

**ELECTRONICALLY RECORDED 201800078781  
03/27/2018 10:34:35 AM CT 1/2**

*(To be recorded in Real Property Records of Dallas County, Texas)*  
As Required by Section 209.004, Texas Property Code  
This update replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS  
COUNTY OF DALLAS

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
OF MERCER CROSSING COMMERCIAL PROPERTY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 1, 2016, by Mercer Crossing Commercial Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, CADG Mercer Crossing Holdings, LLC, a Texas limited liability company, ("Declarant") is the Declarant on behalf of said Association and that certain Declaration of Covenants, Conditions, and Restrictions for Mercer Crossing Commercial Association, Inc. dated July 8, 2004, (the "Declaration") was recorded as Document No. 200413006132 on July 8, 2004 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant herein affirms the Association was established for the benefit of Mercer Crossing Commercial Association, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

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

NAME OF SUBDIVISION: Mercer Crossing Commercial

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is, Mercer Crossing Commercial Association, Inc. c/o Essex Association Management, L.P. 1512 Crescent Drive. Suite 112 Carrollton, TX 75006 Office: (972) 428-2030 www.essexhoa.com or info@essexhoa.com
2. **Declaration information.** Lots in Mercer Crossing Commercial are subject to Declaration of Covenants, Conditions and Restrictions recorded on July 8, 2004, as Document No. 200413006132 in the Real Property Records of Dallas County, Texas.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

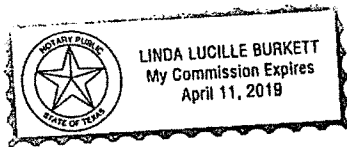
Mercer Crossing Commercial Association, Inc.  
a Texas non-profit corporation

By:   
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS           §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 23 day of March, 2018, Managing Agent for Mercer Crossing Commercial Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.



  
Notary Public Signature

**After recording return to:**  
Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, Texas 75006

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
03/27/2018 10:34:35 AM  
\$30.00  
201800078781

