

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
GARDEN VALLEY RANCH, HOMEOWNERS ASSN. INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of GARDEN VALLEY RANCH, HOMEOWNERS ASSN. INC., a Texas nonprofit corporation ("Association").

W I T N E S S E T H :

WHEREAS, Bethany/Garden Valley, LTD, a Texas limited partnership, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded on March 23, 2005, in Volume 02110, Page 2355, *et seq.*, in the Official Public Records of Ellis County, Texas ("*Original Declaration*") as supplemented and amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Garden Valley, Phases 1, 2, and 3.

2. **Name and Mailing Address of the Association**. The name of the Association is Garden Valley Ranch, Homeowners Assn. Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

3. **Recording Data for the Subdivision**. The recording data for Garden Valley Ranch, Phases 1, 2, and 3, an addition to the City of Waxahachie, Ellis County, Texas, is recorded

in the Plat/Map Records, Ellis County, Texas. Please refer to Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording data for the Declaration is that Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02110, Page 2355, *et seq.*, in the Official Records of Ellis County, Texas (“*Original Declaration*”); as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02149, Page 2477, *et seq.*, in the Official Records of Ellis County, Texas (“*Declaration*”); the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02162, Page 0156, *et seq.*, in the Official Records of Ellis County, Texas; the Supplementary and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase III, recorded as Instrument No. 2015-1513578, in the Official Records of Ellis County, Texas; the Supplemental Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch – Annexation of Garden Valley Ranch, Phase 2, recorded as Instrument No. 2023-2316776, in the Official Records of Ellis County, Texas, along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and e-mail at propertymanagement@gardenvalleyranchhoa.com.

6. **Website.** The Association’s website may be found at <https://gardenvalleyranchhoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; and (ii) \$250.00 - resale certificate.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by e-mail at propertymanagement@gardenvalleyranchhoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**GARDEN VALLEY RANCH,
HOMEOWNERS ASSN. INC.,**
a Texas nonprofit corporation

By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24 day of June, 2023
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC,
the Managing Agent of Garden Valley Ranch, Homeowners Assn. Inc., a Texas nonprofit
corporation.



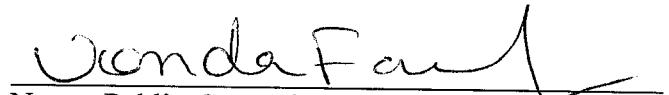

Notary Public, State of Texas

EXHIBIT A

Those tracts and parcels of real property located in the City of Waxahachie, Ellis County, Texas and more particularly described as follows:

- All property subject to the **Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1**, recorded in Volume 02149, Page 2477, *et seq.*, in the Official Public Records of Ellis County, Texas, including amendments and supplements thereto; and
- All property subject to the **Final Plats of Garden Valley, Phases 1, 2, and 3**, an Addition to the City of Waxahachie, Ellis County, Texas, according to the Map/Plat Records of Ellis County, Texas. Please refer to five (5) exhibit pages, attached and incorporated herein by reference.

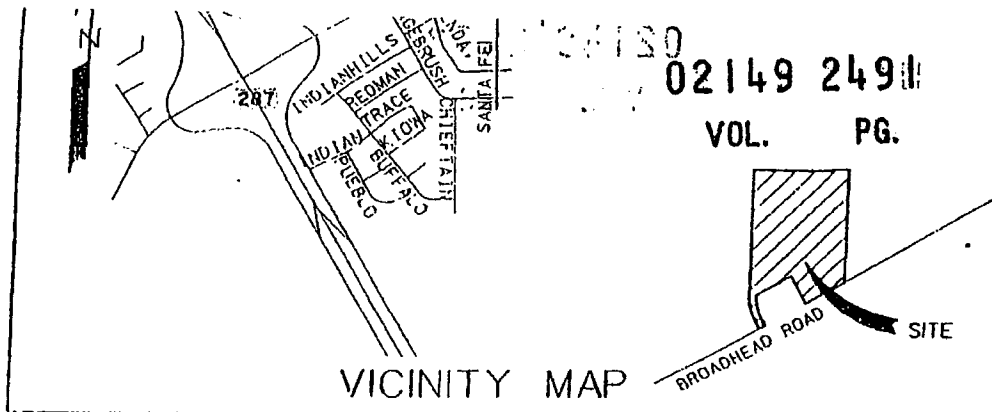


Exhibit "A"

Legal Description

WHEREAS CLYDE HARGROVE is the sole owner of a 35.5317 acre tract of land situated in the T.E. & ANN ADAMS SURVEY, Abstract No. 5, city of Waxahachie, Ellis County, Texas being part of that certain 100 acre tract, tract two, owned by Clyde Hargrove, as recorded in Volume 01890, page 1680 of the Deed Records of Ellis County Texas (D.R.C.T.) and being more particularly described by meets and bounds as follows:

BEGINNING at a railroad spike set in Broadhead Road (a county road) and in the occupied south line of said Adams survey and the north line of the W.C. CALDER SURVEY, Abstract No. 235 for the most southeasterly corner of this tract and said 100 acre tract, and the southwest corner of a residual of a called 96.714 acre tract of land conveyed to Stark Development Company, Inc. by deed recorded in Volume 1381, Page 122, OPRECT:

THENCE South 59 degrees 57 minutes 05 seconds West (Same as Deed), 500.00 feet along Broadhead Road, the Adams-Calder survey line, and the most southerly line of this tract and said 100 acre tract to a $\frac{1}{2}$ inch iron rod set for corner;

THENCE North 30 degrees 00 minutes 00 seconds West, Departing said Broadhead Road, a distance of 369.20 feet to a $\frac{1}{2}$ inch iron rod set for corner;

THENCE South 59 degrees 58 minutes 08 seconds West, a distance of 451.83 feet to a $\frac{1}{2}$ inch iron rod set for corner, and being the beginning of a non tangent curve to the left having a central angle of 30 degrees 2 minutes 55 seconds, a radius of 560 feet, a chord bearing of South 15 degrees 1 minutes 28 seconds East, and a chord distance of 290.34 feet;

THENCE southerly along said curve, a distance of 293.69 feet to a $\frac{1}{2}$ inch iron rod set;

THENCE South 30 degrees 02 minutes 55 seconds East, a distance of 88.93 feet to a $\frac{1}{2}$ inch iron rod set for corner, also being the centerline of said Broadhead Road;

THENCE South 59 degrees 57 minutes 05 seconds West, along said Broadhead Road, a distance of 80 feet to a $\frac{1}{2}$ inch iron rod set for corner and being the most South West corner of the tract herein described;

THENCE North 30 degrees 02 minutes 55 seconds West, Departing said Broadhead Road, a distance of 88.93 feet to a $\frac{1}{2}$ inch iron rod set, and being the beginning of a tangent curve to the right having a central angle of 30 degrees 2 minutes 55 seconds, a radius of 640 feet, a chord bearing of North 15 degrees 1 minutes 28 seconds West, and a chord distance of 331.81 feet;

THENCE northerly along said curve, a distance of 335.65 feet to a $\frac{1}{2}$ inch iron rod set;

THENCE North, a distance of 1453.26 feet to a $\frac{1}{2}$ inch iron rod set for corner, being the most Northwest part of tract herein described.

THENCE East, a distance of 928.87 feet to a $\frac{1}{2}$ inch iron rod set;

THENCE North, a distance of 11.39 feet to a $\frac{1}{2}$ inch iron rod set;

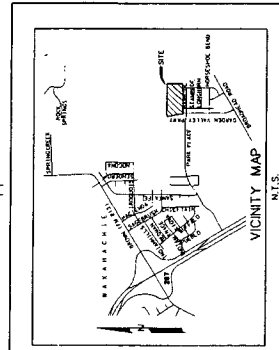
THENCE East, a distance of 165.79 feet to a $\frac{1}{2}$ inch iron rod set for corner, being the most Northeast part of the tract herein described, also being a point along the west line of said Stark Tract;

THENCE South 00 degrees 16 minutes 02 seconds West, a distance of 1305.91 feet along west line of said Stark Tract to the POINT OF BEGINNING, and containing approximately 35.5317 acres of land.

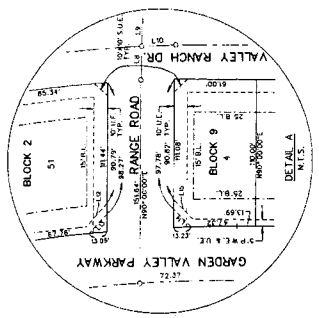
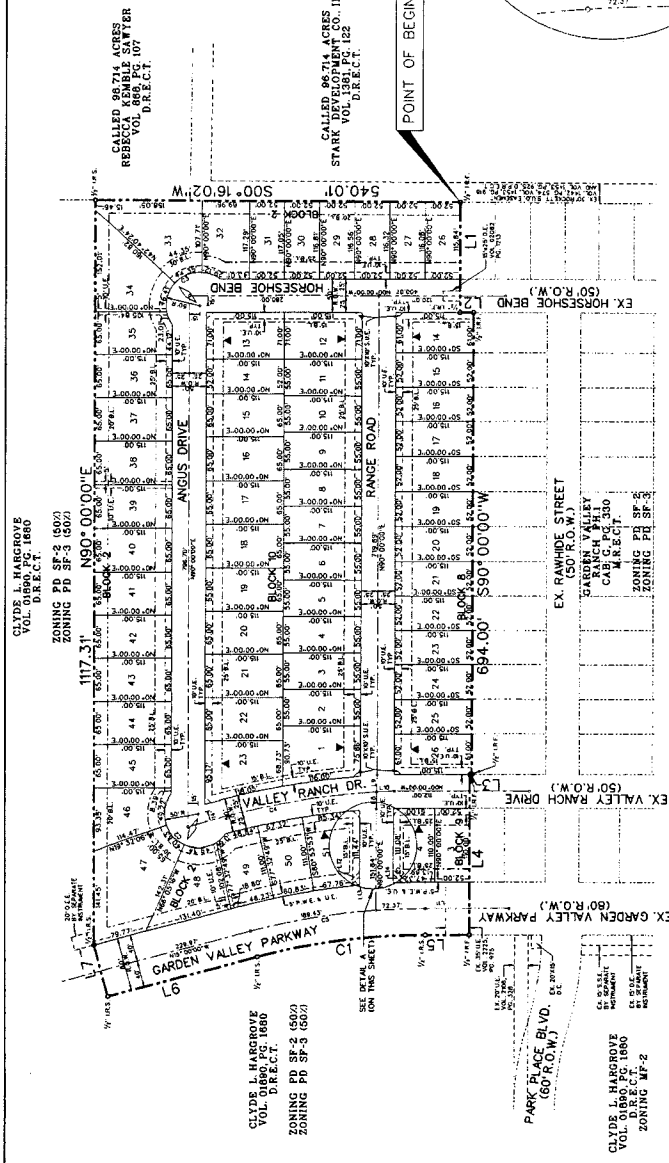
COUNTY CLERK'S MEMO
Instrument UNSATISFACTORY
For microfilm recording

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST. NO. 092795 FILING DATE: Sep 21, 2009 08:28:09 AM

H167



POINT OF BEGINNING



FINAL PLAT
GARDEN VALLEY RANCH, PHASE 2
14.488 ACRES (64 LOTS)
OUT OF THE
ABSTRACT 6
J.B. & ANN ADAMS SURVEY
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
ZONING PD SP-3
SUBDIVISION 2009

SCALE 1" = 100'



SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, that I, James L. Harrington, Surveyor, do hereby certify that I have personally examined the plat from an original survey of the Garden Valley Ranch, Phase 2, Abstract 6, and that the same is a true and correct representation of the actual survey made by me or under my direction and supervision in accordance with the laws of the State of Texas.
WITNESSED my hand and seal of office, this 1st day of September, 2009.
JAMES L. HARRINGTON
SURVEYOR

STATE OF TEXAS
COUNTY OF ELLIS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James L. Harrington, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and considerations therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of September, 2009.

OWNER
BETHANY/GARDEN VALLEY, LTD.
101 VALLEY RIDGE DRIVE
RED OAK, TX 75084
(972) 617-1100 FAX (972) 817-1104

ENGINEER
HARRINGTON ENGINEERING, INC. ADVANCED LAND SURVEYING, INC.
P.O. BOX 140447
DALLAS, TX 75244
(214) 884-8804 FAX (214) 884-8325
(972) 845-2532 FAX (972) 845-2461
JULY 27, 2009 SCALE 1"=100'
SHEET 1 OF 2

2A

VICENTE MAF-
N.T.S.

Notary Public in and for the State of Texas
James E. Shumaker

ON NO. F-1224
APRIL 26, 2016
FIRM REGISTRATION NO. 101023-00
SCALE: 1"=100'
SHEET 1 OF 2

FIRM REGISTER

and for the State of Texas

VICINITY MAP
N.T.S.

