

**MANAGEMENT CERTIFICATE  
OF  
COLLIN CREEK REDEVELOPMENT RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Collin Creek Redevelopment Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Collin Creek Redevelopment.
2. The name of the association: Collin Creek Redevelopment Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, as more particularly described on Exhibit "A" to the Collin Creek Redevelopment Residential Master Covenant [Residential] recorded under Document No. 2023-2023000046102, Official Public Records of Collin County, Texas, 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: Collin Creek Redevelopment Residential Community, Inc., Covenant recorded under Document No. 2023-2023000046102, Official Public Records of Collin County, Texas. And subject to Collin Creek Redevelopment Development Area Declarations recorded under Document No. 2023-2023000046154, Official Public Records of Collin County, Texas.
5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Ronald Corcoran & Anna Corcoran
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006.
Attn:	Ronald Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

6. Website to access the Association's dedicatory instruments:  
[www.essexhoa.com](http://www.essexhoa.com)
7. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment – A minimum of \$750.00

Transfer Fee - A minimum of \$200.00

Resale Certificate Fee – A minimum of \$375.00

Refinance Fee - A minimum of \$350.00

Rush Fee – A minimum of \$100.00

Resale Update Fee - \$75.00.

Estoppel Fee – A minimum of \$500.00.

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

*[SIGNATURE PAGE FOLLOWS]*

Unofficial



EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

Unofficial

EXHIBIT "A"

**DESCRIPTION OF PROPERTY**

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lot 5 Block A and part of Lots 1, 2, 3, 4, & 6, Block A, of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, and being part of a 87.6949 acre tract as described in a deed to MM VMF I, LLC in Clerk's File Number 20210226000386410, as recorded in the Deed Records, Collin County, Texas, being more particularly described as follows:

BEGINNING at a PK Nail found at a northwest corner of said Regional Mall Addition, same being the southwest corner of Lot 1R, Block B, Collin Creek Phase II, an addition to the City of Plano, records in Cabinet P, Page 989, in said Map Records, being in the east line of Alma Drive (called 100-foot right-of-way), said point also being on a curve to the left, having a radius of 30.00 feet and a central angle of  $44^{\circ}25'51''$ ;

THENCE with the northerly line of said Regional Mall Addition and the south line of said Collin Creek Phase II, an arc distance of 23.26 feet (Chord Bearing South  $72^{\circ}51'54''$  East 22.69 feet), to an "X" found in concrete at the point of tangency;

THENCE North  $84^{\circ}55'10''$  East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 19.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 360.00 feet and a central angle of  $47^{\circ}43'00''$ ;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 299.81 feet (Chord Bearing South  $71^{\circ}13'20''$  East 291.22 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE South  $47^{\circ}21'50''$  East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 275.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of  $90^{\circ}00'00''$ ;

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North  $87^{\circ}38'10''$  East 28.28 feet), to a Magnail set at the point of tangency;

THENCE North  $42^{\circ}38'10''$  East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 267.84 feet to a nail

found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing North 65°08'10" East 91.46 feet), to an "X" found in concrete at the point of tangency;

THENCE North 87°38'10" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 44.00 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 42°38'10" East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east line of said Lot 1R

THENCE North 02°21'50" West, continuing with the northerly line of said Regional Mall Addition and with the east line of said Collin Creek Phase II, a distance of 199.99 feet to a nail found at the point of curvature of a curve to the right, having a radius of 1,030.00 feet and a central angle of 06°00'30";

THENCE, continuing with the northerly line of said Regional Mall Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North 00°38'25" East 107.96 feet) to a PK Nail set at the point of tangency;

THENCE North 03°38'40" East, continuing with the northerly line of said Regional Mall Addition and with the east lines of said Collin Creek Phase II and Lot 3R, Block B, Collin Creek Phase II, an addition to the City of Plano, recorded in Cabinet H, Page 408, in said Map Records, a distance of 392.14 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 41°45'15";

THENCE continuing with the northerly line of said Regional Mall Addition and with the east line of said Lot 3R, an arc distance of 21.86 feet (Chord Bearing North 17°13'58" West 21.38 feet), to a PK Nail set at the northeast corner of said Lot 3R, being in the south line of FM 544 15th Street (100-foot right-of-way);

THENCE South 86° 21'20" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said FM 544, a distance of 76.34 feet to a PK Nail set at the northwest corner of Pace Addition, an addition to the City of Plano, recorded in Cabinet K, Page 90, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of 44°49'28";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 feet (Chord Bearing South 26°03'24" West 22.88 feet), to a PK Nail set at the point of tangency;

THENCE South 03°38'40" West, continuing with the northerly line of said Regional Mall Addition and the west line of said Pace Addition, a distance of 390.97 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius 970.00 feet and a central angle of 06°00'30";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 101.72 feet (Chord Bearing South 00°38'25" West 101.67 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 02°21'50" East, continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, a distance of 200.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 82°49'09";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 28.91 feet (Chord Bearing South 43°46'24" East 26.46 feet):

THENCE, South 02°21'50" East, departing said northerly and west lines, for a distance of 424.00 feet:

THENCE, South 87°38'43" West, for a distance of 810.01 feet to the point of curvature of a curve to the left having a radius of 215.30 feet and a central angle of 02°43'33";

THENCE, along said curve to the left for an arc distance of 10.16 feet (Chord Bearing South 86°16'57" West - 10.16 feet to a point of tangency;

THENCE, South 84°55'10" West, for a distance of 64.65 feet, on a curve to the right, having a radius of 281.50 feet, a central angle of 05°48'35";

THENCE, along said curve to the right for an arc distance of 28.54 feet (Chord Bearing South 05°15'35" East - 28.53 feet), at the point of tangency

THENCE, South 02°21'17" East, for a distance of 347.71 feet;

THENCE, South 87°20'25" West, for a distance of 204.53 feet;

THENCE, South 05°04'48" East, for a distance of 987.92 feet;

THENCE, North 87°38'42" East, for a distance of 412.25 feet, to a point on a non-tangent curve to the left, having a radius of 213.50 feet, a central angle of 27°34'03";

THENCE, along said curve to the left for an arc distance of 102.72 feet (Chord Bearing South 16°08'18" East - 101.74 feet)

THENCE, South 42°39'24" West, for a distance of 192.61 feet, to a point of curvature of a curve to the left, having a radius of 286.50 feet, a central angle of 44°43'16";

THENCE, along said curve to the left for an arc distance of 223.62 feet (Chord Bearing South 20°17'46" West - 217.99 feet);

THENCE, South 02°03'52" East, for a distance of 132.06 feet to a calculated point in the southerly line of said Regional Mall Addition and the east line of Collin Creek Village Addition, Block IV, Lot 1 an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records being on a curve to the left, having a radius of 20.00 feet and a central angle of 41°44'39";

THENCE continuing with the southerly line of said Regional Mall Addition and the east line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 14.57 feet (Chord Bearing South 71°29'30" West 14.25 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87°38'10" West, continuing with the southerly line of said Regional Mall Addition and with northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 40.00 feet to an "X" in concrete found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45°00'00";

THENCE continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North 69°51'50" West 91.46 feet), to a 1-inch iron rod found at the point of tangency;

THENCE North 47°21'50" West, continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 224.59 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northernmost corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southeast corner of a tract of land described as "Vacant Property - Tract A", in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records,

THENCE South 42°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vacant Property Tract A", a distance of 77.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 87°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 77.64 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 05°04'50" East, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 54.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 92° 43'00";

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 16.18 feet (Chord Bearing South 41°16'40" West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 107.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 87°17'00";

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48°43'20" West 13.80 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 05°04'50" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 84°55'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 65.49 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southwest corner of said "Vacant Property Tract A", also being in the east line of Alma Drive (100 foot right-of-way);

THENCE North 05°04'50" West, with the west line of said "Vacant Property Tract A", the west line of said Regional Mall Addition, the west line of a tract of land described as "Vacant Property - Tract B" in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, and with the east line of said Alma Drive, a distance of 2403.56 feet to the POINT OF BEGINNING and containing 33.51 acres of land.

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

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**Instrument Number:** 2023000067950

eRecording - Real Property  
HOMEOWNERS ASSOC DOCS

Recorded On: June 19, 2023 03:36 PM

Number of Pages: 10

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

Total Recording: \$58.00

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\*\*\*\*\* 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:**

Document Number: 2023000067950  
Receipt Number: 20230619000338  
Recorded Date/Time: June 19, 2023 03:36 PM  
User: Abby H  
Station: Station 2

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX