

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

Shahan Ranch Homeowners Association, Inc.

MANAGEMENT CERTIFICATE

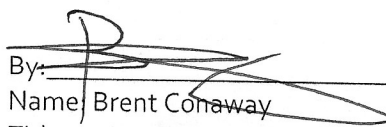
As Required by Section 209.004, Texas Property Code

1. **Name of development:** Shahan Ranch Homeowners Association, Inc.
2. **Subdivision information.** The Shahan addition in Smith County, Texas according to the Final Plat thereof recorded in Volume 457, Page 281, Plat Records, Smith County, Tyler, Texas.
3. **Declaration information;** Lots in **Shahan Homeowners Association** are subject to the SHAHAN HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS, recorded on January 14, 2008, as Document Number 1803, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Shahan Ranch Homeowners Association, Inc.
5. **How to contact the association through its managing agent.**

SouthPoint Property Management, Inc. Phone: (903) 521-3121
17968 FM 2493 #17 Email: resale@southpointpm.com
Flint, TX 75762 Website: southpointpm.com
6. **Other information the association considers appropriate.** *Transfer Fee for Resale Certificate. \$300*

DATED Effective as of March 1, 2022

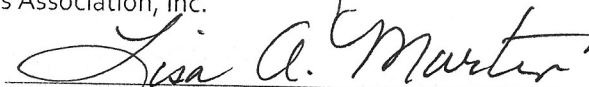
Shahan Ranch Homeowners Association, Inc.
a Texas nonprofit corporation

By: 
Name: Brent Conaway
Title: Director

STATE OF TEXAS

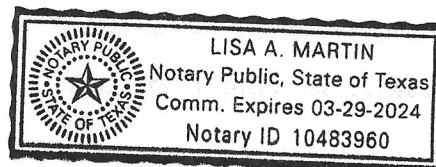
COUNTY OF SMITH

Sworn to and subscribed before me on this 8th day of February, 2022, by Brent Conaway,
Board President for Shahan Ranch Homeowners Association, Inc.


NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

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



FINAL PLAT SHAHAN RANCH UNIT 1

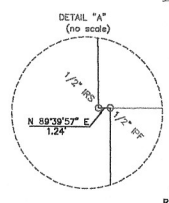
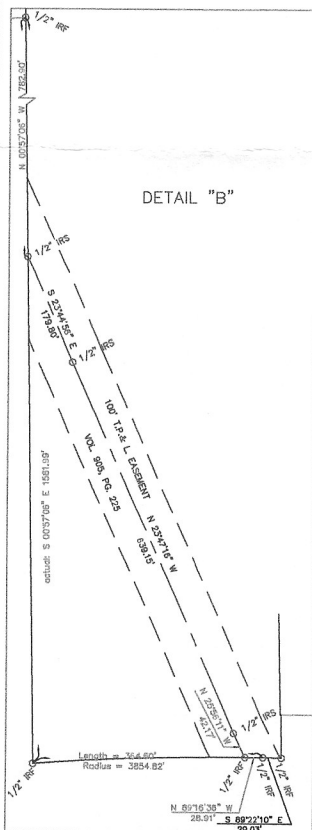
Sheet 1 of 2 dated 01-30-06

Match Line Sheet 2

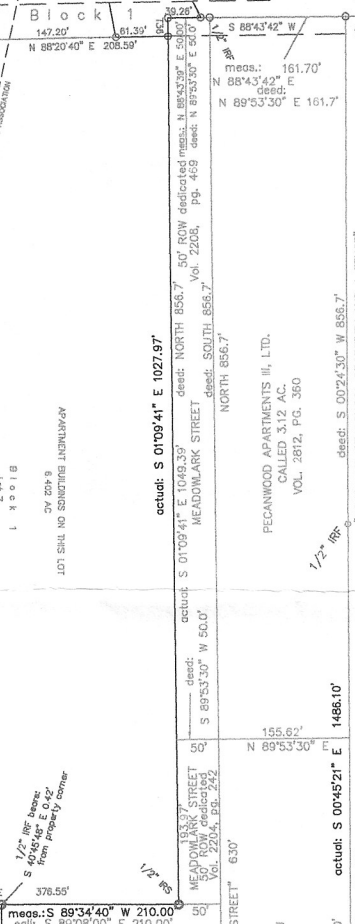
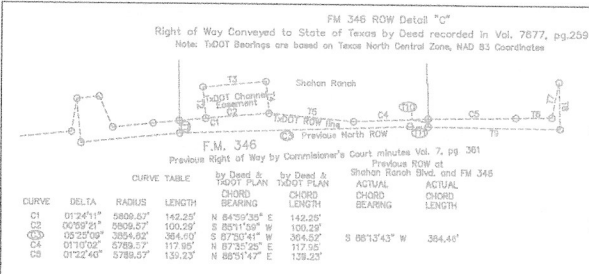


Scale: 1" = 100'

DETAIL "B"



Curve Data:
Radius = 3854.82'
Delta = 0.0225°
Length = 364.40'
Chord = 364.40'
Chord Bearing = S 88°13'43" W



CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	320.00'	81°10'38"	453.41'	S 63°15'14" W	416.44'
C2	120.00'	103°56'27"	217.70'	N 24°10'14" W	189.09'
C3	530.00'	2°51'17"	68.55'	N 14°01'14" E	157.41'
C4	720.00'	1°23'30"	80.72'	S 08°59'50" W	60.89'
C5	120.00'	123°03'58"	232.54'	S 23°03'43" W	209.59'
C6	120.00'	182°29'11"	27.21'	S 81°01'24" W	67.08'
C7	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C8	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C9	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
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C80	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C81	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C82	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
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C98	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C99	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'
C100	500.00'	0°57'10"	32.17'	S 81°01'24" W	31.62'

All Exterior Boundary Corners have been Found or Set as shown hereon.
1/2" iron rods to be set at all lot corners, Pts, PCs, & PTs upon completion of construction of streets and alleys.
Bearing Basis: GPS observation on Texas State Plane Coordinate System, Texas North Central Zone, NAD 27 Coordinates as observed during September, 2002 through January, 2006.

I, Wesley D. Turley, Registered Professional Land Surveyor No. 2114 do hereby certify that the plat hereon was prepared from an actual survey made under my direction and supervision from September, 2002 through January, 2006.
GIVEN UNDER MY HAND AND SEAL this the ____ day of ____, 2006.

This Document is released for preliminary review purposes only.
Preliminary - this document shall not be recorded for any purpose 663.10(c)



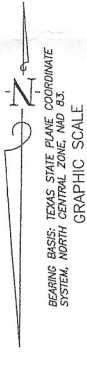
Wesley D. Turley, RPLS No. 2114
Turley Land Surveying Company
P.O. Box 23 Whitehouse, Texas 75791
(936) 639-5123 wsturley@tlyer.net

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas, this the ____ day of ____, 2006.

Eric Christian Jones
State of Texas Notary Public

NOTICE-SELLING 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.

- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED



Approved by the Planning and Zoning Commission of the City of Whitehouse, Smith County, Texas, this the 21st day of April, 2020.

Susan Hagan
By: Susan Hagan, Planning and Zoning Director/ City Secretary

Attest:

Devin Lee
Jennifer Lee, City Clerk

Melissa Ann Lindsey
Notary Public, State of Texas



This the 23rd day of April, 2020

Authorized Signatory

Witness my hand, this the 23rd day of April, 2020

That Concan Land Development Corporation is the owner of the tract of land shown hereon and does adopt this plat designating the Resubdivision of Whitehouse, Texas to Resubdivide the land shown on the plat into lots and blocks and does dedicate to the public forever the streets and easements as shown.

MEADOWLARK STREET
50' R.O.W.
VOL. 2208 PG. 242 & VOL. 2208 PG. 469



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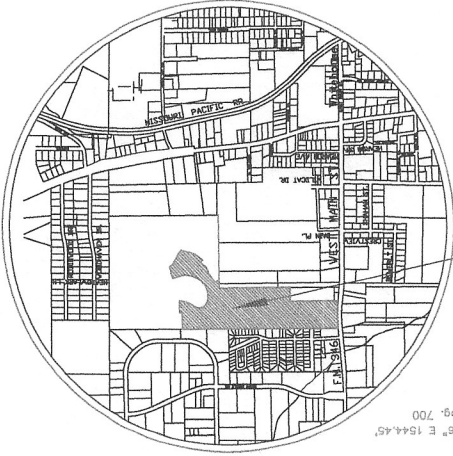
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VICINITY MAP
(not to scale)



PROJECT LOCATION
SHAHAN RANCH UNIT 1

Remainder of
Charles Williams and Oliver E. Martin
called 14,000 AC
Vol. 1819, pg. 700

actual:
N 88°29'50" E 395.15'
dead: N 89°31' E 395.15'

We, CANANI LAND DEVELOPMENT CORPORATION, Inc., acting in and thru our President,
Stephen E. Cronway, are the owners of the Tract of land shown herein and do accept this
as our part for the subdivision into lots and blocks and dedicate to the Public forever the
streets and easements as shown.

Stephen E. Cronway, President

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the
State of Texas, this the ____ day of ____, 2006.

Lashley Bell
Notary Public
State of Texas

FINAL PLAT SHAHAN RANCH UNIT 1

a 30.22 Acre Addition to the City of Whitehouse, Texas

IN THE MANUEL GUTIERREZ SURVEY, A - 364, SMITH COUNTY, TEXAS,

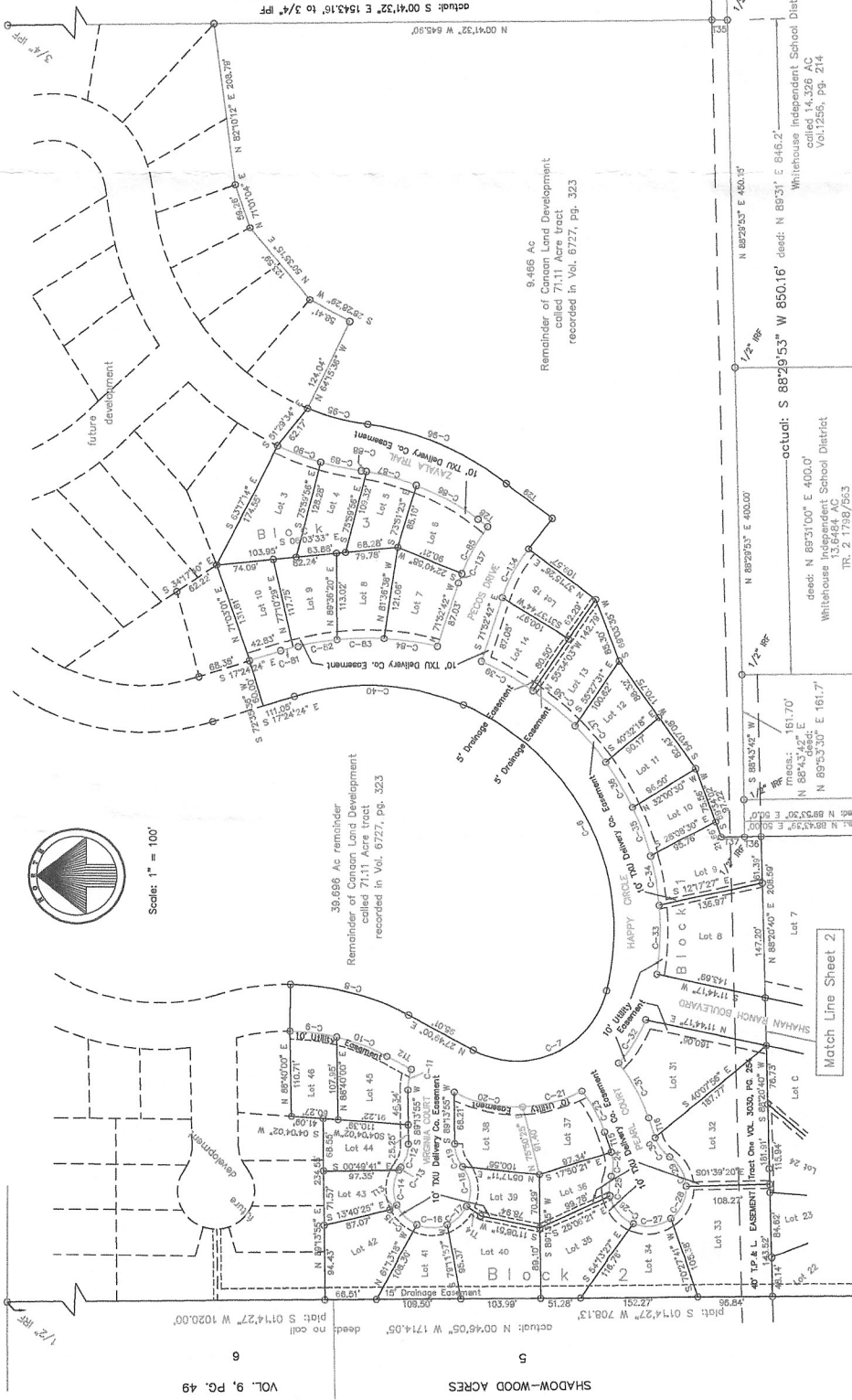
AND BEING A PART OF THAT CALLED 139.19 ACRE TRACT RECORDED IN VOL. 457, PG. 201, DEED RECORDS, SMITH COUNTY, TEXAS

Filed for Record in Cabinet ____ Slide ____ of the
Plat Records of Smith County, Texas.

Approved by the City Council of Whitehouse
Texas, this the ____ day of ____, 2006.

Mayor, City of Whitehouse, Texas

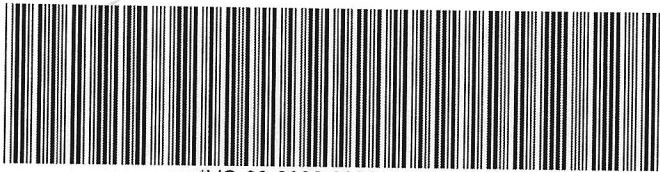
Final Plat of Shahan Ranch Unit 1
Sheet 2 of 2 dated 08-20-07



Scale: 1" = 100'

6

5



VG-93-2022-202201007343

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201007343

Real Property Recordings
CERTIFICATE

Recorded On: February 23, 2022 10:13 AM

Number of Pages: 5

Billable Pages: 4

" Examined and Charged as Follows: "

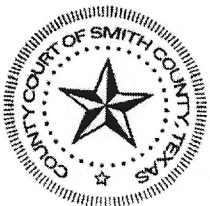
Total Recording: \$38.00

***** 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: 202201007343
Receipt Number: 20220223000087
Recorded Date/Time: February 23, 2022 10:13 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