

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PRINCETON CROSSROADS HOMEOWNERS ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, LGI HOMES - TEXAS, LLC, a Texas limited liability company, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Princeton Crossroads, recorded on September 5, 2019, under Instrument No. 20190905001091580 in the Official Public Records of Collin County, Texas (the "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 Princeton Crossroads.
2. **Name of the Association.** The name of the Association is Princeton Crossroads Homeowners Association, Inc.
3. **Recording Data for the Subdivision.** The recording data for Princeton Crossroads, an addition to the City of Princeton, Collin County, Texas, was recorded in the Plat/Map Records, Collin County, Texas and is attached hereto as Exhibit A.
4. **Recording Data for the Declaration.** The Declaration was recorded on September 5, 2019, under Instrument No. 20190905001091580, along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Mailing Address and Telephone Number of Managing Agent.** The current mailing address for the Association is c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, and telephone (214) 705-1615.

6. **Resale Certificates and Other Information:** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*") via resales@legacysouthwestpm.com or <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.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

**PRINCETON CROSSROADS
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

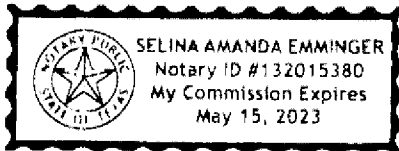
By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By: 
Danielle Lascalere, President

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This instrument was acknowledged before me on the 7th day of April, 2020, by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing Agent of Princeton Crossroads Homeowners Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

BEING AN 88.208 ACRE TRACT OF LAND SITUATED IN THE JOHN SNYDER SURVEY, ABSTRACT NUMBER 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NUMBER 866 IN THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND DESCRIBED AS "TRACT 1" IN A SPECIAL WARRANTY DEED TO IC-SB PRINCETON LAND PARTNERS, L.P., AS RECORDED IN INSTRUMENT NUMBER 20160630000828500 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND (CONTROLLING MONUMENT) 1/2-INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES" FOR THE NORTHWEST CORNER OF SAID TRACT 1 IN THE EAST LINE OF COUNTY ROAD NUMBER 458 AS DESCRIBED IN A SPECIAL WARRANTY DEED TO COLLIN COUNTY RECORDED IN VOLUME 5182, PAGE 5492 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MIREAL ESTATE PARTNERS, LTD AS RECORDED IN VOLUME 4923, PAGE 720 OF THE OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS;

THENCE S 88°39'28" E, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID M1 REAL ESTATE PARTNERS TRACT, PASSING THE SOUTHEAST CORNER OF SAID M1 REAL ESTATE PARTNERS TRACT SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA AS RECORDED IN VOLUME 755, PAGE 401 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING ALONG SAID NORTH LINE OF SAID TRACT ONE AND THE SOUTH LINE OF SAID UNITED STATES OF AMERICA TRACT, A DISTANCE OF 2,662.06 FEET TO A UNITED STATES ARMY CORP OF ENGINEERS CONCRETE MONUMENT WITH BRASS DISK DATE STAMPED 1969 FOUND (CONTROLLING MONUMENT) FOR THE NORTHERN MOST NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA AS RECORDED IN VOLUME 760, PAGE 744 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE S 31°24'02" E, DEPARTING SAID SOUTH LINE OF SAID UNITED STATES OF AMERICA TRACT (VOLUME 755, PAGE 401) AND CONTINUING ALONG THE NORTH LINE OF SAID TRACT 1 SAME BEING THE WEST LINE OF SAID UNITED STATES OF AMERICA TRACT (VOLUME 760, PAGE 744), A DISTANCE OF 1,983.76 FEET TO A UNITED STATES ARMY CORP OF ENGINEERS CONCRETE MONUMENT WITH BRASS DISK DATE STAMPED 1969 FOUND (CONTROLLING MONUMENT) FOR AN ANGLE POINT IN SAID NORTH AND WEST LINES;

THENCE S 05°20'38" E, CONTINUING ALONG SAID NORTH AND WEST LINES, A DISTANCE OF 105.86 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

THENCE, DEPARTING SAID NORTH AND WEST LINES AND OVER AND ACROSS SAID TRACT) THE FOLLOWING COURSES AND DISTANCES:

N 76°36'18" W, PASSING AT A DISTANCE OF 941.83 FEET THE EASTERN MOST NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CITY OF PRINCETON, TEXAS RECORDED IN INSTRUMENT NUMBER 2018100100128960 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND CONTINUING OVER AND ACROSS SAID IC-SB TRACT OF LAND AND THE NORTH LINE OF SAID CITY OF PRINCETON TRACT, PASSING AT A DISTANCE OF 971.67 FEET A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT) WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES", AND CONTINUING A TOTAL DISTANCE OF 2,679.32 FEET TO A 1/2-INCH IRON ROD FOUND (CONTROLLING MONUMENT) WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES" FOR CORNER;

N 88°39'28" W, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 01°20'32" E, A DISTANCE OF 165.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

S 88°39'28" E, A DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 01°20'32" E, A DISTANCE OF 304.22 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER;

N 88°39'28" W, A DISTANCE OF 1,129.52 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" SET FOR CORNER IN THE WEST LINE OF SAID TRACT 1 SAME BEING THE EAST LINE OF SAID COUNTY ROAD NUMBER 458 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, ALONG THE WEST LINE OF SAID TRACT 1 SAME BEING THE EAST LINE OF SAID COUNTY ROAD NUMBER 458, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3,995.00 FEET, A CENTRAL ANGLE OF 00°35'22", A CHORD BEARING AND DISTANCE OF N 02°05'44" E, 41.10 FEET. FOR AN ARC LENGTH OF 41.10 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES" FOUND (CONTROLLING MONUMENT) FOR CORNER;

N 02°21'55" E, A DISTANCE OF 118.17 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES" FOUND (CONTROLLING MONUMENT) FOR THE BEGINNING OF A CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 12,316.80 FEET, A CENTRAL ANGLE OF 01°50'37", A CHORD BEARING AND DISTANCE OF N 01°26'37" E, 396.28 FEET, FOR AN ARC LENGTH OF 396.29 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "J COWAN & ASSOCIATES" FOUND (CONTROLLING MONUMENT) FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 9,965.01 FEET, A CENTRAL ANGLE OF 01°05'22", A CHORD BEARING AND DISTANCE OF N 01°04'00" E, 189.48 FEET, FOR AN ARC LENGTH OF 189.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA 88.208 ACRES OF LAND MORE OR LESS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 70062-05 BY PAPE-DAWSON ENGINEERS, INC.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/09/2020 10:05:11 AM
\$42.00 TBARNETT
20200409000509780

Stacey Kemp