

(To be recorded in Real Property Records of Smith County, Texas
and Texas Real Estate Commission aka TREC)
Star Canyon Phase One; Resubdivision Plat Lot 1, Star Canyon Phase 1; and Star Canyon Phase Two
(collectively "Flint - Star Canyon Homeowners Association, Inc.")

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Flint – Star Canyon Homeowners Association, Inc.
2. **Subdivision information:** Star Canyon is an addition in Smith County, Texas according to the Final Plat Star Canyon Phase One thereof recorded on October 20, 2005, Cabinet 'D', Slide 311-A Document Number 2005-R0052644, Final Plat Star Canyon Phase Two thereof recorded on July 6, 2006, Cabinet 'D', Slide 357-D Plat Records Document Number 2006-R00033671, Smith County, Texas; Plat Records, Smith County, Texas.
3. **Declaration information** Lots in Star Canyon are subject to the *Declaration of Covenants, Conditions, and Restrictions* for Star Canyon, recorded on June 9, 2006, as Document Number 2006-R00028027, Real Property Records, Smith County, Texas; *First Amendment and Clarification to the Declaration of Covenants, Conditions & Restrictions* recorded on August 7, 2007, as Document Number 2007-R00038909, Real Property Records, Smith County, Texas; *Second Amendment to Declaration of Covenants, Conditions & Restrictions* recorded on August 27, 2008, as Document Number 2008-R00040569, Real Property Records, Smith County, Texas; *Third Amendment to Declaration of Covenants, Conditions & Restrictions* recorded on August 1, 2017, as Document Number 20170100030227, Real Property Records, Smith County, Texas; *Fourth Amendment of Declaration of Covenants, Conditions & Restrictions* recorded on January 31, 2020, as Document Number 20200100003570, Real Property Records, Smith County, Texas and as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Flint - Star Canyon Homeowners Association, Inc. (a Texas nonprofit corporation).
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.** 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

FLINT - STAR CANYON HOMEOWNERS ASSOCIATION, INC.,

a Texas nonprofit corporation

By: _____

Hallye Perkins

Authorized Representative of The Heidi Children's Trust
Successor Declarant

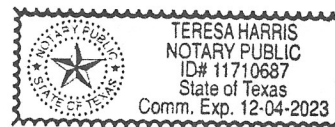
STATE OF TEXAS
COUNTY OF SMITH

Sworn to and subscribed before me on this 27th day of August, 2021, by Hallye Perkins,
Authorized Representative of The Heidi Children's Trust, Successor Declarant for Flint – Star Canyon
Homeowner Association, Inc.

NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

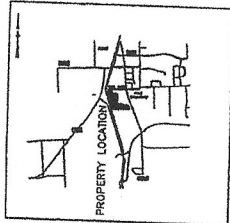
SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762



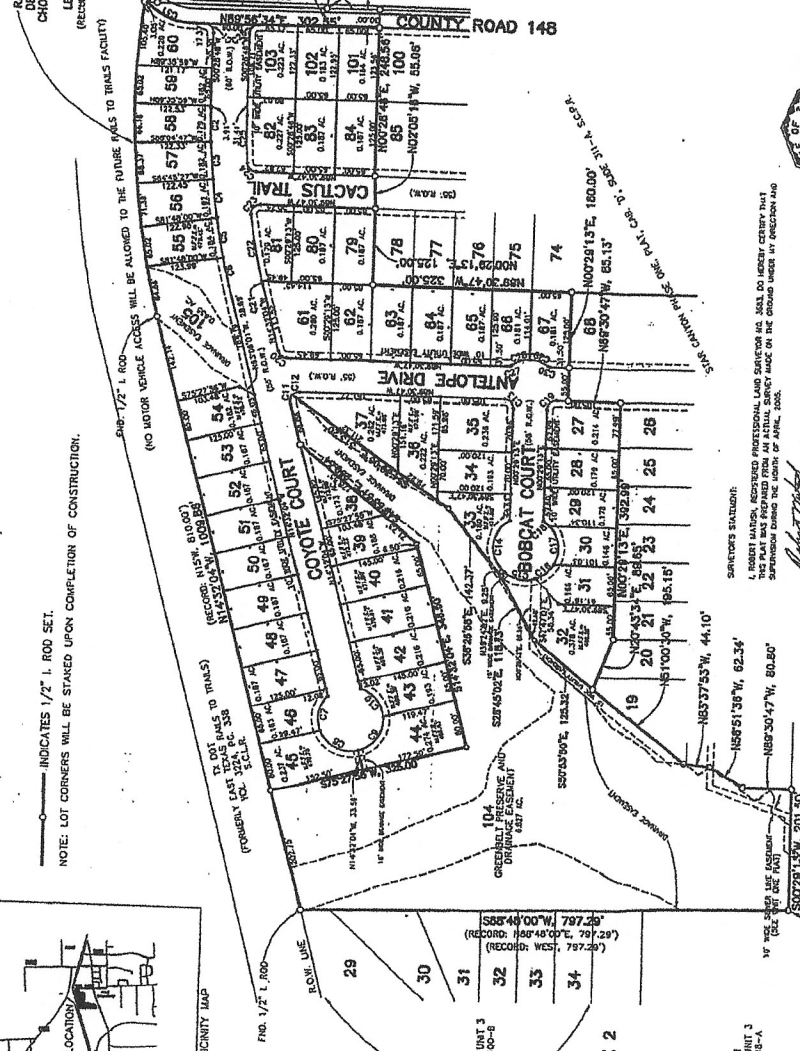
DON THOMAS QUEVEDO SEVEN LEAGUE GRANT, SECTION 49, A-18 (R.O.W. & BEARING BASIS PER PLAT, C.B. V. SURE 100-A, S.L.P.R.)

NOTE: LOT CORNERS WILL BE STAKED UPON COMPLETION OF CONSTRUCTION.

INDICATES 1/2" I. ROD SET.



BUILDING SETBACK LINES
FRONT BUILDING LINES SHALL BE THE GREATER OF 20' FROM BACK OF FRONT LOT OR 10' FROM FRONT PROPERTY LINE.
SIDE BUILDING LINES SHALL BE 20' FROM THE PROPERTY LINE FOR THE WELLING, AND 10' FOR GARAGE DOORS, WHICH SHALL BE 20' FROM THE BACK OF CURVE.
REAR BUILDING LINES SHALL BE 20' FROM THE PROPERTY LINE.
SIDE BUILDING LINES SHALL BE 9' FROM PROPERTY LINE.



CORNER	BEARING	DETAILED ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C2	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C3	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C4	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C5	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C6	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C7	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C8	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C9	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C10	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C11	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C12	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C13	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C14	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C15	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C16	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
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C18	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C19	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C20	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C21	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C22	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
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C25	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C26	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C27	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
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C97	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C98	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C99	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47
C100	N 15.00° E	89.2414°	S 84.7586° W	27.50	8.47

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHOUT OF UTILITIES AND BUILDING PERMITS.
THIS PROPERTY HAS BEEN DETERMINED TO BE IN ZONE 2 OF THE CITY OF TYLER ETL. PER INTERLOCAL AGREEMENT ADOPTED BY THE TEXAS LOCAL GOVERNMENT CODE SECTION 242.001. APPROVAL BY THE CITY OF TYLER IS REQUIRED FOR THIS PLAT.

FINAL PLAT
STAR CANYON PHASE TWO
DON THOMAS QUEVEDO
SEVEN LEAGUE GRANT
SECTION 49, A-18
SMITH COUNTY, TEXAS

OWNER: BAKER REALTY GROUP, INC.
ADDRESS: 3805 THMAS STREET, #500, TYLER, TX 75701

BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR
2824 REDBURN DRIVE, SUITE 1
TYLER, TEXAS 75701
TEL: (936) 541-7267

APR NO. 05-065 DATE: 2 JUN

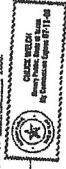
D/357-D



SURVEYOR'S STATEMENT:
I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3883, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT OF APRIL, 2000.

ROBERT MATUSH
STATE OF TEXAS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR SMITH COUNTY, TEXAS, THIS 2nd DAY OF JUNE, 2006.

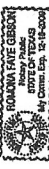


APPROVAL:
OF THIS PLAT APPROVED BY THE CITY CLERK, SMITH COUNTY, TEXAS, THIS 2nd DAY OF JUNE, 2006.

[Signature]
CITY CLERK

APPROVAL:
OF THIS PLAT APPROVED BY THE CHANCERY COURT OF SMITH COUNTY, TEXAS, THIS 2nd DAY OF JUNE, 2006.

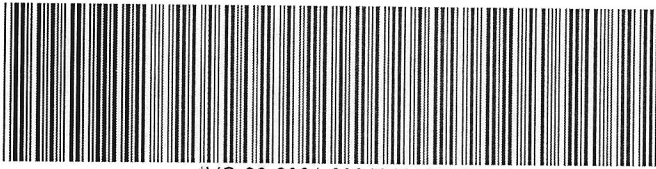
[Signature]
CHANCERY COURT



THE 5th DAY OF JUNE, 2006, I HAVE SEEN THE 2nd DAY OF JUNE, 2006.

[Signature]
ROMANITA GABE GERONZI
Notary Public
My Comm. Exp. 10-18-2006





VG-93-2021-202101035767

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202101035767

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:13 AM

Number of Pages: 4

Billable Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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.

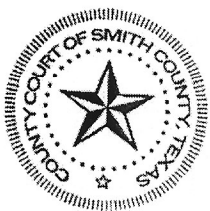
File Information:

Document Number: 202101035767

Receipt Number: 20210830000047

Recorded Date/Time: August 30, 2021 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