

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2023 - 24993

ERecordings-RP

Recorded On: September 19, 2023 11:29 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$32.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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**File Information:**

Document Number: 24993  
Receipt Number: 20230919000066  
Recorded Date/Time: September 19, 2023 11:29 AM  
User: Kenady P  
Station: CC007

**Record and Return To:**

Simplifile  
100 W. Houston Ste. 17  
  
Sherman TX 75090



STATE OF TEXAS  
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

MANAGEMENT CERTIFICATE  
OF  
LINCOLN POINTE HOMEOWNER'S ASSOCIATION, INC.

The undersigned, being an officer of Lincoln Pointe Homeowner's Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lincoln Pointe
2. The name of the association: Lincoln Pointe Homeowner's Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, as more particularly described on Exhibit "A" as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

|                   |  |
|-------------------|--|
| Name:             | Essex Association Management L.P.                  |
| Mailing Address:  | 1512 Crescent Dr., Suite 112, Carrollton, TX 75006 |
| Attn.:            | Ronald J. Corcoran                                 |
| Telephone Number: | 972-428-2030                                       |
| Email Address:    | Ron@essexhoa.com.                                  |

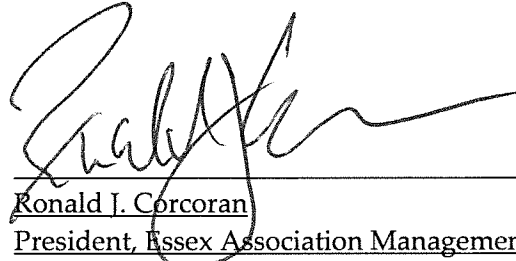
7. Website to access the Association's dedicatory instruments: [www.essexhoa.com](http://www.essexhoa.com).
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: The fees to be charged relating to a property transfer are: (i) a minimum of \$375 for a resale disclosure; (ii) The minimum fee to be charged for transfer is \$200; (iii) The minimum resale fees to be charged for a resale certificate update; is \$75; (iv) The minimum fees to be charged for a rush fee is \$100; (v) The minimum fee to be charged for a Lender Questionnaire – Standard is \$225; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

**[SIGNATURE PAGE FOLLOWS]**

This Certificate is effective as of the 14 day of September, 2023.

**Lincoln Pointe Homeowner's Association, Inc.**, a Texas nonprofit corporation

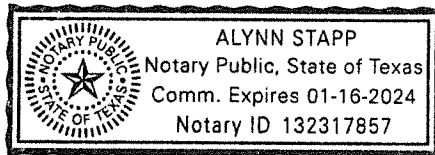


By: \_\_\_\_\_  
Name: Ronald J. Corcoran  
Title: President, Essex Association Management L.P.,  
On Behalf of Lincoln Pointe Homeowner's  
Association, Inc.

THE STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS                   §

This instrument was acknowledged before me on 14 day of September, 2023, by Ronald J. Corcoran, the President, Essex Association Management L.P., of Lincoln Pointe Homeowner's Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Alyn Stapp  
Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

WHEREAS LINCOLN POINTE DEVELOPMENT, LLC, a Texas limited liability company, is the owner of the 35.465 acre tract of land situated in the JAMES MCKINNEY SURVEY, ABSTRACT NUMBER 770 and the CHARLES FOX SURVEY, ABSTRACT NUMBER 413, in the City of Van Alstyne, Grayson County, Texas, and being the same tract of land described as 35.465 acres in Special Warranty Deed to LINCOLN POINTE DEVELOPMENT, LLC, as filed for record in Clerk's File Number 2021-27577 of the Land Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK & Disc set for corner at the northwest corner of the remaining portion of said LINCOLN POINTE tract, said corner also being the southwest corner a called 4.94 acres described in General Warranty Deed with Vendor's Lien to TAYLOR LEWIS CHANDLER and ASHTEN CHANDLER, as filed for record in Clerk's File Number 2021-29939 of the Land Records of Grayson County, Texas, said corner also being in the center of a public road locally known as LINCOLN PARK ROAD, said corner also being in the east line of a called 12.50 acres described in Special Warranty Deed to SHARRON O. EVANS, as filed for record in Volume 4946, Page 343 of the Land Records of Grayson County, Texas;

THENCE S 89°22'46" E along the north boundary of the LINCOLN POINTE tract and the south boundary of said CHANDLER tract, a distance of 1148.76 feet to a 1/2" capped iron rebar (RICHEY ENG.) set for corner at an angle point;

THENCE N 46°34'14" E, continuing along the north boundary of said LINCOLN POINTE tract and the south boundary of said CHANDLER tract, a distance of 53.81 feet to a 5/8" iron rebar found for corner at the northeast corner of said LINCOLN POINTE tract, also being the southeast corner of said CHANDLER tract, also being on the east boundary of a called 4.69 acre described in General Warranty Deed to BENJAMIN SIMMONS and CHANTAE SIMMONS, as filed for record in Volume 5867, Page 299 of the Land Records of Grayson County, Texas;

THENCE S 2°08'57" E, along the east boundary of said LINCOLN POINTE tract and the west boundary of said SIMMONS tract, a distance of 47.60 feet to an X-cut at the base of a fence corner post found for corner at an angle point;

THENCE S 00°41'13" W, continuing along the east boundary of said LINCOLN POINTE tract and the west boundary of said SIMMONS tract, a distance of 1018.07 feet to a 1/2" iron rebar found for corner at the southeast corner of said LINCOLN POINTE tract, also being the southwest corner of said SIMMONS tract, also being on the north Right-of-Way line of F. M. HIGHWAY 121 (A.K.A. East Jefferson Street), also being on the arc of a curve having a radius of 1105.98 feet, a central angle of 23°03'19", and a chord of S 61°17'40" W, a distance of 442.04 feet;

Thence southwesterly, along the southerly boundary of said LINCOLN POINT tract and the north Right-of-Way of said F. M. HIGHWAY 121 and the arc of said curve, an arc distance of 445.03 feet to a wood monument found for corner at the point of tangency of said curve;

THENCE S 72°49'18" W, continuing along the southerly boundary said LINCOLN POINTE tract and the north Right-of-WAY of said F. M. HIGHWAY 121, a distance of 833.54 feet to a PK & Disc (RICHEY ENG.) set for corner at the southwest corner of said LINCOLN POINTE tract, also being on the centerline of the aforesaid LINCOLN PARK ROAD;

THENCE N 00°05'43" E, along the west boundary of said LINCOLN POINTE tract and the centerline of said LINCOLN PARK ROAD, a distance of 1348.74 feet to a PK & Disc (RICHEY ENG.) set for corner at an angle point, said corner also being the northeast corner of land conveyed Muniment of Title to JUNE JEANETTE TRAMMELL as recorded in Clerk's File Number 2021-185P of the Probate Records of Grayson County, Texas, said corner also being the southeast corner of aforesaid EVANS tract;

THENCE N 1°41'55" E, along the west boundary of LINCOLN POINTE tract, the east boundary of said EVANS tract and the centerline of said LINCOLN PARK ROAD, a distance of 150.84 feet back to the POINT OF BEGINNING and containing 35.465 Acres (1,544,875 Square Feet) of land, MORE OR LESS.

**ATTACHMENT 1**

1. Lincoln Pointe Homeowner's Association, Inc., Master Covenant recorded under Document No. 20230829000113, Official Public Records of Grayson County, Texas.