



HOMEOWNERS' ASSOCIATION

MANAGEMENT CERTIFICATE

for

MATRIX HOA, INC.

THE STATE OF TEXAS

COUNTY OF HARRIS

The undersigned, being the current manager for MATRIX HOA, Inc., a Texas incorporated corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: MATRIX
2. Name of Association: MATRIX HOA, Inc.
3. Recording Data for the Subdivision: See Exhibit A.
4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions, and Easements for the Matrix Subdivision, Version MH-20250101 including all Exhibits from A to T, recorded with Harris County under File No. RP-2025-36357.

5. Mailing Address of the Association: PO BOX 16399, SUGAR LAND, TX 77496

6. Phone Number: 832-876-1568

7. Email : notifications@matrixhoa365.com

8. Current Manager: Alexander Sullivan

Executed on this 3rd day of January 2025.

By: _____

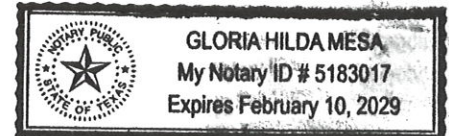
Alexander Sullivan



BEFORE ME, the undersigned notary public, on this 3rd day of January 2025, personally appeared Alexander Sullivan, current Manager of MATRIX HOA, Inc., 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 purpose and in the capacity therein expressed.

A handwritten signature in black ink, appearing to read 'Gloria Hilda Mesa', written over a horizontal line.

Notary Public, State of Texas



This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

MATRIX



EXHIBIT "A"

LEGAL DESCRIPTION

The property within MATRIX Complex comprises two parcels, designated as Parcel 1 and Parcel 2, with their respective legal descriptions provided as follows:

PARCEL 1: ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF LOTS 1 THRU 5 BLOCK TWO (2) SCOTT STREET GARDENS, RECORDED IN VOLUME 28, PAGE 53, OF MAP RECORDS AND LOT " T" BLOCK SEVEN (7) GEORGE KUHLMAN ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 655, PAGE 495 OF THE DEE RECORDS OF HARRIS COUNTY, TEXAS.

PARCEL 2: TRACT 10 - 4,851 SQUARE FEET (0.1114 ACRES) OF LAND BEING A TRACT OR PARCEL, HEREIN CALLED TRACT 101 CONTAINING 4,851 SQUARE FEET (0.1114 ACRES) OF LAND, (ORIGINALLY CALLED TRACTS= 4,750 SQUARE FEET (0.1090 ACRES) SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT 75, IN HARRIS COUNTY, TEXAS, AND BEING DESCRIBED IN A GENERAL WARRANTY DEED FROM UVALDE CENTER I, LTD., TO EHOI INVESTMENTS, LTD. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 20150075199, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN HARRIS COUNTY,

TEXAS (O.P.R.R.P.H.C.T.). SAID TRACT 10 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING FOR REFERENCE AT A FOUND 5/8 INCH IRON ROD WITH CAP (GREENLEAF) AT THE SOUTHEAST CORNER OF MATRIX, A SUBDIVISION RECORDED UNDER FILM CODE NO. 680267, HARRIS COUNTY MAP RECORDS, SAME BEING THE NORTHWEST CORNER OF THE INTERSECTION OF ADAIR STREET (60 FEET WIDE RIGHT OF WAY) WITH REEVES STREET (50 FEET WIDE RIGHT OF WAY); THENCE, NORTH 71 ° 55'31" WEST, WITH THE SOUTH LINE OF SAID MATRIX SUBDIVISION AND ORIGINALLY BEING THE SOUTH LINE OF LOT(S) 1 THROUGH 5, BLOCK 2 OF THE SCOTT STREET GARDENS RECORDED IN VOLUME 28, PAGE 53, HARRIS COUNTY MAP RECORDS, SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF REEVES STREET (SO'R.O.W.), A DISTANCE OF 301.00 FEET TO A FOUND 3/4 INCH PINCHED TOP IRON PIPE FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT 10; THENCE, CONTINUING NORTH 71° 55'31" WEST, WITH THE SOUTH LINE OF THIS DESCRIBED TRACT 10, SAME BEING THE NORTHERLY RIGHT OF WAY LINE OF REEVES STREET (SO'R.O.W.), A DISTANCE OF 50.00 FEET TO A FOUND 1/2 INCH IRON PIPE FOR THE SOUTHWEST CORNER, SAME POINT ALSO BEING THE COMMON SOUTHEAST CORNER OF A CALLED TRACT 8A, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. Y-171969, HARRIS COUNTY DEED RECORDS;



THENCE, NORTH 17° 14'29" EAST, WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT 10, SAME BEING THE COMMON EAST LINE OF TRACT 8A, A DISTANCE OF 96.85 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHWEST CORNER, AND FROM WHERE A FOUND 3/4 INCH IRON PIPE BEARS SOUTH 44° 58' WEST-1.18 FEET; THENCE, SOUTH 72° 20'31" EAST, WITH THE NORTH LINE OF THIS DESCRIBED TRACT 10, SAME BEING THE SOUTH LINE OF LOT LAND LOT M, BLOCK 2 OF THE GEORGE KUHLMAN ADDITION RECORDED IN VOLUME 655, PAGE 494, HARRIS COUNTY DEED RECORDS, A DISTANCE OF 50.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE NORTHEAST CORNER; NCE, SOUTH 17° 14'29" WEST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT 10, SAME BEING THE COMMON WEST LINE OF THE AFORESAID MATRIX SUBDIVISION, A DISTANCE OF 97.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,851 SQUARE FEET (0.1114 ACRES) OF LAND.

