



AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SIERRA VISTA PROPERTY OWNERS
ASSOCIATION, INC.

The undersigned, being an officer of Sierra Vista Property Owners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN SIERRA VISTA PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2021-00007175, IN THE OFFICIAL PUBLIC RECORDS OF PALO PINTO COUNTY, TEXAS.

1. The name of the subdivision: Sierra Vista
2. The name of the association: Sierra Vista Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Palo Pinto County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Sierra Vista recorded under Document No. 2021-00007169, Official Public Records of Palo Pinto County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Sierra Vista Property Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: www.sierravistasanto.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover basic costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

SIERRA VISTA PROPERTY OWNERS ASSOCIATION, INC., a
Texas non-profit corporation

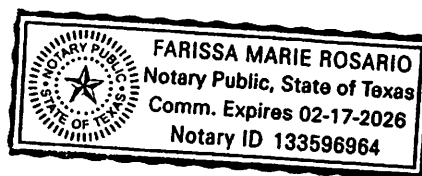
By: *Dawn Kelly*
Name: Dawn Kelly
Title: Registered Agent

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 28 day of July, 2023 by
registered agent of Sierra Vista Property Owners Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

Fariessa Marie Rosario
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT
GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG



SIERRA VISTA AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Sierra Vista, recorded as Document No. 2021-00007169, Official Public Records of Palo Pinto County, Texas.
2. Sierra Vista Property Owners Association Bylaws, recorded as Document No. 2021-00007174, Official Public Records of Palo Pinto County, Texas.
3. Sierra Vista Property Owners Association Payment Plan Policy, recorded as Document No. 2021-00007172, Official Public Records of Palo Pinto County, Texas.
4. Sierra Vista Property Owners Association Procurement Policy, recorded as Document No. 2021-00007173, Official Public Records of Palo Pinto County, Texas.
5. Sierra Vista Property Owners Association Record Retention Policy, recorded as Document No. 2021-00007171, Official Public Records of Palo Pinto County, Texas.
6. Sierra Vista Property Owners Association Record Production and Copying Policy, recorded as Document No. 2021-00007170, Official Public Records of Palo Pinto County, Texas.

Block DocID

Appendix "A"

LEGAL DESCRIPTION

Of a 346.963 acres tract of land out of Section No. 55, T. & P. RR. Co. Survey, Block "A", W.O.B., Abstract No. 830 and the J.C. Newman Survey, Abstract No. 354, both in Palo Pinto County, Texas, being part of a certain 350.209 acres tract described in Volume 2387, Page 303 of the Official Public Records of Palo Pinto County, Texas, and being further described by metes and bounds as follows:

Beginning at a set "MAG" nail in the north right of way fence of Walker Lane (paved) and in the most southerly west line of said 350.209 acres tract and in the west line of said Section No. 55 for the most southerly southwest corner of this tract. Whence a found 1/2" iron rod with cap in the east line of said J.C. Newman Survey and at the southwest corner of said Section No. 55 and at a southwest corner of said 350.209 acres tract bears S. 00 deg. 03 min. 07 sec. E. 21.76 feet.

Thence N. 04 deg. 03 min. 07 sec. W. 892.32 feet along the west line of said Section No. 55 to a found 1/2" iron rod with cap for an ell corner of this and said 350.209 acres tract.

Thence S. 89 deg. 37 min. 14 sec. W. 911.20 feet to a 4" steel post for a corner of this and said 350.209 acres tract.

Thence S. 89 deg. 24 min. 15 sec. W. 1498.38 feet to a 2" steel post in the east right of way fence of Carter Lane (gravel county road) for the most westerly southwest corner of this tract. Whence a found 1/2" iron rod with cap at the most westerly southwest corner of said 350.209 acres tract bears S. 89 deg. 24 min. 15 sec. W. 91.05 feet.

Thence along the east right of way fence of said Carter Lane the following courses and distances:

- N. 04 deg. 32 min. 48 sec. W. 224.50 feet to a 2" steel post
- N. 07 deg. 08 min. 07 sec. E. 705.31 feet to a 4" steel post
- N. 07 deg. 21 min. 24 sec. E. 443.54 feet to a 2" steel post
- N. 26 deg. 53 min. 25 sec. E. 94.73 feet to a 2" steel post
- N. 52 deg. 40 min. 47 sec. E. 131.70 feet to a 2" steel post
- N. 41 deg. 50 min. 01 sec. E. 74.92 feet to a 2" steel post
- N. 17 deg. 33 min. 56 sec. E. 158.65 feet to a 2" steel post
- N. 11 deg. 22 min. 51 sec. W. 170.43 feet to a 2" steel post
- N. 26 deg. 29 min. 43 sec. W. 215.82 feet to a 2" steel post
- N. 03 deg. 59 min. 38 sec. E. 332.65 feet to a 4" steel post
- N. 09 deg. 24 min. 04 sec. W. 34.98 feet to a set "MAG" nail in the northwest line of said 350.209 acres tract and in the southeast right of way line of the T. & P. Railroad for the most westerly northwest corner of this tract. Whence a found 60D nail at the most westerly northwest corner of said 350.209 acres tract bears S. 54 deg. 23 min. 43 sec. W. 35.00 feet.

Thence along the north line of said 350.209 acres tract and with the southeast right of way line of said Railroad the following courses and distances:

- N. 54 deg. 23 min. 43 sec. E. 1325.66 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- S. 02 deg. 06 min. 00 sec. E. 59.96 feet to a found 1/2" iron rod with cap
- N. 54 deg. 23 min. 43 sec. E. at 210.87 feet pass a found 1/2" iron rod and in all 396.24 feet to a point in the center of Palo Pinto Creek for a corner of this and said 350.209 acres tract.

Thence leaving said Railroad and along the center of said Palo Pinto Creek the following courses and distances:

- S. 38 deg. 57 min. 27 sec. E. 404.17 feet
- S. 04 deg. 28 min. 11 sec. E. 197.02 feet
- S. 12 deg. 54 min. 07 sec. E. 180.34 feet
- S. 26 deg. 24 min. 38 sec. E. 229.02 feet
- S. 57 deg. 43 min. 08 sec. E. 188.20 feet
- S. 57 deg. 07 min. 25 sec. E. 111.67 feet
- S. 73 deg. 03 min. 25 sec. E. 58.84 feet to a point in the east line of said J.C. Newman Survey for a corner of this and said 350.209 acres tract.

Thence leaving said Palo Pinto Creek, S. 00 deg. 40 min. 09 sec. E. at 31.13 feet pass a found 60D nail and in all 53.58 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the east line of said J.C. Newman Survey for a corner of this and said 350.209 acres tract.

Thence N. 83 deg. 42 min. 21 sec. E. at 472.48 feet pass a set 1/2" iron rod with cap (PRICE SURVEYING) and in all 3340.87 feet to a found 3/8" iron rod for the northeast corner of this and said 350.209 acres tract.

Thence along the east line of said 350.209 acres tract the following courses and distances:

- S. 07 deg. 57 min. 24 sec. E. 458.14 feet to a 4" steel post
- S. 11 deg. 21 min. 56 sec. W. 435.82 feet to a 4" steel post
- S. 09 deg. 39 min. 46 sec. W. 317.58 feet to a 4" steel post
- S. 09 deg. 27 min. 49 sec. W. 79.29 feet to a 4" steel post
- S. 07 deg. 16 min. 39 sec. W. 358.29 feet to a found 3/8" iron rod at the end of said Walker Lane for a corner of this and said 350.209 acres tract.

Thence S. 02 deg. 24 min. 02 sec. W. 606.14 feet along the east line of said 350.209 acres tract to a set 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way fence of said Walker Lane for the southeast corner of this tract. Whence a found 60D nail in said Walker Lane and at the southeast corner of said 350.209 acres tract bears S. 02 deg. 24 min. 02 sec. W. 36.38 feet.

Thence along the north right of way fence of said Walker Lane the following courses and distances:

- S. 33 deg. 16 min. 24 sec. W. 23.49 feet to a 4" steel post
- S. 58 deg. 10 min. 27 sec. W. 31.77 feet to a 4" steel post
- S. 68 deg. 02 min. 03 sec. W. 3336.35 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have plotted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JUNE 30, 2021.

Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN211118 211118A.crd 17140.crd FN210895



BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL, TX ZONE, US SURVEY FOOT
NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO FIRM MAP NO. 48363C0450F AND 48363C0450F, BOTH DATED APRIL 5, 2019

NOTE: ALL CORNERS ARE SET 1/2" IRON RODS MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

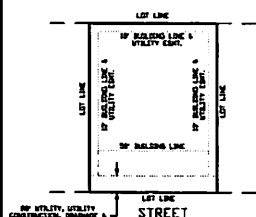
NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: WATER WILL BE SUPPLIED BY SANTI SPECIAL UTILITY DISTRICT, 13497 S FM 4, SANTI, TX 76472, 940-759-4554

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY WELL OR STATE-APPROVED COMMUNITY WATER SYSTEM

NOTE: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE PALO PINTO COUNTY PUBLIC WORKS DEPARTMENT

"TYPICAL LOT" N.T.S.



OWNER'S CERTIFICATE

That I, SIERRA VISTA RANCH, LLC, the owner of the land shown hereon, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as RANCHES AT SIERRA VISTA. I, by the recording of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this subdivision is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE _____ DAY OF _____, 2021

BY: MONTE MAGNESS, Authorized Agent for American Land Partners, Inc.,
Manager of Sierra Vista Ranch, LLC, a Delaware limited liability company

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MONTE MAGNESS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this _____ day of _____, 2021

Signature

STATE OF TEXAS

COUNTY OF PALO PINTO

I, JENNIFER FABIAN, 9-1-1 Coordinator in and for said County, have reviewed and do hereby approve the road names as shown hereon.

JENNIFER FABIAN

DATE

THE STATE OF TEXAS

COUNTY OF PALO PINTO

APPROVED BY THE COMMISSIONER'S COURT OF PALO PINTO COUNTY, TEXAS.

ON THIS THE _____ DAY OF _____, 2021.

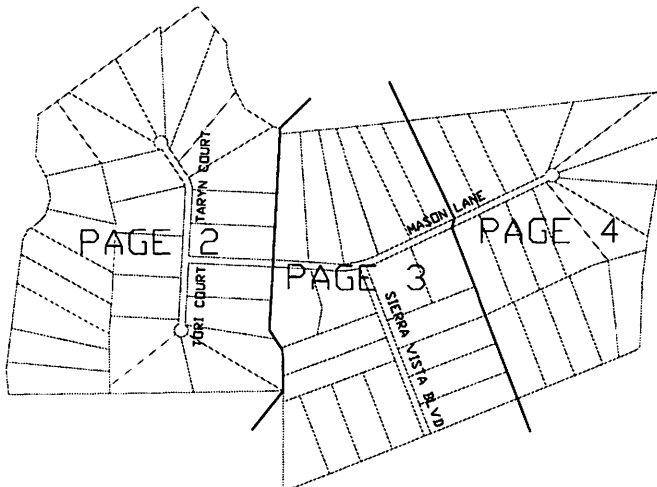
COUNTY JUDGE

COMR. PRECINCT #1

COMR. PRECINCT #2

COMR. PRECINCT #3

COMR. PRECINCT #4



FINAL PLAT

RANCHES AT
SIERRA VISTA

BEING A SUBDIVISION OF
346.963 ACRES OUT OF
SECTION NO. 55, T. & P. RR.
CO. SURVEY, BLOCK "A",
W.O.B., ABSTRACT NO. 830 AND
THE J.C. NEWMAN SURVEY,
ABSTRACT NO. 354, BOTH IN
PALO PINTO COUNTY, TEXAS

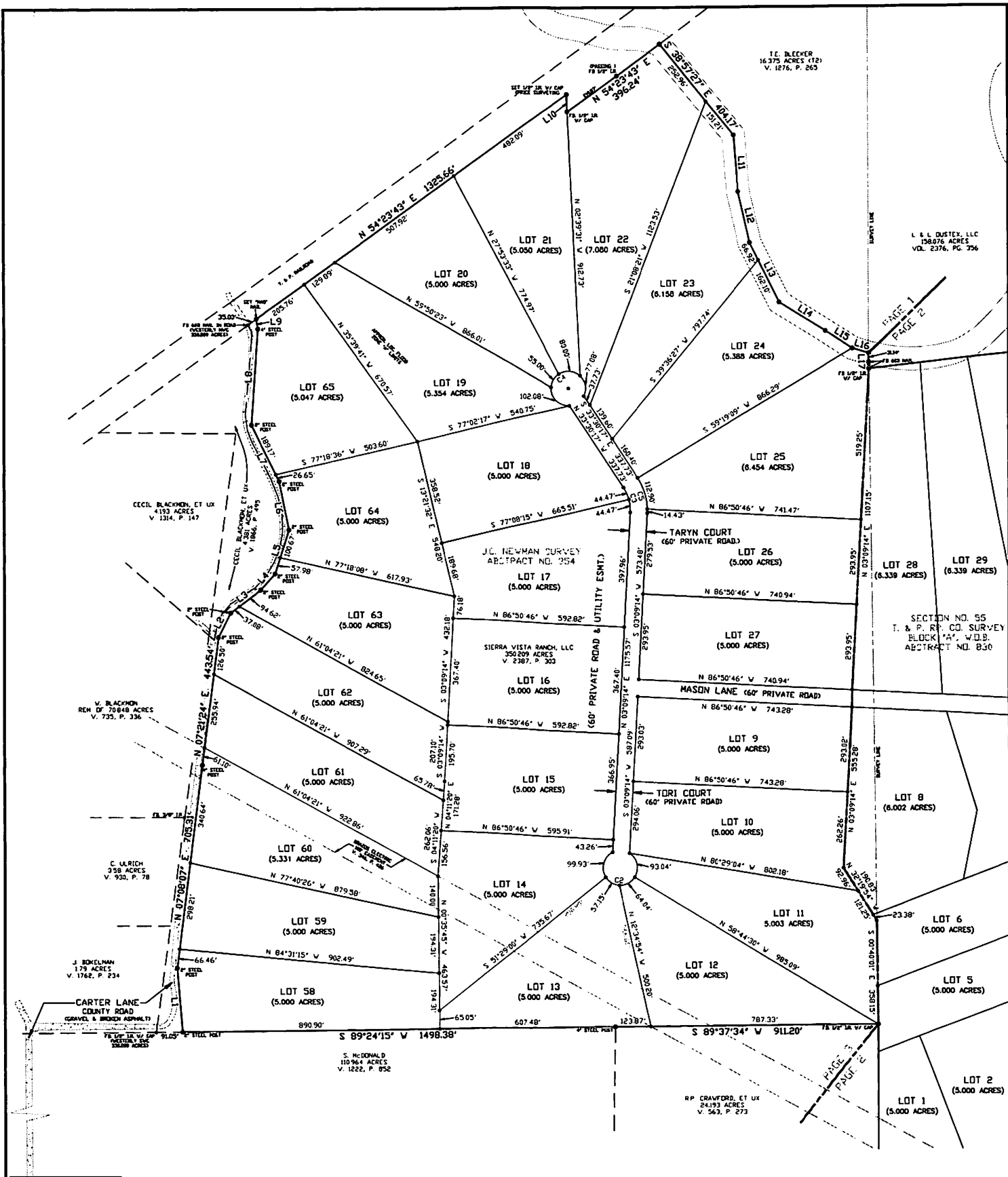
PLAT DATE: SEPTEMBER 3, 2021

DEVELOPER

SIERRA VISTA RANCH, LLC
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267

SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841



F.M. HIGHWAY NO. 2201



0 200 400 600



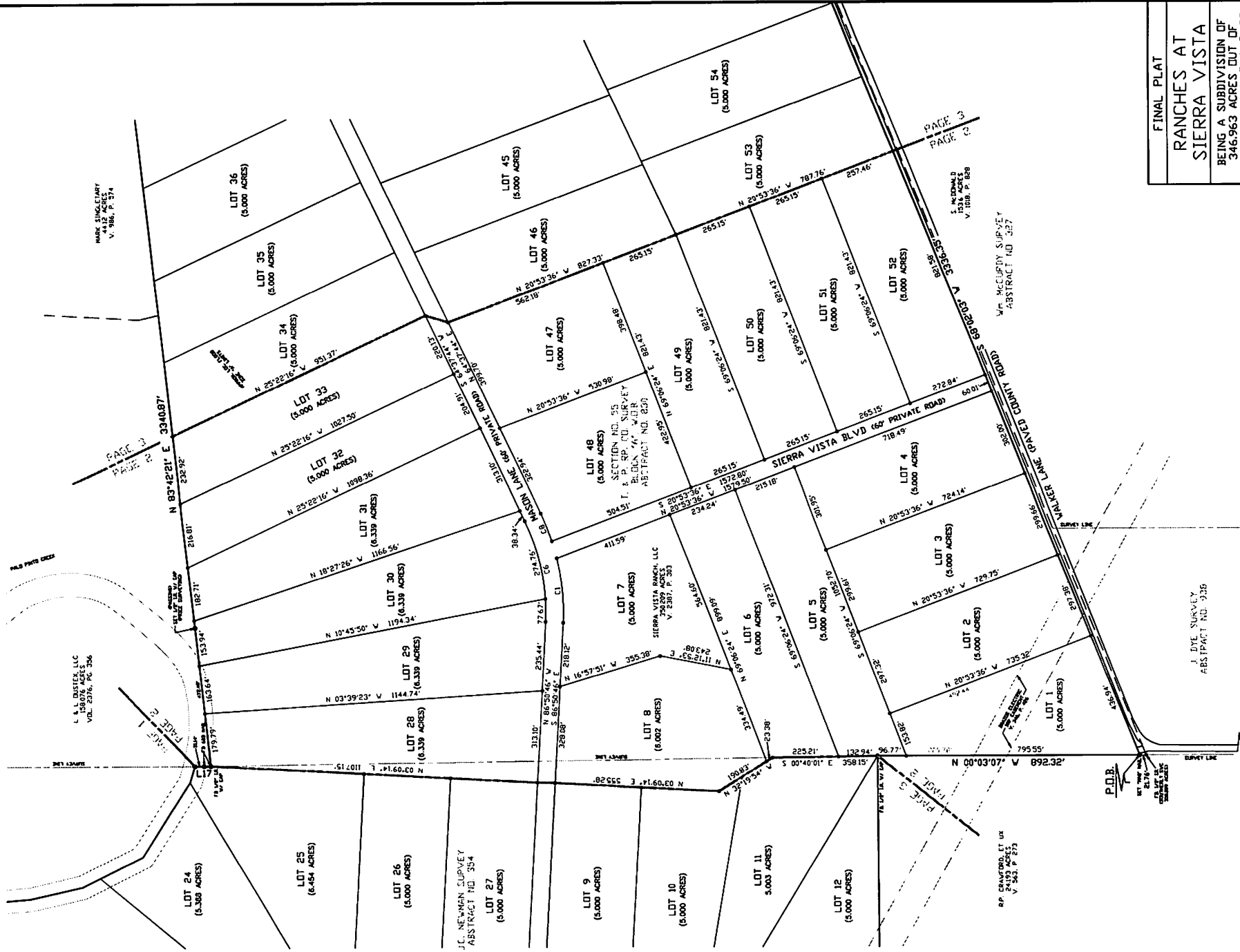
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PAGE 2 OF 4

PLAT DATE: SEPTEMBER 3, 2021

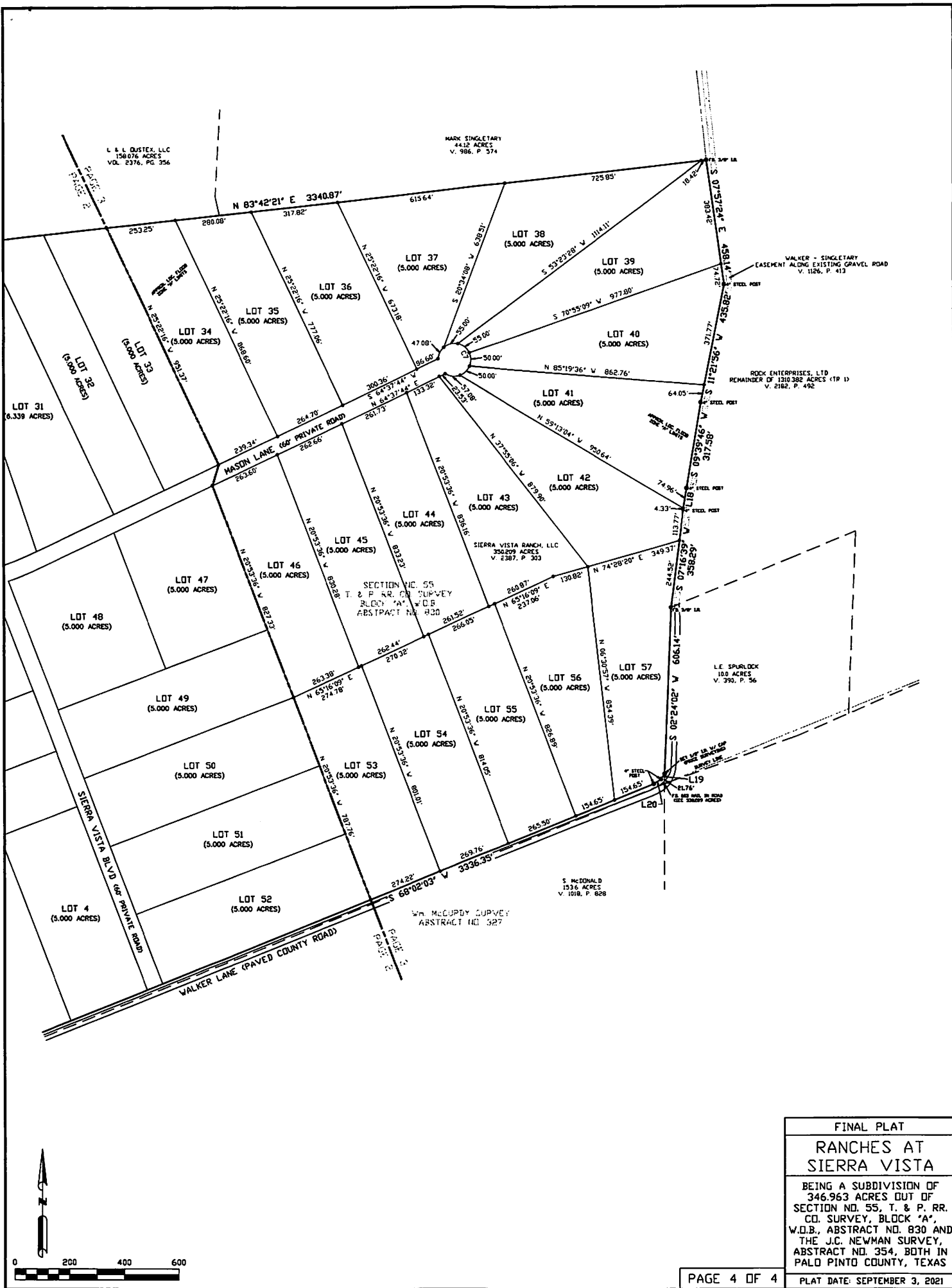


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F.M. HIGHWAY NO. 2201

PAGE 3 OF 4

PLAT DATE: SEPTEMBER 3, 2021



FINAL PLAT
RANCHES AT SIERRA VISTA
BEING A SUBDIVISION OF 346.963 ACRES OUT OF SECTION NO. 55, T. & P. RR. CO. SURVEY, BLOCK "A", W.D.B., ABSTRACT NO. 830 AND THE J.C. NEWMAN SURVEY, ABSTRACT NO. 354, BOTH IN PALO PINTO COUNTY, TEXAS
PAGE 4 OF 4
PLAT DATE: SEPTEMBER 3, 2021

**CERTIFIED FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



A handwritten signature in black ink, appearing to read "Janette K. Green", is written over the seal.

Janette K. Green Palo Pinto County Clerk
Palo Pinto County, TX
08/01/2023 12:53 PM
Fee: \$50.00
2023-00004238 AMD
B: OR V: 2508 P: 732