Walker County
Kari A. French
Walker County Clerk

Instrument Number: 85398

ERecordings-RP

AFFIDAVIT

Recorded On: November 23, 2022 10:14 AM

Number of Pages: 5

" 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:

Instrument Number:	85398
Receipt Number:	20221123000007
Recorded Date/Time:	November 23, 2022 10:14 AM
User:	Jessica D
Station:	Recording01

Record and Return To:

CSC Global

STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

Kari A. French

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
I TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION

The undersigned certifies that Onstott Consulting, LLC is the duly appointed and acting management company for 1 Texas Grand Ranch Property Owners Association, (the "Association"). The Association is the property owners' association for Texas Grand Ranch Section 1, Texas Grand Ranch Section 2, Texas Grand Ranch Section 3a, Texas Grand Ranch Section 3b, Texas Grand Ranch Section 4a, Texas Grand Ranch Section 4b, Texas Grand Ranch Section 5, Texas Grand Ranch Section 6, Texas Grand Ranch Section 7, Texas Grand Ranch Section 8, Texas Grand Ranch Section 9, Texas Grand Ranch Section 10, Texas Grand Ranch Section 11, Texas Grand Ranch Section 12, Texas Grand Ranch Section 13, Texas Grand Ranch Section 14, and Texas Grand Ranch Section 15 subdivisions in Walker County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

Name of Subdivision:	TEXAS GRAND RANCH SECTION 1 TEXAS GRAND RANCH SECTION 2 TEXAS GRAND RANCH SECTION 3A TEXAS GRAND RANCH SECTION 3B TEXAS GRAND RANCH SECTION 4A TEXAS GRAND RANCH SECTION 4B TEXAS GRAND RANCH SECTION 5 TEXAS GRAND RANCH SECTION 6 TEXAS GRAND RANCH SECTION 7 TEXAS GRAND RANCH SECTION 8 TEXAS GRAND RANCH SECTION 9 TEXAS GRAND RANCH SECTION 10 TEXAS GRAND RANCH SECTION 11 TEXAS GRAND RANCH SECTION 12 TEXAS GRAND RANCH SECTION 13 TEXAS GRAND RANCH SECTION 14 TEXAS GRAND RANCH SECTION 15
Association Website:	texasgrandranchpoa.nabrnetwork.com
Name of Association:	1 TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION
Recording Data for the Subdivision:	*Texas Grand Ranch, Section 1*, Volume 6, Page 34 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 2, Volume 6, Page 46 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 3a, Volume 6, Page 57 of the Walker County, Texas Official Public Record

Texas Grand Ranch, Section 3b, Volume 6, Page 59 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 4a, Volume 6, Page 87 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 4a Replat, Volume 6, Page 100 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 4b, Volume 6, Page 101 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 5, Volume 6, Page 124 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 6, Volume 6, Page 122 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 7, Volume 6, Page 140 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 8, Volume 6, Page 148 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 9, Instrument No. 46523, Volume 6, Page 160 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 10, Instrument No. 48049, Volume 6, Page 166 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 11, Instrument No. 50934, Volume 6, Page 182 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 12, Instrument No. 54205, Volume 7, Page 1 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 13, Instrument No. 56365, Volume 7, Page 13 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 14, Instrument No. 57758, Volume 7, Page 24 of the Walker County, Texas Official Public Records

Texas Grand Ranch, Section 15, Instrument No. 64909, Volume 7, Page 62 of the Walker County, Texas Official Public Records

Recording Data for the Restrictions:

Seventh Amended and Restated Declaration for Texas Grand Ranch – Instrument No. 64008 of the Official Public Records of Walker County, Texas

First Amendment to the Seventh Amended and Restated Declaration for Texas Grand Ranch – Instrument No. 64932 of the Official Public Records of Walker County, Texas

Second Amendment to the Seventh Amended and Restated Declaration for Texas Grand Ranch – Instrument No. 83459 of the Official Public Records of Walker County, Texas

Correction-*Second Amendment to the Seventh Amended and Restated Declaration for Texas Grand Ranch* – Instrument No. 83798 of the Official Public Records of Walker County, Texas

Supplemental Declaration to the Seventh Amended and Restated Declaration for Texas Grand Ranch – Instrument No. 85184 of the Official Public Records of Walker County, Texas

Other Relevant Instruments:

Articles of Incorporation – Clerk's File No. 36376, Official Public Records of Walker County, Texas

Bylaws (Amended November 2020) – Clerk's File No. 64565, Official Public Records of Walker County, Texas

Site & Building Requirements for Texas Grand Ranch – Instrument No. 64009, Official Public Records of Walker County, Texas

First Amendment to the Site & Building Requirements for Texas Grand Ranch – Instrument No. 83460 of the Official Public Records of Walker County, Texas

Payment Plan Policy – Clerk's Document No. 33706, Official Public Records of Walker County, Texas

Records Production Policy – Clerk's Document No. 33707, Official Public Records of Walker County, Texas

Records Retention Schedule – Clerk's Document No. 33708, Official Public Records of Walker County, Texas

Mailing Address of the Association:

P O Box 219
New Waverly, Texas 77358
936-647-6512
d.onstott@pattenco.com

Name and Mailing Address of
Person Managing the Association or
Designated Representative:

Deborah Onstott
Onstott Consulting, LLC
P O Box 219
New Waverly, Texas 77358

Resale Transfer fees:

$175.00 payable to I Texas Grand Ranch POA

Signed this 22nd day of November, 2022

Shelby Gehovak

By: Shelby Gehovak As: Secretary/Treasurer
1 Texas Grand Ranch Property Owners Association

STATE OF TEXAS §
§
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 22nd day of November, 2022 by Shelby Gehovak as Secretary/Treasurer of 1 TEXAS GRAND RANCH PROPERTY OWNERS ASSOCIATION, a Texas Nonprofit corporation, on behalf of said corporation.

Laura Caballero

Notary Public – State of Texas

My Commission expires:

LAURA CABALLERO
My Notary ID # 131516714
Expires April 4, 2026

After Recorded Please Return To:
1 Texas Grand Ranch Property Owners Assn
P O Box 219
New Waverly, TX 77358