D224078384 05/06/2024 03:16 PM Page: 1 of 3 Fee: $28.00 Submitter: Neighborhood Management, Inc
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR MCPHERSON RANCH OWNERS ASSOCIATION, INC.

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of McPherson Ranch Owners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, D.R. Horton, Texas, L.T.D., a Texas limited partnership, as Declarant, placed of record that certain Declaration of Covenants, Conditions and Restrictions for McPherson Ranch, recorded on April 11, 2003, under Instrument No. D203129839 in the Official Public Records of Tarrant County, Texas (the "Declaration"), which Declaration, as supplemented or 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 Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. Name of the Subdivision: The name of the subdivision subject to the Declaration is McPherson Ranch, Phases 1,2,3,4, and 5.

2. Name and Mailing Address of the Association: The name of the Association is McPherson Ranch Owners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.

3. Recording Data for the Subdivision: The recording data for the subdivision is recorded Cabinet A, Page 7963 (Phase 1), Cabinet A, Slide 8909 (Phase 2), Cabinet A, Slide 9535, (Phase 3), Cabinet A, Slide 10366 (Phase 4, Section 1), Cabinet A, Slide 10856 (Phase 4, Section 2), and Cabinet A, Slide 10633 (Phase 5) of the Map/Plat Records of Tarrant County, Texas, including any amendments and replats.

4. Recording Data for the Declaration. The recording data for the Declaration is filed as Instrument No. D203129839 and Amendment filed as Instrument No. D207135906 in the Official Public Records of Tarrant, County, Texas, and any additional amendments thereof or supplements thereto.

5. Name and Contact Information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website: The Association's website may be found at https://neighborhoodmanagement.com

7. Property Transfer /Resale Fees:

Resale Certificate:	$375.00
Transfer Fee:	$250.00
Optional Inspection Fee:	$150.00
Working Capital:	$150.00.

8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

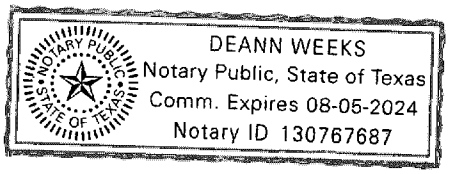
ASSOCIATION:

MCPHERSON RANCH OWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: _____
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 6 day of May, 2024, by Beverly Coghlan, Agent for the Association of MCPHERSON RANCH OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas