

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

Windsor Estates Unit I Homeowners Association, Inc.

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Windsor Estates Unit I.
2. **Subdivision information:** Windsor Estates Unit I is an addition in Smith County, Texas according to the Final Plat thereof recorded pm January 15, 2003, Document Number 2003-R0002004, Cabinet 'D', Slide 174-D, Plat Records, Smith County, Texas.
3. **Declaration information:** Lots in Windsor Estates Unit I are subject to the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for Windsor Estates, recorded on May 29, 2003, as Document Number 2003-R0027060, and First Amendment to the Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements for Winsor Estates recorded on December 10, 2018, as Document Number 20180100049332, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Windsor Estates Unit I 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.** 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.

Windsor Estates Unit I Homeowners Association, Inc. a Texas
nonprofit corporation

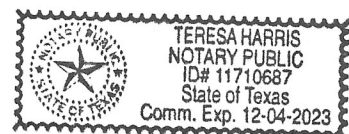
By: 
Name: Chris Ellis
Title: Board President

STATE OF TEXAS
COUNTY OF SMITH

Sworn to and subscribed before me on this 27th day of August, 2021, by Chris Ellis,
President for Windsor Estates Unit I Homeowners Association, Inc.


NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:
SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762



[illegible]

Witness, my hand, this the 2 day of November, 2002

City of Bullard Planning and Zoning Commission
Approved by the City Commission and Planning and Zoning Commission, City of Bullard, Texas this
the 9th day of July, 2002.

Approved by the City Commission and Planning and Zoning Commission, City of Bullard, Texas this the 16th day of July, 2002.

E. J. Langston, Mayor City of Bullard
City of Bullard

Patty Cooper, City Secretary
City of Bullard

Joseph Barnhart Juney, d. 163

The seal appearing on this document was authorized by Ronald E. Fix, Texas P.E. 29533 on July 16, 2002

[illegible]

Given under my hand and seal, this the 16 day of July, 2002

Wesley D. Turley, Registered Professional Land Surveyor No. 2114
P O Box 23, Whitehouse, Texas 75791-0023 903-839-5123

baseline completely within "Zone C" "Areas of Minimal Flooding" as determined graphically, by scale, from Flood Insurance Rate Map Smith County, Texas, Unincorporated Areas, Community Panel Number 461165-0345B, Effective Date July 1, 1981. No certification is given or implied as to the accuracy of the Flood Insurance Map(s) listed hereon.

Given under my hand and seal, this the 16 day of July, 2002.

Ronald E. Fox, P.E. Texas No. 29533

Vol. 3336, pg. 226

Joseph Barnhart Juney, d. 163

The seal appearing on this document was authorized by Ronald E. Fix, Texas P.E. 29533 on July 16, 2002

That, whereas Cummins Management, Inc. is the Owner of the above described property and are familiar with the terrain, elevation, high water level and all physical conditions, in on and adjacent to said property; and

Whereas, said property is subject to flooding, high water and inundation due to the natural elevation and the fact that a creek or crevice (inverse or run adjacent to said property, and

no objection to the natural flow of water including storm waters and overflow water from any creek or creeks, shall be permitted by filling or obstruction of any type of dam, bulding, bridge, walkway or any other structure within the floodway or drainage easement unless designed in accordance with the Storm Drainage Criteria of the City of Bullard, and approved by both the City of Bullard and the Windsor Estates Building Design Committee. In the event any property owner obstructs the natural flow of the water in any manner the City of Bullard may summarily remove any of said obstructions upon notification by mail to the property owner.

We do hereby declare and dedicate the "Foodway Easement" and "Drainage Easement" to be a "covenant running with the land" and that this shall constitute notice to all parties concerned including our heirs, successors or assigns and all purchasers of properties with said subdivision.

1. Street and Utility Construction shall meet City of Oakland Standards.
2. The City of Oakland Building Setback Requirements are to be used.
3. All external public works, including those with bed nails less than 1/2" from adjacent property corners, are to comply with the open construction of all streets and utilities.
4. Utilities within the substation shall be underground and the utility company shall be responsible to replace manholes, grates, overflows, property corners, etc to their original condition if they are damaged during repair or replacement.

Roads:

1. All Roads have 60" right-of-way with 30" back-to-back curbs. Curb-to-curb have 100" right-of-way and 45" back-to-back curbs. Pavement = 2" curb and parallel both sides and 20" of asphalt and 6" limestone base and if required a 6" lime stabilized sub-base.

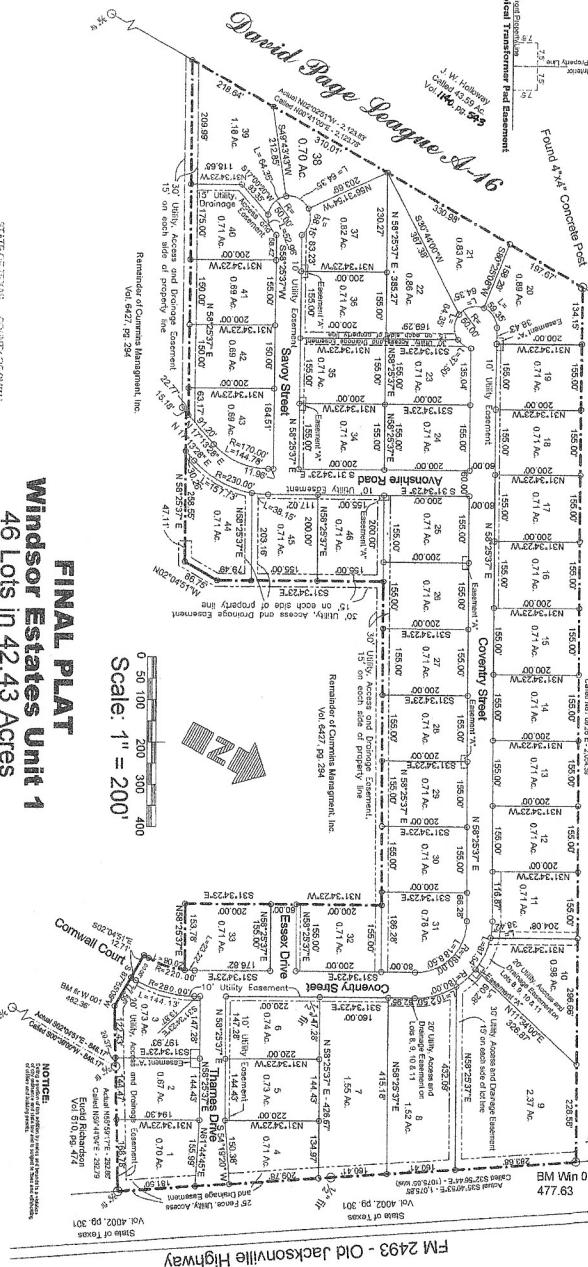
Estimate:

- typically 30' wide with 15' either side of the property line.
- Street front Utility Easements are 10' wide for Lots 5, 6, 7, 16, 17, 18, 19, 32, 34, 35, 36, 37, 44, 45, & 46.
- Street front Utility and Drainage Easements are 25' wide for Lots 8, 9, 10, & 11.
- Street front Transformer Easement "X" on lots 219, 2110, 19120, 25720, 25740, 26220, 34125 & 35037.

Revisor	Date	Auth	Comments
One	5/28/02	REF	Preliminary Layout
Two	06/02/02	REF	Preliminary Plan Rev 1
Three	06/16/02	REF	Add Adjoints
Four	10/02/02	REF	Revise Overl. Easements
Five	10/15/02	WDT	Final Plat Revisions
Six	10/22/02	REF	Revise Overl. Easements
Seven	10/24/02	WDT	Final Review

○ Dentures 1/2" I.R. Set unless noted otherwise

Utility Easement ROW as shown
100 Year Flood Plain



FINAL PLAT

46 Lots in 42.43 Acres
in the J. BARNHART SURVEY, A-163
Smith County, Texas

Recorded in Cabinet D, Slide 174-D Plat Records, Smith County, Texas

Filed for Record in:
SMITH COUNTY, TEXAS
JUDY DORNEE, CLINTY CLEGG
On Jan 15 2063
R# 12-8739P 254177
Receipt #: 15 08
Recording: 15 08
Doc/Hen : 2803-RB08C004
Dep't/Type : FL
Docket - Gloria Parks

Wesley D. Turley, R.P.L.S.

P O Box 23 Whitehouse, Texas 75791-0023

903-839-5123

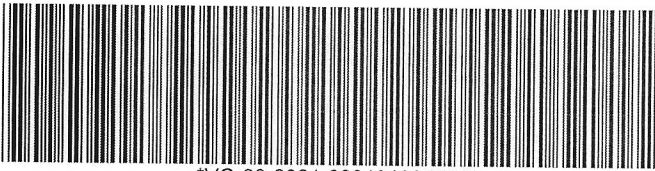
Windsor Estates

An Addition to the City of Bullard, Texas

By Cummins Management, Inc.

in the Joseph Barnhart Survey A-163

Whitehouse Consulting Forens, Inc.
Ronald E. Fix, P.E.
Chief Engineer
P. O. Box 555
Whitehouse, Texas
75791-0555
(903) 839-2212
fax (903) 839-7263
email rfix@cox-internet.com
Consulting Civil Engineer



VG-93-2021-202101035769

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202101035769

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:16 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: 202101035769
Receipt Number: 20210830000049
Recorded Date/Time: August 30, 2021 10:16 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