

**Kaufman County**  
**Laura Hughes**  
**County Clerk**  
**Instrument Number: 2024-0007095**

**Billable Pages: 3**  
**Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 03/12/2024 at 02:20 PM</p> <p><b>Document Number:</b> <u>2024-0007095</u></p> <p><b>Receipt No:</b> <u>24-6572</u></p> <p><b>Amount:</b> \$ <u>33.00</u></p> <p><b>Vol/Pg:</b> <u>V:8418 P:571</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS**  
**COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

**Recorded By:** Leslie De La Rosa, Deputy

**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.**

**Record and Return To:**

TEXAS STAR COMMUNITY MANAGEMENT, LLC  
6401 CUSTER ROAD S  
SUITE 2020, TX 75070



**THE STATE OF TEXAS   §  
                                     §  
COUNTY OF KAUFMAN §**

**MUSTANG CREEK HOMEOWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowner's association.

- 1. SUBDIVISION INFORMATION:** The Mustang Creek Homeowners Association is a phased addition to the City of Forney, Kaufman County, Texas.
- 2. SUBDIVISION INFORMATION:** Lots in Mustang Creek are subject to the Declaration of Covenants, Conditions and Restrictions filed as Instrument number 19960801000648920 in the Public Records of Kaufman County, Texas.
  - Mustang Creek Phase 1 recorded on November 27, 2001, in Volume 1894, Page 149, Plat Records, Kaufman County, Texas.
  - Mustang Creek Phase 1A recorded January 10, 2002, as Instrument 00688, Cabinet 2, Page 411, Plat Records of Kaufman County, Texas.
  - Mustang Creek Phase 1B recorded March 6, 2002, as Instrument 04590, Cabinet 2, Slide 425 of the Real Property Records of Kaufman County, Texas.
  - Mustang Creek Phase 2 recorded October 16, 2002, as Instrument 21726, Cabinet 2, Page 469, Plat Records of Kaufman County, Texas
  - Mustang Creek Amended Phase 2 recorded February 7, 2005, as Instrument No. 1754, Cabinet 2, Slide 610, Plat Records of Kaufman County, Texas.
- 3. DECLARATION INFORMATION:** Lots in Mustang Creek are subject to the Declaration of Covenants, Conditions & Restrictions for Mustang Creek recorded on November 27, 2001, as Instrument No. 19588, in Volume 1899, Page 238 Real Property Records, Kaufman County, Texas, as it may be amended from time to time including the following instruments recorded in the Real Property Records of Kaufman County, Texas:
  - First Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Creek recorded February 01, 2002, in Volume 1946, Page 218, Real Property Records of Kaufman County, Texas.
  - Supplementary Declaration of Covenants, Conditions and Restrictions for Mustang Creek recorded September 26, 2002, as Document 19982 in Volume 2067, Page 416, Real Property Records of Kaufman County, Texas
  - Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Creek recorded October 29, 2003, as Document 00022289 in Volume 2513, Page 398, Real Property Records of Kaufman County, Texas
  - Third Amendment to Declaration of Covenants, Conditions and Restrictions for Mustang Creek recorded October 11, 2004, as Document 00022290 in Volume 2513, Page 400, Real Property Records of Kaufman County, Texas
  - Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for

Mustang Creek recorded February 24, 2005, as Document 00002926 in Volume 2590, Page 180, Real Property Records of Kaufman County, Texas

**4. NAME OF PROPERTY OWNERS ASSOCIATION:** Mustang Creek Homeowners Association, Inc.

**5. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,  
LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070

Phone: (469) 899-1000  
Fax: (469) 533-8836  
Website: [www.townsq.io](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)


**6. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00

**DATED:** March 11, 2024

**MUSTANG CREEK HOMEOWNERS ASSOCIATION, INC.,  
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC  
a Texas corporation, its managing agent**

By:   
Susan Garrett, Vice President of Client Relations

**ACKNOWLEDGEMENT**

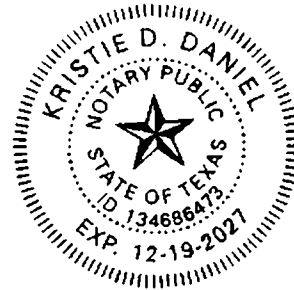
**THE STATE OF TEXAS   §**  
**§**  
**COUNTY OF COLLIN   §**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on this the 11th day  
of March, 2024.

*Kristie D. Daniel*

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



**AFTER RECORDING PLEASE RETURN TO:**

Texas Star Community Management, LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070