

ADDITIONAL DEDICATORY INSTRUMENT
FOR
EMERALD LAKES PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, personally appeared **CHARLES A. DAUGHTRY**, who, being by me first duly sworn, states on oath the following:

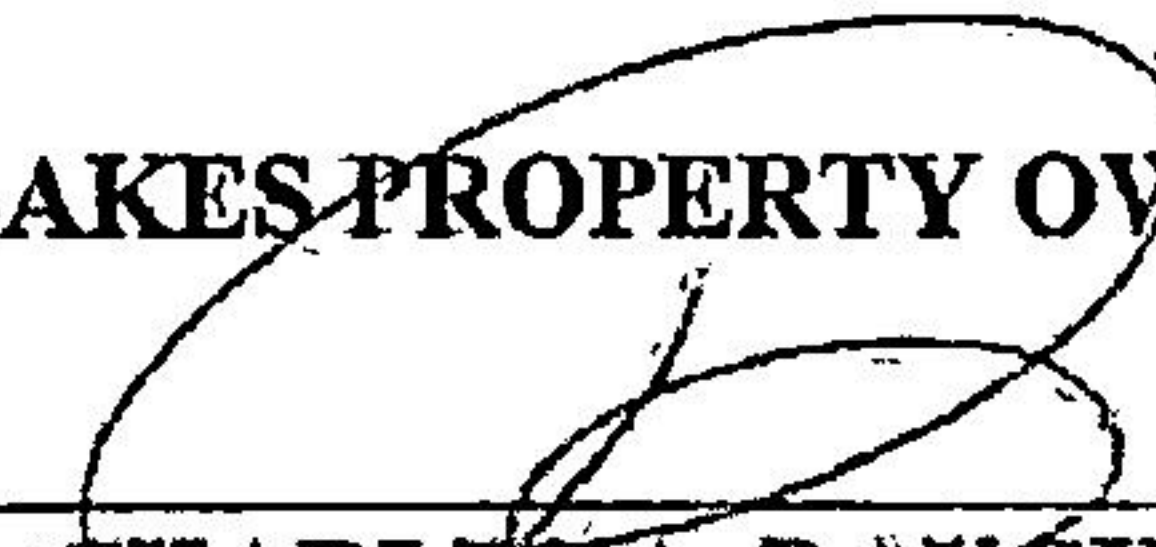
My name is **CHARLES A. DAUGHTRY**. I am over twenty-one (21) years of age, of sound mind, capable of making this Affidavit, authorized to make this Affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **EMERALD LAKES PROPERTY OWNERS ASSOCIATION**. Pursuant to Section 202.006 of the Texas Property Code, the following is the original Association's document:

BUILDING APPROVAL AND CONSTRUCTION REQUIREMENTS POLICY FOR EMERALD LAKES PROPERTY OWNERS ASSOCIATION, A TEXAS NONPROFIT CORPORATION.

DATED this 22nd of March, 2019.

EMERALD LAKES PROPERTY OWNERS ASSOCIATION

By: 

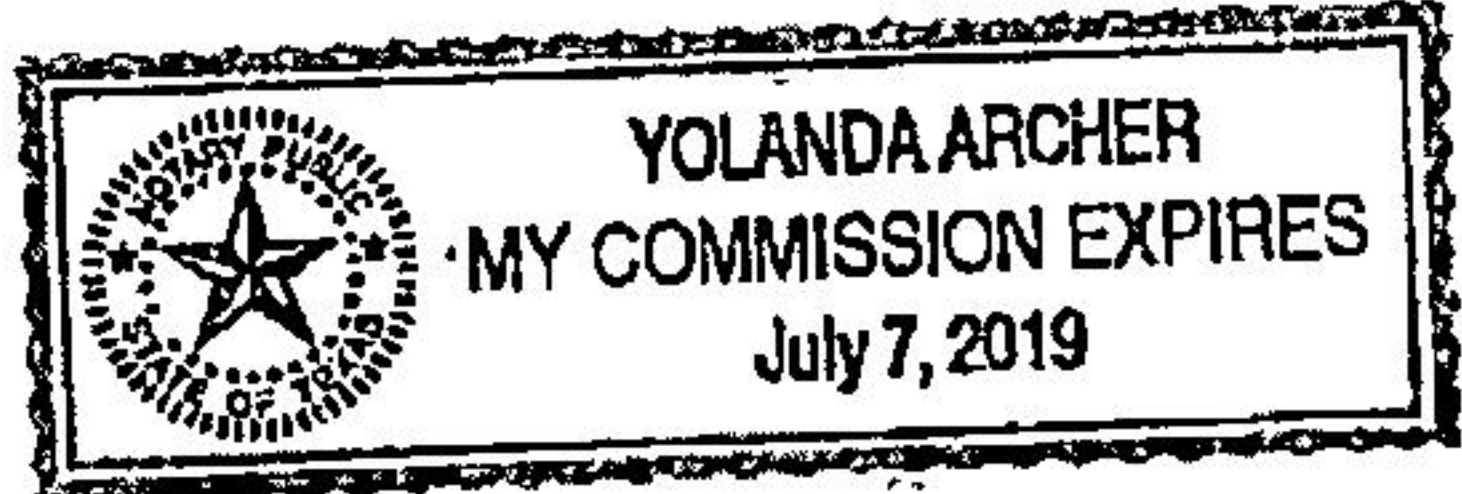
CHARLES A. DAUGHTRY
ATTORNEY/AGENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 22nd day of March, 2019, by **CHARLES A. DAUGHTRY**, Attorney/Agent for **EMERALD LAKES PROPERTY OWNERS ASSOCIATION**, a Texas Non-Profit Corporation, on behalf of said corporation.


~~NOTARY PUBLIC IN AND FOR THE~~
STATE OF TEXAS

Return to
DAUGHTRY & FARINE, P C
17044 El Camino Real
Houston, TX 77058



Emerald Lakes POA

Architectural Review Committee

BUILDING APPROVAL AND CONSTRUCTION REQUIREMENTS POLICY

Effective Date: March 15, 2019

SECTION I – PREFACE

The Architectural Review Committee (ARC) was established in part to oversee all new architecture and building construction including new additions and alterations to structures in Emerald Lakes. The ARC follows the same guidelines as set forth in the Declaration of Covenants, Restrictions, and Restrictions for Emerald Lakes, Sections One, Two, and Three (Covenants) to which each property owner is bound and to the Architectural Controls Guidelines and Regulations of Emerald Lakes Property Owners Association (Guidelines). The Covenants empower the ARC as the sole approver of building construction and other property improvements for the Emerald Lakes Property Owners Association. In addition, Property Owners and Builders must comply with all applicable State and County regulations. Decisions by the ARC may be appealed to the Emerald Lakes Board of Directors (ELBOD).

The goal of the ARC is to protect the values of the properties in Emerald Lakes through the construction and maintenance of homes of good architecture design, quality and proper size in accordance to the Covenants and Guidelines.

The purpose of this document is to set out the expectations and construction rules of the ARC for Property Owners and Builders. The Covenants and the Guidelines are the governing documents; any discrepancies or disputes created by this document should be referred back to the Covenants and/or Guidelines. This document may be revised by the ELBOD at a future date as deemed necessary by the ARC and ELBOD.

The Board of Directors of Emerald Lakes Property Owners Association adopted the Emerald Lakes ARC Building Approval and Construction Requirements Policy on September 10, 2013 to help achieve proper adherence to the Covenants and Guidelines. The Policy was revised on January 1, 2016 and again in this revision.

VIOLATION OF REQUIREMENTS

The property owner of record is ultimately responsible for compliance with the Covenants and the Guidelines. The property owner shall be responsible for the actions of their contractors, their sub-contractors and any and all employees thereof.

Upon failure of the Owner to comply with any of the provisions stated within the Covenants, Guidelines, or these Requirements; the ARC has the authority to assess penalty fines to the Owner and/or STOP construction until the violation has been rectified. All assessed penalty fines are non-refundable. Notice of non-compliance will be conveyed to the Owner by email or letter via first class US Mail. Additionally a RED TAG/STOP WORK ORDER may be issued and posted at the site. In such case, any expenditure incurred by the ARC for professional consultation or services, including legal fees and court costs if required, can be assessed by a court to the Owner.

OTHER APPLICABLE RULES

Please be familiar with these additional rules that can impact construction projects:

- Architectural Control Guidelines and Regulations
- Architectural and Maintenance Guidelines

SECTION II - REQUEST for DESIGN APPROVAL

Absolutely NO construction or modification shall commence on a lot in Emerald Lakes until the ARC has approved in writing the completed application form. Architectural Approval Request and Emerald Lakes Building Application Forms shall be submitted for the following, but not limited to: Residence, Garage, Guest House, Fence, Deck, Storage Buildings, Pool, Pond, landscaping and other forms of construction to the property.

FOR BUILDINGS, COMPLETED APPLICATION MUST INCLUDE

- 1) Completed and signed Approval Request and Building Application
- 2) One (1) set of Plans professionally drawn to include all of the following:
 - a. Floor plan with dimensions
 - b. Foundation plans, stamped, signed and dated by a licensed, registered professional engineer.
 - c. Living square footage and total square footage
 - d. All exterior elevations, which must show exterior material used (>51% masonry)
 - e. Site/Plot plan prepared by a professional engineer, architect, builder or surveyor which clearly illustrates the following:
 - i. Position of residence on the lot
 - ii. Location of Garage, driveway, fences, sidewalks, pools, ponds, etc.
 - iii. Building front, rear, and side setback lines and easements
 - iv. Extent of foundation pad
 - v. Location of silt fences
 - f. Clearly PRINTED name and LEGAL DESCRIPTION on plans.
- 3) Paint color samples of house and trim, fences, decks, etc. Stone, brick, and stucco colors and/or descriptions.
- 4) Roof material sample/manufacturers literature (color brochure) or specifications.
- 5) **PLAN REVIEW FEE**: A separate check or money order from the Property Owner made payable to Emerald Lakes POA as follows. This is a **Non- Refundable** plan review fee.
 - a. \$1600 for a main residence.
 - b. \$500 for all other structures and modifications as determined by the ARC.
- 6) **OWNER'S COMPLIANCE & CONSTRUCTION DEPOSIT (Deposit)** - A check or money order from the Owner or on the Owner's behalf for \$1000.00 payable to Emerald Lakes POA. This is a construction and compliance deposit which is fully **Refundable** provided that the finished improvement is deemed to be in substantial compliance with the restrictive covenants and the approved building plans, and there are no outstanding Penalty Fines due by the Owner or damage to Common Areas, Right of Ways, or other properties caused by the construction process of the Owner. The POA reserves the right to apply all or part of the Deposit in payment to satisfy fines or fees due or damages incurred. The Owner will receive a Deposit refund of any remaining balance as described in Section V. Refunds or portions thereof will be returned only to the current Owner of Record regardless of who may have submitted the Deposit.

- 7) **NOTE: BEFORE STRUCTURAL FRAMING CAN COMMENCE**, the Owner must submit a foundation form survey report from a certified inspector stating the slab is within the building front, side, and rear setbacks as represented in the Emerald Lakes Building Application. Failure to do so will result in a work stoppage and fines.
- 8) **NOTE: Landscaping and Satellite Dish placement needs separate application and ARC approval.** The Covenants state Landscaping is required to be substantially complete prior to Occupancy of the Dwelling. Completion of Landscaping is a condition of a refund of the Compliance & Construction Deposit (see Section V). Failure to complete landscaping within the 90-day refund period will result in forfeiture of the Deposit. The minimum landscaping required for Dwelling occupancy shall include installing grass on all dirt areas to the front and sides of dwelling and flower beds along the front and sides of the dwelling. Any outside equipment (Generators, A/C compressors, etc.) shall be adequately screened from view by landscaping. Satellite dishes cannot be installed in view from the street.
- 9) **NOTE:** Prior to completion of the structure, a site drainage plan shall be submitted to the ARC for approval detailing the method(s) to be implemented to contain and dispose of rain water drainage generated on the Owner's property in such a manner that prevents flooding and/or erosion to the Owner's property or any other Private or Common Properties.
- 10) **NOTE:** While all retaining walls require prior approval by ARC before construction, **application for ANY retaining wall over 3.5 feet in height must be accompanied by drawing details stamped and signed and dated by a registered professional engineer.**

FOR FENCES, LANDSCAPING, SPRINKLER SYSTEMS AND OTHER SIMILAR IMPROVEMENTS

- 1) Typically, no plan review fee will be required, unless the ARC specifies a fee to offset costs required to review the application.
- 2) Include drawings, specifications, material samples or descriptions, color samples, plot plans, and other information as appropriate to convey the nature of the Improvement and compliance with Covenants and Guidelines.
- 3) An Owners **COMPLIANCE & CONSTRUCTION DEPOSIT** may be required or waived as deemed appropriate by the ARC.
- 4) Any individual installing an irrigation or sprinkler system must comply with Chapter 34 of the Texas Water Code and Title 30, Chapter 344 of the Texas Administrative Code. These requirements include that licensed personnel must install irrigation or sprinkler systems, unless the homeowner is installing the system. In all cases, back flow prevention devices must be installed with the system.
- 5) Irrigation sprinkler heads shall not be installed in the road right-of-way. Emerald Lakes POA will not be responsible for damages to Owner's sprinkler heads located in the right-of-way caused by POA, Utility Companies, or other's activities. Back-flow preventers and similar devices used for irrigation systems shall be located immediately adjacent to the primary dwelling and shall not be visible from the streets of Emerald Lakes.

REQUEST AND APPLICATION FORM SUBMITTAL

Complete the attached Approval Request and Building Application, sign each and enclose checks for the plan review fee and construction deposit if applicable and submit them with the required plans **PRIOR** to any construction to the offices of our Property Management.

SECTION III- APPROVAL PROCESS

1. Submittal of Plans to ARC

Submittal of plans pursuant to Section II above is required thirty (30) days prior to the planned start date of project/construction. The ARC will use best efforts to approve applications as soon as possible.

2. Plans Review

The plans will be reviewed by the ARC for the following:

- Matters of compliance with the Covenants and Guidelines and any other rules.
- Compatibility of the plans with the country setting
- Location of the Improvements with respect to topography and finished grade elevation
- Verification that a licensed, professional engineer has affixed their seal of approval on the foundation plans.

The ARC will in no way be responsible for reviewing plans to ensure the quality of the proposed materials or design nor the feasibility or safety of the proposed plans.

APPROVAL

Signatures of at least two (2) members of the ARC are required for approval of a submission.

When the ARC review is complete, the applicant will be notified by mail or email of specific approval of a submission.

No Exterior change or addition to the approved plans by the ARC may be made without first submitting the proposed changes to the ARC for approval.

DENIAL

If the ARC denies plans and/or specifications, notice of denial, the reason and an itemization of the elements will be communicated via phone, mail or email. Each element may be appealed to the ARC. If resolution cannot be reached with the ARC, the homeowner can further appeal to the Board.

APPROVAL ISSUED

No excavation, pad development, tree removal, or any like alteration to a Lot is allowed without ARC approval.

SECTION IV- APPROVAL VALIDITY

1. All approvals are valid for one (1) year. Foundation installation must occur within three (3) months of approval date or the approval is voided and is no longer valid. All work must be completed within one (1) year from the date of approval.
2. Abandonment of a project shall be deemed to occur if either (a) Construction has started and there is no construction activity within a consecutive ninety (90) day period, or (b) the project has not been completed within one (1) year of approval. If the project is deemed abandoned, all approvals are rescinded, and the ARC is authorized to enter the property and remove the incomplete structure. Any costs incurred in remedying the abandonment will be billed to the property owner.
3. Approvals are NON-TRANSFERABLE.

SECTION V- CONSTRUCTION

SITE PREP

1. No excavation, pad development, tree removal, or any like alteration to a lot is allowed without ARC approval.
2. Brush or debris piles must be properly disposed of within thirty (30) days. Building plans will NOT be approved until this is complete. Burning of trees, brush, trash, and/or building materials is prohibited and will be considered a violation.
3. Prior to any clearing or dirt work, silt barriers shall be installed in street right-of-way ditches; the number, design, and location to be sufficient to minimize silt from migrating offsite. Silt barriers are also to be installed along any part of the Owner's property where water flows onto adjoining properties or into lakes, ponds or tributary creeks; the length, number, and construction sufficient to minimize silt from migrating offsite. Owners shall maintain the integrity of the silt barriers throughout construction and until vegetation is established adequately to stabilize soils, at which time silt barriers are to be removed.

ON SITE MAINTENANCE

1. Unless prior ARC approval is given, a roll-off metal Dumpster (no surrounds) must be on site before construction starts.
2. The job site MUST BE KEPT CLEAN at all times.
3. Burning of trees, brush, trash and/or building materials is prohibited and will result in an **IMMEDIATE STOP WORK ORDER AND FINE.**
4. Culverts must be installed. Ditches must be free of dirt and debris.
5. Portable potty (Porta Can) must be provided at onset of construction and must be maintained.
6. Water may only be obtained from the water meter on the lot where the building application was approved. **** Under no circumstances will an owner or builder use any water, sewer or electricity from any other property. NON-COMPLIANCE will result in an immediate STOP WORK ORDER!**

CONSTRUCTION RULES

1. Construction may begin immediately upon receipt of the ARC written approval. Each project must be completed within twelve (12) months from the date of application approval.
2. Sanitary facilities: Portable potty and roll off metal dumpster must be in place on job site at the time construction work is commenced and must be removed when construction is completed. Adequate controls should be maintained in order to prevent trash from blowing onto adjoining property including construction fencing and trash receptacles.
3. **Road Protection** – Prior to construction, Owner must install a construction road for entry to the Lot. The construction road shall be topped with aggregate (crushed concrete or similar) to reduce mud being tracked onto asphalt roads.
4. Equipment such as bulldozers, bobcats, excavators, etc., cannot be loaded, off-loaded, or operated on any roadway.
5. Prior to pouring the slab, you must have a form survey. The foundation must be located within the front, rear and side setback lines unless a variance was granted at the time of building application. Form surveys shall be submitted to ARC prior to pouring concrete. If a form survey is not submitted before the concrete pour, there will be an **IMMEDIATE STOP**

WORK ORDER ISSUED AND A FINE LEVIED ACCORDING TO THE EMERALD LAKES ARC FINE SCHEDULE.

6. In Accordance with the ARC Building Guidelines, all drives and walks must be paved as submitted in the plot plan and all landscaping completed prior to occupancy of the residence.
7. **Construction Hours and Nuisance Control**- Construction starting and ending times are as follows: Monday through Saturday from 7:00am and ending no later than 7:00pm, unless previously approved by ARC. Loud noises and machinery shall be avoided before 8:00am. No construction is allowed on Sundays or on the following holidays: Christmas Day, Thanksgiving Day, and New Year Day. Owners/Builders should ensure that workers conversation, music, etc. are kept at a reasonable sound level. Workers shall not access Emerald Lakes outside of construction hours nor shall they access private properties or common areas and reserves including the clubhouse, pool, fishing areas, lakes, or ponds.
8. **No Equipment or Materials** may be placed, stored or housed on lots adjoining the building site or on other lots owned in the Emerald Lakes subdivision, nor may roads be made through adjacent lots to obtain ingress to or egress from the building site, nor may vehicles be parked on adjoining lots without specific written permission from the owners of those lots. Approval to build is NOT approval to trespass on your neighbor's property.
9. **Contractor Traffic and Parking** - Contractors vehicles and equipment should not be parked where normal traffic flow is impeded. Parking on the owner's property or on side streets and cul de sacs are preferred to parking on main roads. The property owner is responsible for any damage to roads, right-of-ways, common areas, and other community property that result from contractor parking, traffic, or operation of equipment.
10. **Builder Signs** - only one builder sign is allowed during construction. All signs must be removed at completion of construction.

COMPLETION OF CONSTRUCTION

When construction is complete and the Owner is ready to apply for the Construction & Compliance Deposit Refund, please first check the following items:

1. You must have completed all construction (including driveways and other flatwork) in compliance with Covenants, Guidelines and these Requirements and approved building plans.
2. Your construction area must be cleaned and free of brush piles, concrete washout, and construction and other debris.
3. Dirt areas in the front yard and side yards must be at a minimum raked level and sod installed.
4. Landscaping should be substantially completed to ARC-approved plans.
5. Permanent utility (water, electric) hook-ups must be connected, the temporary power pole and builder signs removed and septic system completed.
6. All outstanding fees or fines must be paid, including annual and special assessments.
7. Any damage to common areas, right of ways, roads, and community property must be repaired.

OCCUPANCY

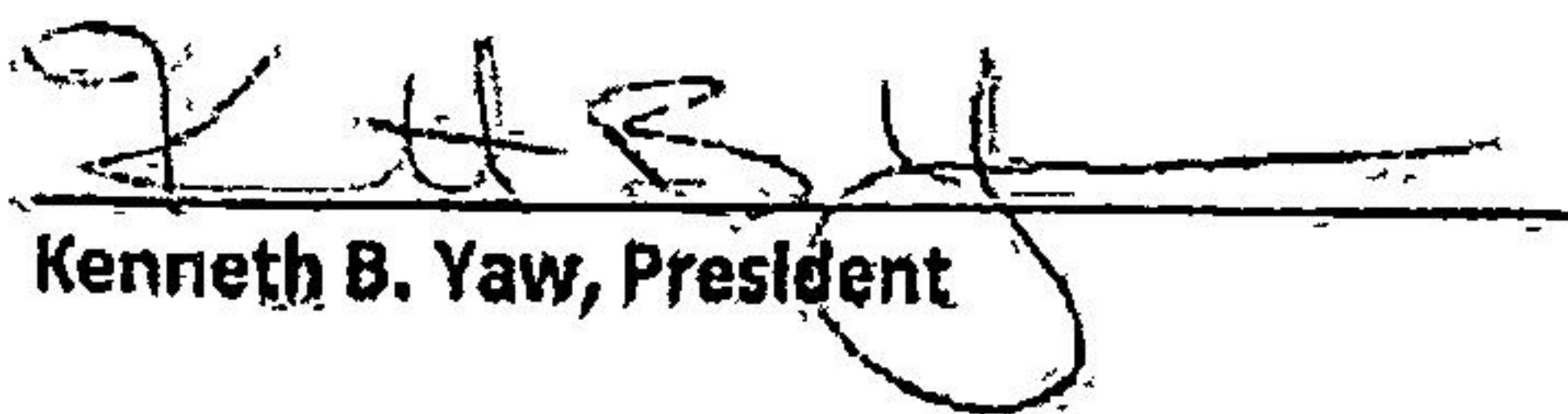
A home **cannot** be occupied until construction is complete and a Notice of Completion is submitted to the ARC.

CONSTRUCTION DEPOSIT REFUND

Complete the Compliance Deposit Refund Form and mail, email, or deliver to our Property Management Company.

Upon receipt of the application for refund, the ARC will inspect the site to ensure that all requirements are met. Files will be reviewed to ensure that no fees, late charges, assessments, or fines are owed. If terms of these Requirements are not met or a request has not been received within ninety (90) days of completion of construction, the Construction & Compliance Deposit will be forfeited by the Owner. ARC will transfer the deposit to the Emerald Lakes POA general funds.

APPROVED:


Kenneth B. Yaw, President

March 18, 2019
Date

**EMERALD LAKES
ARCHITECTURAL APPROVAL REQUEST**

Date: _____ Property Description(S/B/L): _____

Property Address: _____

Owner: _____ Builder: _____

Phone Number: _____ Phone Number: _____

Email: _____ Email: _____

Mailing Address: _____ Mailing Address: _____

To: Emerald Lakes Architectural Review Committee

I, _____, am requesting architectural approval to construct the improvements described in the attached plans and have demonstrated a desire to comply with the deed restrictions and architectural standards of Emerald Lakes. By signing this letter and by paying the required fees and construction deposit, I agree to comply with the deed restrictions contained in the Emerald Lakes Covenants, Conditions, and Restrictions and with any other applicable dedicatory documents.

It is understood that the attached slab drawing is submitted with the seal and approval of a licensed, registered, professional engineer. It is further understood that when the attached plans are reviewed by the Emerald Lakes Property Owners Association (POA) and/or Architectural Review Committee (ARC), such POA and/or ARC shall solely be reviewing to verify that engineer has designed the foundation plans, that the plans contain an engineered slab based upon a soil study done on the lot which the improvement is to be constructed, that the plans are compatible with the "Country Setting", and that the proposed location with respect to topography and finished grade elevation is satisfactory; the POA or ARC shall not be reviewing to ensure the quality, feasibility or safety of design.

It is understood that if architectural approval is denied for any reason, including submittal of incomplete plans, I will be required to resubmit such plans and an additional fee before approval may be granted. I further understand that approval upon re-submittal will not be automatic; all resubmitted plans will be approved or denied on the same basis as the plans initially submitted.

I understand that the POA and the ARC strongly suggest that periodic inspections be performed. I understand that neither POA nor the ARC will be responsible for obtaining any inspections of my property or improvements. Such inspection services should be retained by me and should be performed by a real estate inspector or professional inspector licensed under Article 657a, Section 23 of Texas Real Estate License Act, as may be amended from time to time,

OR licensed, registered, and professional engineers. The selection of such Inspector or inspectors shall be left to my absolute and sole discretion.

I do understand that neither the POA or the ARC nor any other Emerald Lakes entity shall be responsible in any way neither for any inspections nor for any damage whatsoever that may stem from such inspections either not being performed or being performed improperly or negligently.

In the event that an item of construction does not satisfy the requirements of the applicable deed restrictions, repair, replacement and/or augmentation of the item will be performed until that item does satisfy the requirements of Emerald Lakes. Continued non-compliance and/or refusal to rectify a deficient item or construction will terminate any approval granted to me. Revocation of a granted approval and all other action concerning construction is subject to the review of the ARC and the final authority of the Board of Directors of the POA.

By requesting approval, it is understood that I bind to pay the maintenance fees as they become due and that all sums due will be paid before a Notice of Completion is submitted.

I understand that within fifteen (15) days of completion of any approved construction, I or my builder must submit a Notice of Completion, along with any other requested information. I further understand that failure to submit this form may result in an extension of the time allowed to the ARC and the POA to notify Owner of any noncompliance and that if the form is never submitted, the ARC and POA may have an indefinite period to remedy or notify Owner of such noncompliance as allowed under the Declaration.

Submittal of a Notice of Completion does not release the Builder from any liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities to which the Builder is normally subject.

Submitted by:

Emerald Lakes Property Owner

Date

EMERALD LAKES BUILDING APPLICATION

Property Owner's Name:	Builder's Company Name:
Mailing Address:	Builder's Mailing Address:
Cell Number:	Contact Person:
Home Number:	Phone Number:
Legal Address: SEC. _____ BLK _____ LOT _____	
Property Address:	Type of Plans submitted: ARC Review Fee Required <input type="checkbox"/> Residence <input type="checkbox"/> Guest House <input type="checkbox"/> Outbuilding <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other
Notes:	Type of Plans submitted: No Fee <input type="checkbox"/> Fence <input type="checkbox"/> Storage <input type="checkbox"/> Other <input type="checkbox"/> Deck <input type="checkbox"/> Pool <input type="checkbox"/> Landscaping
Planned Start Date: / /	Estimated Completion Date: / /

Acknowledgements

<p>I have read and agree to the <i>Emerald Lakes Covenants and ARC Building Approval and Construction Requirements</i>. My failure to abide by these could result in penalties and fines.</p> <p>Signed by Property Owner: _____ Date: _____</p> <p>A non refundable Review Fee is due and payable at the time of submission. \$1600 for residence, \$500 for other. See Section 2, #5 of the Building Guidelines.</p> <p>Check # _____ (no cash)</p>	<p>I have read and agree to the <i>Emerald Lakes Covenants and ARC Building Approval and Construction Requirements</i>.</p> <p>Signed by Builder: _____ Date: _____</p> <p>A \$1,000.00 Construction & Compliance Deposit from the Owner is due at the time of submission. Deposit will be refunded less any outstanding fines or damages when construction is completed. See Section 2, #6 of the Building Guidelines.</p> <p>Check # _____ (no cash)</p>
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THE SECTION BELOW IS FOR OFFICE/ARC USE ONLY

Reviewed by ARC: All Fees and Fines Current? _____ Site Plan/Survey?: _____ Foundation Certified?: _____	Building Setbacks: _____ Square Footage: _____ Elevations/Masonry: _____ Materials/Paint Color: _____
Date Submitted to ARC: _____ Approved <input type="checkbox"/> Declined <input type="checkbox"/> ARC Signature: _____ Approved <input type="checkbox"/> Declined <input type="checkbox"/> ARC Signature: _____ Approved <input type="checkbox"/> Declined <input type="checkbox"/> ARC Signature: _____ Comments: _____ _____ _____	

Construction checklist to be verified by POA staff or ARC Committee members only

Form Survey: <input type="checkbox"/>	Metal roll-off Trash Dumpster: <input type="checkbox"/>	Porta Potty: <input type="checkbox"/>
Water meter: <input type="checkbox"/>	Culvert installed: <input type="checkbox"/>	Electric Pole: <input type="checkbox"/>
Brush piles removed: <input type="checkbox"/>		

**Emerald Lakes POA
Construction & Compliance Deposit Refund Request**

Mark (x) in the appropriate space:

Dear Sir/Madam,

- I am the current Owner of the property.
- I have completed construction and cleaned the area.
- I have submitted a Completion Form.
- I have verified that there appears to be no damage to common areas, roads, or right-of-ways associated with my construction.
- I have completed Landscaping as approved by ARC including sodded lawn.
- My satellite dish/antennae are not visible from the street.
- I have completed the site drainage plan as submitted to and approved by the ARC
- I am requesting my deposit to be refunded

Refund to be mailed to (must be Owner):

Name- _____

Address- _____

City- _____ State- _____ Zip- _____

Phone- _____ Cell- _____

Location of completed construction (if different than above)

Section _____ Block _____ Lot _____

Date of Completion- _____

Original Check number- _____ Date ____/____/____ Amount \$ _____

Signature- _____

Mail completed form to our Property Management Company

Inspection Date- _____ ARC Representative- _____

Notice of Completion – Emerald Lakes

PROJECT: _____

PROPERTY ADDRESS: _____

OWNER: _____

CONTRACTOR: _____

_____, owner of the property located

at _____, declare as true and correct that all improvements are complete in accordance with the plans and specifications submitted to and approved by the Emerald Lakes Architectural Review Committee (ARC) upon the following described real property:

Lot: _____

Block: _____

Block: _____

Section: _____

Owner Signature: _____

Date: _____

E-FILED FOR RECORD

03/22/2019 01:26PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

03/22/2019



County Clerk
Montgomery County, Texas