}36'03''$ West, a distance of 242.02' to a 5/8" iron rod with a plastic cap stamped "HUITT ZOLLARS" found for the most westerly corner of said Lot 5, same being the most northerly corner of Lot 2, Block A, of said addition, said corner also being in the southeasterly line of Lot 1, Block A, of said addition;

THENCE along the common line between said Lot 1 and Lot 5, the following courses and distances:

North $43^{\circ}23'52''$ East, a distance of 143.03' to an "X" cut in a concrete walk at the beginning of a curve to the right, having a radius of 110.00', a central angle of $41^{\circ}54'17''$, and a chord which bears, North $64^{\circ}15'04''$ East, a chord distance of 78.67';

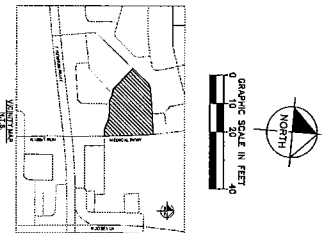
Thence along said curve to the right, in a northeasterly direction, an arc length of 80.45' to a 5/8" iron rod found at the end of said curve;

North $85^{\circ}12'11''$ East, a distance of 277.59' to the POINT OF BEGINNING and containing 123,674 square feet or 2.839 acres of land, more or less.



RECORDING INFORMATION:
BEING ALL OF LOT 5, BLOCK
A, OF OUAL CREEK NORTH-
PHASE 2, AN ADDITION TO
THE CITY OF CARROLLTON,
ACCORDING TO THE MAP
THEREOF RECORDED IN
VOLUME 2016, PAGE 29, MAP
RECORDS, DENTON COUNTY,
TEXAS

EXHIBIT "C" TO CONDOMINIUM DECLARATION
MEDICAL PARKWAY VILLAGE



- GENERAL NOTES:
1. LOCATION OF BUILDING FOOTPRINTS AND SETBACKS INDICATED BY DIMENSION LINES AND SETBACK LINES. DIMENSION LINES ARE NOT FIELD VERIFIED.
 2. SETBACK LINES WITHIN AND BETWEEN BUILDING FOOTPRINTS ARE NOT FIELD VERIFIED.
 3. LOCATION OF BUILDING SETBACK WALLS IS FROM SURVEYED PROPERTY FILE MAP OF FIELD VERIFIED.

ALL PROPERTY SUBJECT TO REQUIREMENTS OF THE CITY OF CARROLLTON, TEXAS, AND THE CONDOMINIUM PLAT CONTAINING ALL OF THE CONDOMINIUM PLAT'S UNDER REVISION.

SHEET NUMBER	MEDICAL PARKWAY VILLAGE	CONDOMINIUM PLAT	KHA PROJECT 068222003	Kimley»Horn	106 WEST LOUISIANA STREET, MOOREHEAD, TX 75006 PHONE: 409.382.0200 WWW.KIMLEY-HORN.COM TX F-628						
			DATE NOV 2016								
			SCALE AS SHOWN								
			DESIGNED BY TYC								
			DRAWN BY TYC								
CITY OF CARROLLTON	TEXAS		CHECKED BY JKH			No	REVISIONS	DATE	BY		