

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

Old Bullard Office Park Association, Inc.

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Old Bullard Office Park
2. **Subdivision information:** Old Bullard Office Park addition in Smith County, Texas according to the Plat thereof recorded in Cabinet D, Slide 99-D, 129-C, Plat Records, Smith County, Texas.
3. **Declaration information;** Lots in Old Bullard Office Park are subject to the Old Bullard Office Park Association, Inc. DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS recorded on October 2, 2001, as Document Number 2001-R0045730, Volume 6026; FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR OLD BULLARD OFFICE PARK recorded on June 14, 2002 as Document Number 2002-R0027685 Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Old Bullard Office Park 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.** There are fees associated with the sale of a property within the subdivision.
7. **Transfer Fee for Resale Certificate.** \$300

DATED Effective August 31, 2021.

Old Bullard Office Park Association, Inc.
a Texas nonprofit corporation

By: Steve C. Hardin

Name: Steve Hardin

Title: Board President

STATE OF TEXAS

COUNTY OF SMITH

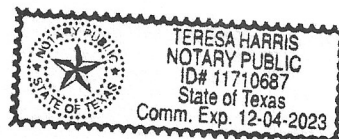
Sworn to and subscribed before me on this 28th day of July, 2021, by Steve Hardin
President for Old Bullard Office Park Association, Inc.

Teresa Harris

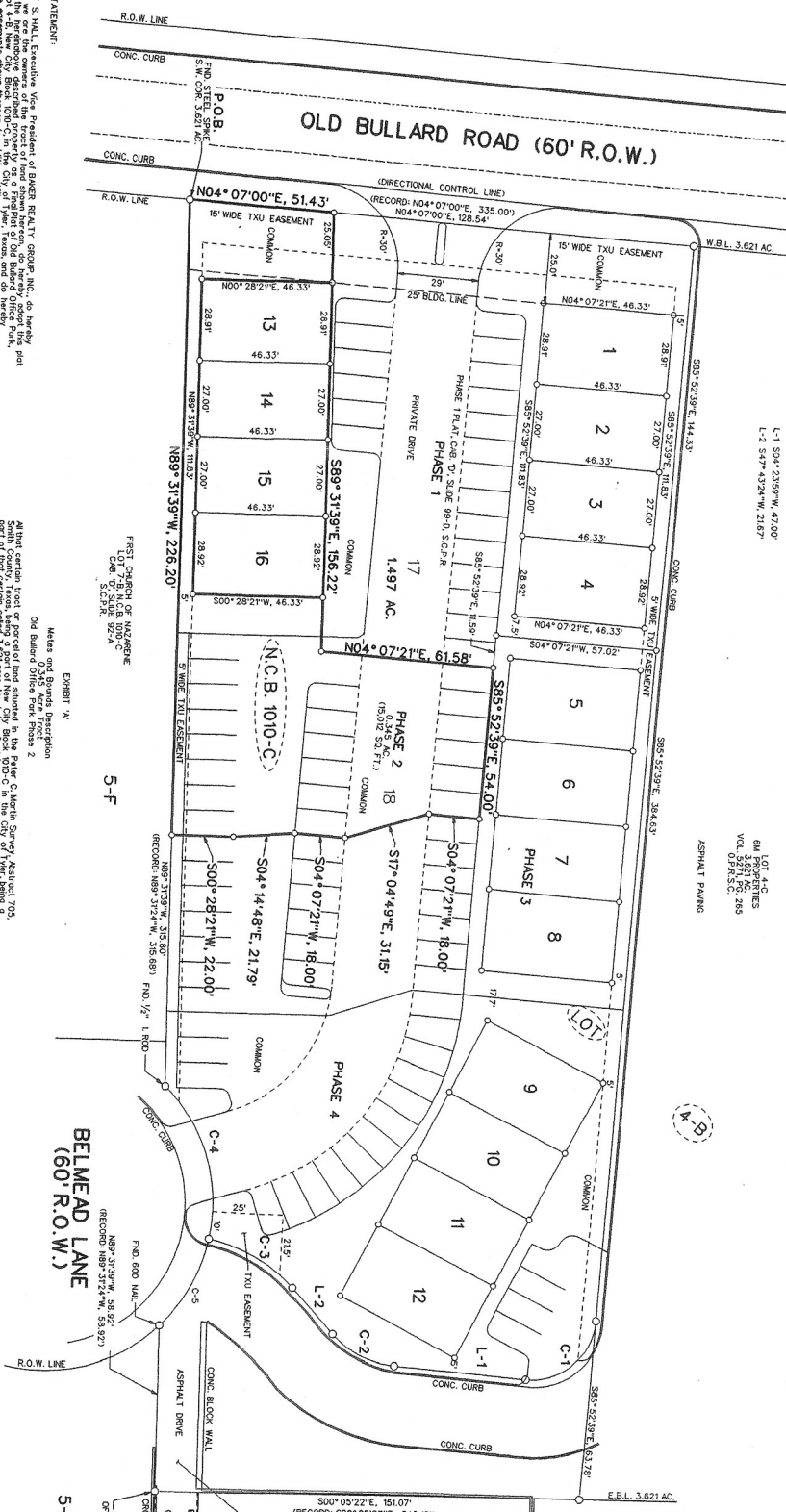
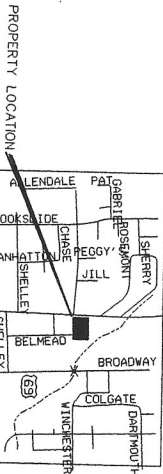
NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

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



NOTICE: setting a portion of this addition by metes and bounds is a violation of City Ordinance and State law and is subject to fines and withholding of utilities and building permits.



OWNERS STATEMENT:
I, LINDSEY S. HALL, Executive Vice President of BAKER REALTY GROUP, INC., do hereby certify that the foregoing description of the property is a true and correct description of the property as shown on the plat of the City of Tyler, Texas, and that the same is subject to the same restrictions and conditions as the property as shown on the plat of the City of Tyler, Texas.

WITNESSES:
I, ROBERT MATUSH, Registered Professional Land Surveyor No. 3862, do hereby certify that the foregoing description of the property is a true and correct description of the property as shown on the plat of the City of Tyler, Texas, and that the same is subject to the same restrictions and conditions as the property as shown on the plat of the City of Tyler, Texas.

STAMPED AND SIGNED BEFORE ME, a Notary Public, in and for the County of Smith, State of Texas, on the 17th day of October, 2001.

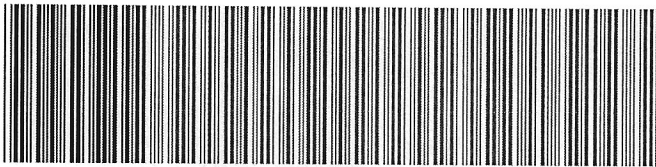


SCALE: 1" = 30'

DATE RECORDED: 12-9-01

REGISTERED PROFESSIONAL LAND SURVEYOR
BOB MATUSH SURVEYING, INC.
2624 KENDRICK DRIVE, SUITE 101
TYLER, TEXAS 75703
TEL: (936) 587-2807 FAX: (936) 587-2505

JOB NO. 00-28592 DATE: 17 OCT. 2001 SCALE: 1"=30'



VG-93-2021-202101035763

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202101035763

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:10 AM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

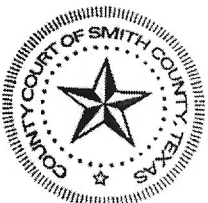
Total Recording: \$30.00

***** 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: 202101035763
Receipt Number: 20210830000044
Recorded Date/Time: August 30, 2021 10:10 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