

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR**  
**ROSEWOOD HILL HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

Rosewood Hill Homeowners Association, Inc., a Texas nonprofit corporation, hereby files this Property Owners Association Management Certificate, in accordance with Texas Property Code §209.004, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Rosewood Hill, Sections 1, 2, 3, 4, 5 and 6.
- (2) The name of the association is Rosewood Hill Homeowners Association, Inc.
- (3) The subdivision is an unrecorded subdivision, the property description of which is attached hereto as Exhibit "A"
- (4) The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto, as follows:
  - (a) Deed Restrictions - Rosewood Hill, Section I, under Clerk's File No. F394381;
  - (b) Deed Restrictions - Rosewood Hill, Section II, under Clerk's File No. F394382;
  - (c) Deed Restrictions - Rosewood Hill, Section III, under Clerk's File No. F394380;
  - (d) Deed Restrictions - Rosewood Hill, Section IV, under Clerk's File No. F677621;
  - (e) Deed Restrictions - Rosewood Hill, Section V, under Clerk's File No. F677622;
  - (f) Deed Restrictions - Rosewood Hill, Section VI, under Clerk's File No. F988676;
- (5) The name and mailing address of the Association is: Rosewood Hill Homeowners Association, Inc., 18914 Rosewood Trail, Tomball, Texas 77377;
- (6) The name, mailing address, telephone number and e-mail address of the Association's Designated Representative is:
  - (a) Rosewood Hill Homeowners Association, Inc., Board of Directors, 18914 Rosewood Trail, Tomball, Texas 77377.
  - (b) (281) 255-2733
  - (c) RHHA@RosewoodHillHOA.com

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(7) The Association's website address is: [www.RosewoodHillHOA.com](http://www.RosewoodHillHOA.com)

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee- \$350.00;

(b) Transfer Fee- \$250.00;

(c) Refinance Statement- \$75.00;

(d) Document Fee - \$25.00;

(e) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

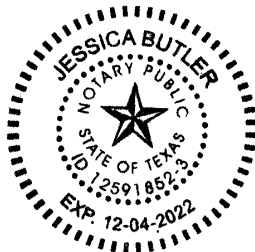
EXECUTED THIS 19 DAY OF October, 2022

By Darryl Akerman  
Darryl Akerman, on behalf of  
Rosewood Hill Homeowners Association, Inc.

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared Darryl Akerman, Clerical Coordinator for the Rosewood Hill Homeowners Association, Inc. Board of Directors, the person whose name is subscribed to this instrument, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed as the authorized act of the Association.

Given under my hand and seal of office this 19 day of OCTOBER, 2022.



Jessica Butler  
Notary Public, State of Texas

RP-2022-515718

FIELD NOTES

Being 40.0000 acres of land in the Solomon Brown League, Abstract 7, Harris County, Texas, more particularly described as follows:

BEGINNING at an iron rod in the East line of Tract No. 1 an acre-land in that certain deed dated March 16, 1955, from H.F. Culver and wife, Winifred Culver, to Sweeney J. Roehring, recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North Line of F.M. 2920;

THENCE South 83 degrees 30 minutes 18 seconds West 7.33 feet along the North line of F.M. 2920 to a fence corner;

THENCE North 46 degrees 00 minutes 17 seconds West 108.51 feet along the North line of F.M. 2920 to an iron pipe;

THENCE North 84 degrees 50 minutes 59 seconds West 715.62 feet to an iron pipe at the Southeast corner of the 0.74 acre Re ad tract, recorded in Volume 1817, Page 376;

THENCE North 2188.23 feet;

THENCE East 777.26 feet;

THENCE South 00 degrees 20 minutes 41 seconds West 667.30 feet to an iron rod;

THENCE South 00 degrees 51 minutes 25 seconds East 1859.01 feet to the PLACE OF BEGINNING and containing 40.0000 acres of land.

*W. B. Burtlin*  
W. B. BURTLIN  
Registered Engineer  
Reg. No. 8491

REPRODUCED FROM ORIGINAL RECORDS  
THIS REPRODUCTION IS NOT A SUBSTITUTE FOR THE ORIGINAL RECORDS  
AND IS NOT TO BE USED AS SUCH. ALL RIGHTS, TITLE AND INTERESTS IN THE ORIGINAL RECORDS  
ARE RESERVED.

EXHIBIT "A"

(6 pgs.)

Records Production Policy

RP-2022-515718

FIELD NOTES

Being 10,699 acres of land out of that portion of the Jack Frey Property, Inc., 245,991 acre tract of land in the Salomon Brown Survey, Abstract 7, Harris County, Texas; said 10,699 acres being more particularly described as follows:

COMMENCING at an iron rod in the East line of Tract No. 1 as described in that certain deed dated March 16, 1945, from H. F. Culver and wife, Winifred Culver, to Summey J. Doehring, and recorded in Volume 2920, Page 691 of the Harris County Deed Records at its intersection with the North line of F. M. Row No. 2970;

THENCE North 1717.71 feet and West 778.08 feet to an iron rod set marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10,699 acre tract;

THENCE North 89 degrees 40 minutes 17 seconds West 874.38 feet to an iron rod set for corner;

THENCE North 00 degrees 20 minutes 53 seconds East and 24.00 feet passing an iron pipe at a re-entrant corner to the 245,991 acre tract and continuing on along the middle West line of said 245,991 acre tract a total distance of 460.19 feet to an iron rod set for corner;

THENCE South 89 degrees 49 minutes 11 seconds East 792.95 feet to an iron rod set for corner;

THENCE North 00 degrees 19 minutes 49 seconds East 155.88 feet to an iron rod set for corner in a fence line;

THENCE North 88 degrees 45 minutes 42 seconds East 481.15 feet along a fence line to an iron rod set for corner;

THENCE South 00 degrees 00 minutes 36 seconds East 20.85 feet to an iron rod marking the Northwest corner of Rowland Hill, Section One, an unrecorded subdivision;

THENCE South 602.30 feet to the PLACE OF BEGINNING and containing 10,699 acres of land,

*W. B. Bunelin*  
W. B. BUNELIN  
REGISTERED ENGINEER  
REG. NO. 8491

RECORDED & RETURNED TO THE  
THE INSTRUMENT IS NOT VALID UNLESS IT IS  
RECORDED IN THE PUBLIC RECORDS. THIS OFFICE  
WARRANTS THE ACCURACY OF THE INSTRUMENTS  
RECORDED IN THE PUBLIC RECORDS. IT DOES NOT  
WARRANT THE ACCURACY OF THE INSTRUMENTS  
NOT RECORDED IN THE PUBLIC RECORDS.

RP-2022-515718

FIELD NOTES

Being 30.8212 acres of land out of that portion of the Jack Frey  
 Property, Inc., 245,991 acre tract of land in the Salomon Brown  
 Survey, Abstract 7, Harris County, Texas; said 30.8212 acres being  
 more particularly described as follows:

**BEGINNING** at an iron rod in the East line of Tract No. 1, as described in that certain deed dated March 16, 1955, from H. E. Culver and wife, Mildred Culver, to Shuway J. Donohue, and recorded in Volume 2920, Page 671 of the Harris County Deed Records at its intersection with the North line of E. B. Road No. 2020;

**THENCE** North 29°07.85' East and West 790.00 feet to an iron rod not marking the Southeast corner and the **PLACE OF BEGINNING** of the herein described 30.8212 acre tract;

**THENCE** South 88 degrees 45 minutes 42 seconds West 401.15 feet along a fence line to an iron rod not for corner;

**THENCE** South 00 degrees 10 minutes 49 seconds West 155.00 feet to an iron rod not for corner;

**THENCE** North 89 degrees 49 minutes 11 seconds West 349.95 feet to an iron rod not for corner in the middle West line of said 245,991 acre tract;

**THENCE** North 00 degrees 20 minutes 53 seconds East 50.00 feet to an iron rod and North 00 degrees 09 minutes 17 seconds East 1658.18 feet along the middle West line of said 245,991 acre tract to an iron pipe marking the middle Northwest corner of said 245,991 acre tract;

**THENCE** South 89 degrees 25 minutes 29 seconds East 826.46 feet to an iron pipe marking the most Northerly re-entrant corner of said 245,991 acre tract;

**THENCE** South 00 degrees 00 minutes 30 seconds West 1551.29 feet to the **PLACE OF BEGINNING** and containing 30.8212 acres of land,

*W. B. Burkin*  
 W. B. BURKIN  
 REGISTERED ENGINEER  
 No. 10, 8491

BLINDERS MICHIGAN  
 THIS INSTRUMENT IS NOT VALID UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS, AND THE COUNTY CLERK HAS ISSUED A CERTIFICATE OF RECORDATION THEREON.

RP-2022-515718

ROSEWOOD HILL SECTION FOUR(4)

A SUBDIVISION OF 181.4455 ACRES OUT OF THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod in the east line of Rosewood Hill Section One, said rod being N00°51'25"W a distance of 381.40 feet as measured along the said east line of Rosewood Hill Section One from the north line of F.M. 2920;

THENCE N00°51'25"W with the east line of Rosewood Hill Section One a distance of 1278.51 feet to a 5/8" iron rod for a point;

THENCE N00°20'41"E still with the east line of Rosewood Hill Section One a distance of 667.30 feet to a 1/2" iron rod for a corner;

THENCE West a distance of 777.26 feet to a 1/2" iron rod for a corner in the west line of Rosewood Trail;

THENCE N00°00'48"W a distance of 1572.14 feet to a 1" iron pipe for a point;

THENCE N00°07'56"E a distance of 3862.42 feet to a point in the center of Spring Creek;

THENCE along the center of Spring Creek the following twenty courses and distances, viz:

N40°30'44"E-109.87 feet, N04°33'36"E-163.52 feet, N65°24'54"E-168.25 feet, N42°30'38"E-97.67 feet, N01°12'02"W-143.03 feet, N57°42'34"E-170.34 feet, N41°33'46"E-68.05 feet, N65°16'22"E-83.67 feet, S86°25'25"E-48.09 feet, N71°51'43"E-61.03 feet, S68°29'15"E-32.04 feet, S72°41'24"E-115.88 feet, S44°44'10"E-215.25 feet, S58°22'43"E-179.14 feet, N72°24'57"E-159.80 feet, S85°56'25"E-182.15 feet, N73°01'11"E-231.67 feet, N47°04'58"E-172.74 feet, N66°58'22"E-620.07 feet, and N61°21'32"E-83.51 feet;

THENCE S00°53'26"E leaving the center of Spring Creek, a distance of 958.53 feet to a point for a corner;

THENCE S71°00'00"W a distance of 1188.43 feet to a point for a corner;

THENCE S00°06'19"W a distance of 3730.00 feet to a 5/8" iron rod for a corner;

THENCE S89°14'27"W a distance of 132.85 feet to a 5/8" iron rod for a corner;

THENCE S00°42'09"E a distance of 2142.76 feet to a 5/8" iron rod for a point;

THENCE S00°36'59"E a distance of 1011.77 feet to a 5/8" iron rod for a corner, said rod being 356.94 feet from the north line of F.M. 2920;

THENCE S00°51'40"W a distance of 202.37 feet to the Point of Beginning and containing 181.4455 Acres of land, more or less.

RECORDERS MEMORANDUM

At the time of recording, this instrument was found to be reproducible for the best photographic reproduction because of illegibility, carbon or photo was developed paper, etc. all blocks out, additions and changes were shown at the time the instrument was filed and recorded.



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FIELD NOTES  
Rosewood Hill, Sec. 5

Being 10.2211 acres of land out of a 245.991 acre tract of land and being known as Rosewood Hill, Section 5, an unrecorded subdivision of 10.2211 acres in the Solomon Brown Survey, Abstract 7, Harris County, Texas and being out of that certain 245.991 acres of land as described in deed to Jack Frey Properties, Inc., and recorded under File Number F144342 of the Real Property Records of Harris County, Texas; said Rosewood Hill, Section 5 being more particularly described as follows:

COMMENCING at the Southwest corner of Rosewood Hill, Section 1, an unrecorded subdivision of 40.0000 acres out of said 245.991 acres and being in the North line of F. M. Road No. 2920;

THENCE North 654.09 feet and West 798.08 feet to an iron rod marking the Southeast corner and the PLACE OF BEGINNING of the herein described 10.2211 acre tract;

THENCE West 502.28 feet to an iron rod for corner;

THENCE North 00 degrees 08 minutes 31 seconds West 469.92 feet to an iron rod for corner;

THENCE East 178.84 feet to an iron rod for corner;

THENCE North 595.41 feet to an iron rod for corner;

THENCE South 89 degrees 40 minutes 17 seconds East 324.51 feet to an iron rod for corner in the West line of Rosewood Trail (60 feet wide);

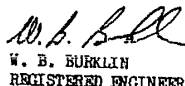
THENCE South 518.93 feet along the West line of said Rosewood Trail to the P. C. of a curve to the left;

THENCE Southeasterly 250.97 feet along said curve to P. T., having a radius of 303.46 feet, and a central angle of 47 degrees 23 minutes 09 seconds;

THENCE South 47 degrees 23 minutes 09 seconds East 49.71 feet along the Southeast line of said Rosewood Trail to corner;

THENCE South 60 degrees 00 minutes 00 seconds West 155.40 feet to corner;

THENCE South 210.00 feet to the PLACE OF BEGINNING and containing 10.2211 acres of land.

  
W. B. BURKLIN  
REGISTERED ENGINEER  
REG. NO. 8491

**EASLEY SURVEYING CO.**

P.O. BOX 13  
TOMBALL TEXAS 77375  
(713) 351-1946  
February 27, 1979

FIELD NOTES

ROSEWOOD HILL

SECTION SIX

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 103.5934 ACRES AND SHOWN AS SECTION SIX ON A PLAT OF ROSEWOOD HILL, AN UNRECORDED SUBDIVISION IN THE SOLOMON BROWN SURVEY, A-7, HARRIS COUNTY, TEXAS, SAID SECTION SIX BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southeast corner of Rosewood Hill Section Six, said point also being the southeast corner of a 172.5776 acre tract in the Solomon Brown Survey, A-7, Harris County, Texas, said 172.5776 acre tract being that certain tract shown on a plat by W. B. Burklin, Registered Engineer, dated December 9, 1977:

THENCE S 89° 09' 25" W along the south line of said 172.5776 acre tract, a distance of 1190.05 feet to a point;

THENCE N 00° 09' 19" E a distance of 2325.08 feet to a point;

THENCE N 00° 06' 19" E a distance of 1404.74 feet to a point;

THENCE N 71° 00' 00" E a distance of 1177.51 feet to a point in the east line of said 172.5775 acre tract;

THENCE S 00° 54' 36" E along the east line of said 172.5776 acre tract, a distance of 160.22 feet to a point;

THENCE S 00° 59' 25" E along the east line of said 172.5776 acre tract, a distance of 1531.41 feet to a point;

THENCE S 00° 55' 17" E along the east line of said 172.5776 acre tract, a distance of 2404.58 feet to the POINT OF BEGINNING and containing 103.5934 acres of land.



*B. E. Easley*  
B. E. Easley  
Registered Public Surveyor  
Texas Registration No. 1844

RECORDER'S MEMORANDUM  
AT THE TIME OF REGISTRATION, THIS INSTRUMENT WAS FOUND BY INSUFFICIENT TO THE PUBLIC RECORDS BY REPRODUCTION OF THE INSTRUMENT ON MICROFILM OR PHOTO COPY, DISCOLORED PAPER, ETC.

RP-2022-515718



RP-2022-515718  
# Pages 9  
10/19/2022 03:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$46.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2022-515718