
MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of MARINE CREEK RANCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, M & C Development, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants and Restrictions for Marine Creek Ranch, recorded on November 3, 2003, under Instrument No. D203411174 in the Official Public Records of Tarrant County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Marine Creek Ranch and the phases are further described on Exhibit A, attached hereto and incorporated herein by reference.

2. **Name and Mailing Address of the Association.** The name of the Association is Marine Creek Ranch Homeowners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

3. **Recording Data for the Subdivision.** The recording data for the subdivision are those certain plats and maps recorded in the Plat or Map Records of Tarrant County, Texas. See, Exhibit A.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. D203411174, the Amendment of Declaration recorded under Instrument No. D206088495, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and email Manager@marinecreekcranchhoa.com.

6. **Website.** The Association's website may be found at <https://www.marinecreekcranchhoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee and (ii) \$250.00 - resale certificate fee.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by email at Manager@marinecreekcranchhoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

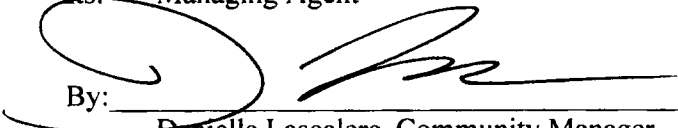
ASSOCIATION:

**MARINE CREEK RANCH
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By:


Danielle Lascalere, Community Manager

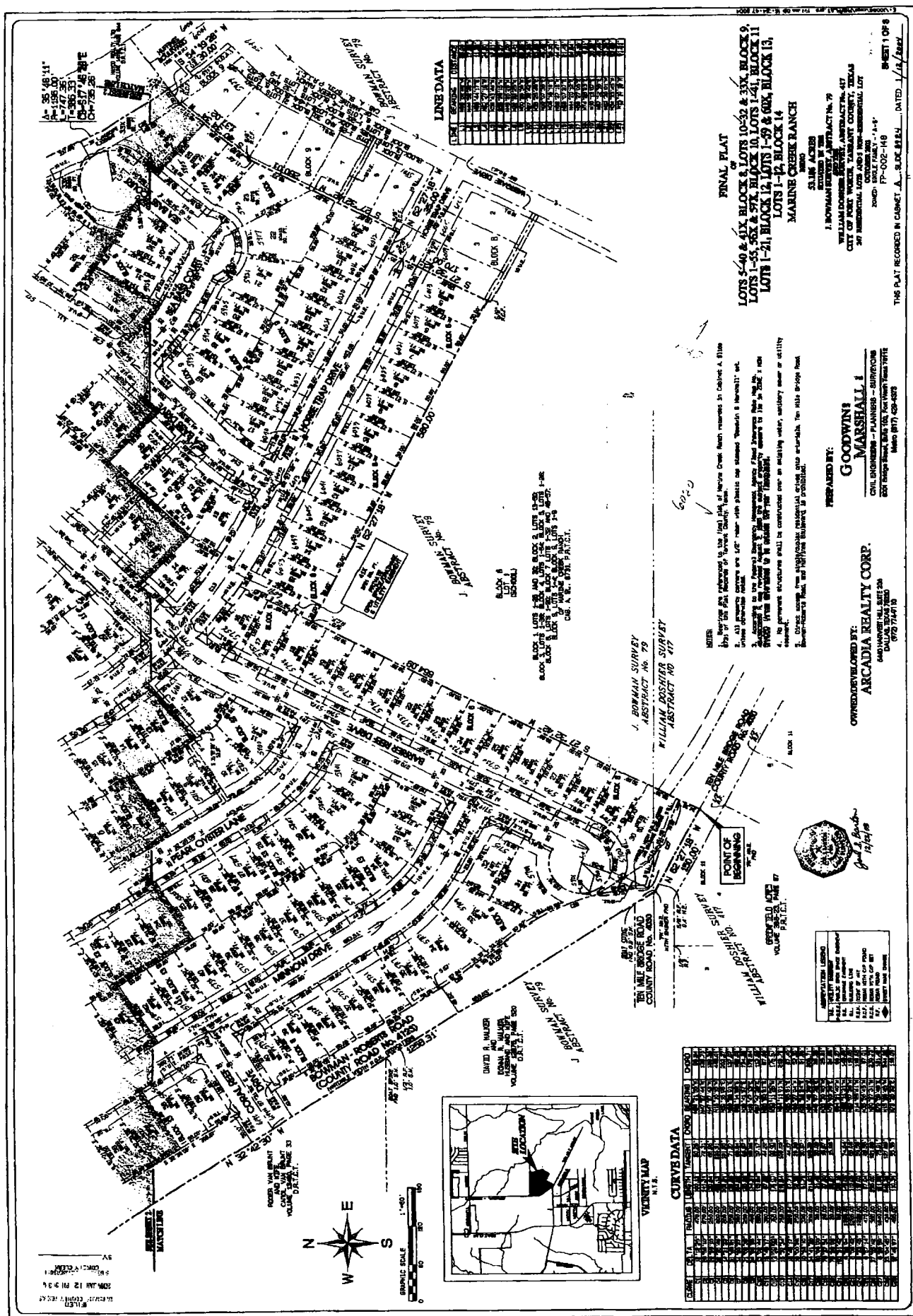
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

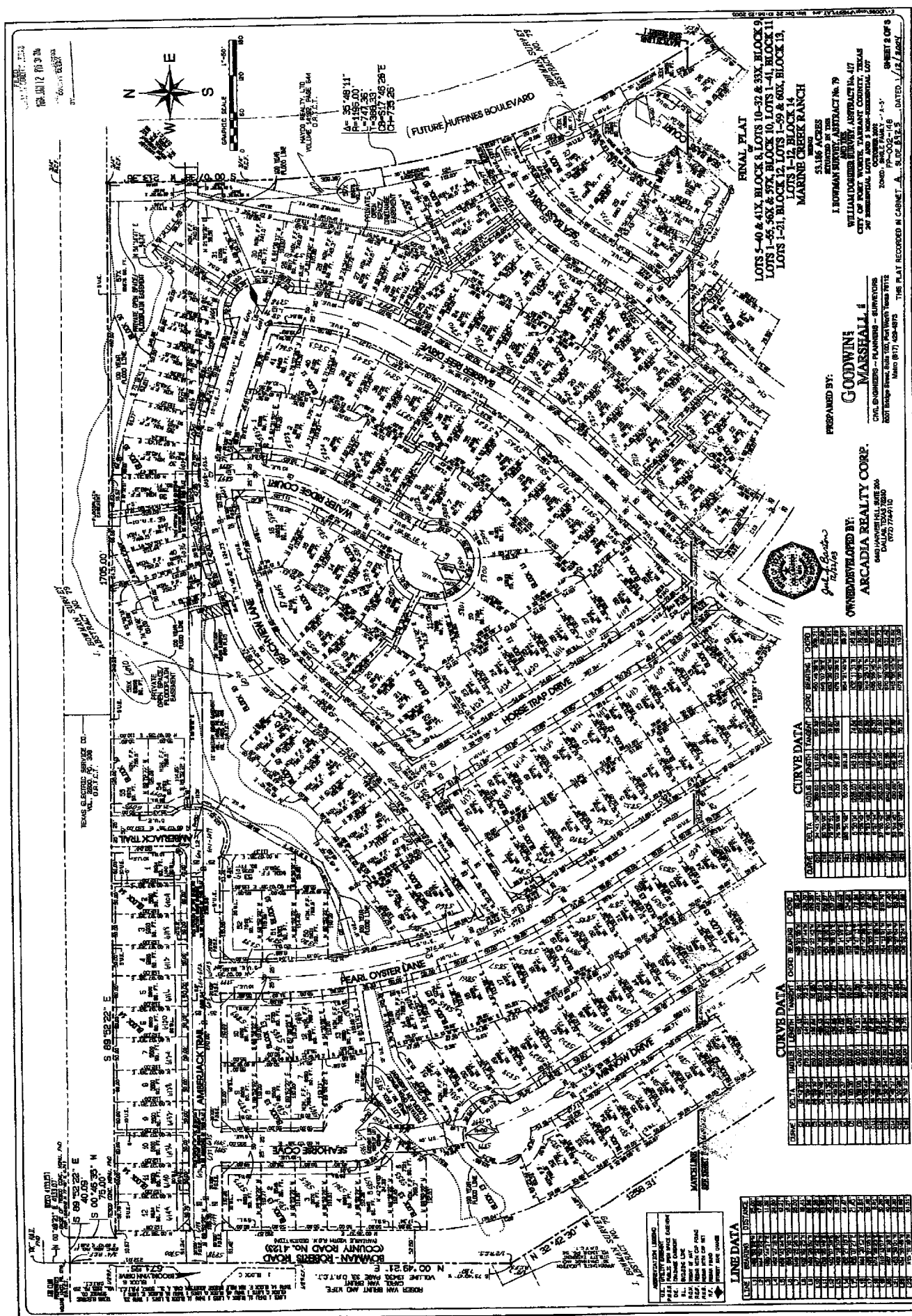
This instrument was acknowledged before me on the 27 day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Marine Creek Ranch Homeowners Association, Inc., a Texas non-profit corporation.

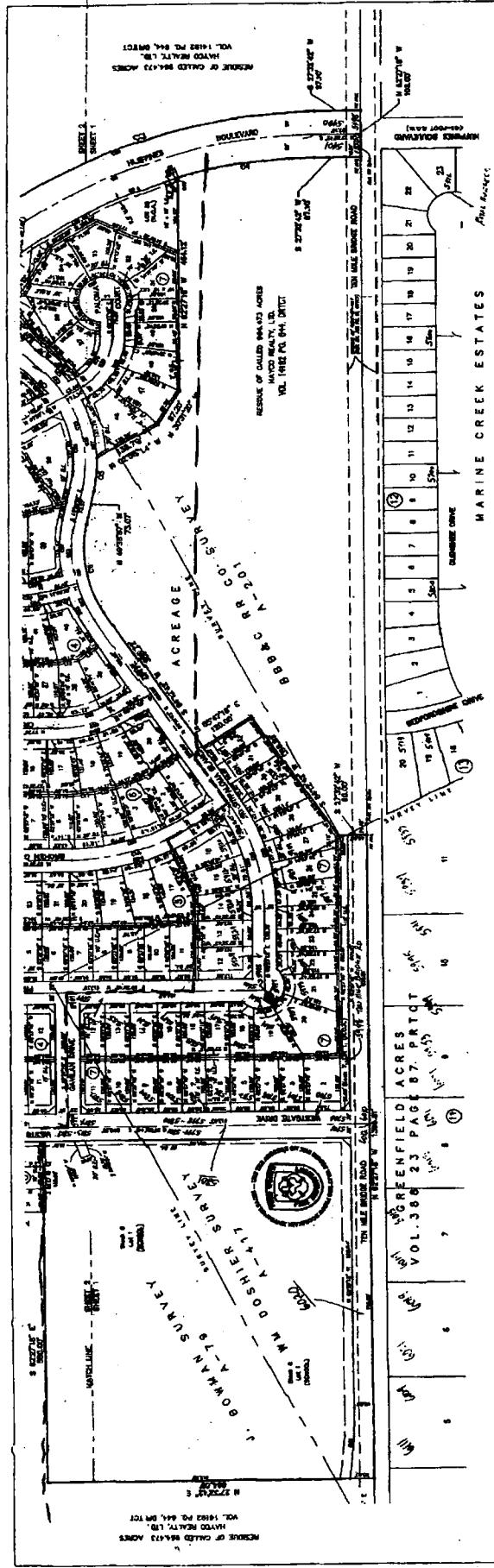


Vonda Farley
Notary Public, State of Texas

Exhibit A







Curve Table									
SPICE MODEL	TYPE	NAME	UNIT	MIN	MAX	MIN	MAX	MIN	MAX
Q1	BJT	Q1	Q1	1.0	1.0	1.0	1.0	1.0	1.0
Q2	BJT	Q2	Q2	1.0	1.0	1.0	1.0	1.0	1.0
Q3	BJT	Q3	Q3	1.0	1.0	1.0	1.0	1.0	1.0
Q4	BJT	Q4	Q4	1.0	1.0	1.0	1.0	1.0	1.0
Q5	BJT	Q5	Q5	1.0	1.0	1.0	1.0	1.0	1.0
Q6	BJT	Q6	Q6	1.0	1.0	1.0	1.0	1.0	1.0
Q7	BJT	Q7	Q7	1.0	1.0	1.0	1.0	1.0	1.0
Q8	BJT	Q8	Q8	1.0	1.0	1.0	1.0	1.0	1.0
Q9	BJT	Q9	Q9	1.0	1.0	1.0	1.0	1.0	1.0
Q10	BJT	Q10	Q10	1.0	1.0	1.0	1.0	1.0	1.0
Q11	BJT	Q11	Q11	1.0	1.0	1.0	1.0	1.0	1.0
Q12	BJT	Q12	Q12	1.0	1.0	1.0	1.0	1.0	1.0
Q13	BJT	Q13	Q13	1.0	1.0	1.0	1.0	1.0	1.0
Q14	BJT	Q14	Q14	1.0	1.0	1.0	1.0	1.0	1.0
Q15	BJT	Q15	Q15	1.0	1.0	1.0	1.0	1.0	1.0
Q16	BJT	Q16	Q16	1.0	1.0	1.0	1.0	1.0	1.0
Q17	BJT	Q17	Q17	1.0	1.0	1.0	1.0	1.0	1.0
Q18	BJT	Q18	Q18	1.0	1.0	1.0	1.0	1.0	1.0
Q19	BJT	Q19	Q19	1.0	1.0	1.0	1.0	1.0	1.0
Q20	BJT	Q20	Q20	1.0	1.0	1.0	1.0	1.0	1.0
Q21	BJT	Q21	Q21	1.0	1.0	1.0	1.0	1.0	1.0
Q22	BJT	Q22	Q22	1.0	1.0	1.0	1.0	1.0	1.0
Q23	BJT	Q23	Q23	1.0	1.0	1.0	1.0	1.0	1.0
Q24	BJT	Q24	Q24	1.0	1.0	1.0	1.0	1.0	1.0
Q25	BJT	Q25	Q25	1.0	1.0	1.0	1.0	1.0	1.0
Q26	BJT	Q26	Q26	1.0	1.0	1.0	1.0	1.0	1.0
Q27	BJT	Q27	Q27	1.0	1.0	1.0	1.0	1.0	1.0
Q28	BJT	Q28	Q28	1.0	1.0	1.0	1.0	1.0	1.0
Q29	BJT	Q29	Q29	1.0	1.0	1.0	1.0	1.0	1.0
Q30	BJT	Q30	Q30	1.0	1.0	1.0	1.0	1.0	1.0
Q31	BJT	Q31	Q31	1.0	1.0	1.0	1.0	1.0	1.0
Q32	BJT	Q32	Q32	1.0	1.0	1.0	1.0	1.0	1.0
Q33	BJT	Q33	Q33	1.0	1.0	1.0	1.0	1.0	1.0
Q34	BJT	Q34	Q34	1.0	1.0	1.0	1.0	1.0	1.0
Q35	BJT	Q35	Q35	1.0	1.0	1.0	1.0	1.0	1.0
Q36	BJT	Q36	Q36	1.0	1.0	1.0	1.0	1.0	1.0
Q37	BJT	Q37	Q37	1.0	1.0	1.0	1.0	1.0	1.0
Q38	BJT	Q38	Q38	1.0	1.0	1.0	1.0	1.0	1.0
Q39	BJT	Q39	Q39	1.0	1.0	1.0	1.0	1.0	1.0
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Q41	BJT	Q41	Q41	1.0	1.0	1.0	1.0	1.0	1.0
Q42	BJT	Q42	Q42	1.0	1.0	1.0	1.0	1.0	1.0
Q43	BJT	Q43	Q43	1.0	1.0	1.0	1.0	1.0	1.0
Q44	BJT	Q44	Q44	1.0	1.0	1.0	1.0	1.0	1.0
Q45	BJT	Q45	Q45	1.0	1.0	1.0	1.0	1.0	1.0
Q46	BJT	Q46	Q46	1.0	1.0	1.0	1.0	1.0	1.0
Q47	BJT	Q47	Q47	1.0	1.0	1.0	1.0	1.0	1.0
Q48	BJT	Q48	Q48	1.0	1.0	1.0	1.0	1.0	1.0

[illegible][illegible]

LINE TABLE			
LINE	CL	DISTANCE	BEARINGS
1	1	11.2	S 10° 15' E
2	2	11.2	S 10° 15' E
3	3	11.2	S 10° 15' E
4	4	11.2	S 10° 15' E
5	5	11.2	S 10° 15' E
6	6	11.2	S 10° 15' E
7	7	11.2	S 10° 15' E
8	8	11.2	S 10° 15' E
9	9	11.2	S 10° 15' E
10	10	11.2	S 10° 15' E
11	11	11.2	S 10° 15' E
12	12	11.2	S 10° 15' E
13	13	11.2	S 10° 15' E
14	14	11.2	S 10° 15' E
15	15	11.2	S 10° 15' E
16	16	11.2	S 10° 15' E
17	17	11.2	S 10° 15' E
18	18	11.2	S 10° 15' E
19	19	11.2	S 10° 15' E
20	20	11.2	S 10° 15' E
21	21	11.2	S 10° 15' E
22	22	11.2	S 10° 15' E
23	23	11.2	S 10° 15' E
24	24	11.2	S 10° 15' E
25	25	11.2	S 10° 15' E
26	26	11.2	S 10° 15' E
27	27	11.2	S 10° 15' E
28	28	11.2	S 10° 15' E
29	29	11.2	S 10° 15' E
30	30	11.2	S 10° 15' E
31	31	11.2	S 10° 15' E
32	32	11.2	S 10° 15' E
33	33	11.2	S 10° 15' E
34	34	11.2	S 10° 15' E
35	35	11.2	S 10° 15' E
36	36	11.2	S 10° 15' E
37	37	11.2	S 10° 15' E
38	38	11.2	S 10° 15' E
39	39	11.2	S 10° 15' E
40	40	11.2	S 10° 15' E
41	41	11.2	S 10° 15' E
42	42	11.2	S 10° 15' E
43	43	11.2	S 10° 15' E
44	44	11.2	S 10° 15' E
45	45	11.2	S 10° 15' E
46	46	11.2	S 10° 15' E
47	47	11.2	S 10° 15' E
48	48	11.2	S 10° 15' E
49	49	11.2	S 10° 15' E
50	50	11.2	S 10° 15' E
51	51	11.2	S 10° 15' E
52	52	11.2	S 10° 15' E
53	53	11.2	S 10° 15' E
54	54	11.2	S 10° 15' E
55	55	11.2	S 10° 15' E
56	56	11.2	S 10° 15' E
57	57	11.2	S 10° 15' E
58	58	11.2	S 10° 15' E
59	59	11.2	S 10° 15' E
60	60	11.2	S 10° 15' E
61	61	11.2	S 10° 15' E
62	62	11.2	S 10° 15' E
63	63	11.2	S 10° 15' E
64	64	11.2	S 10° 15' E
65	65	11.2	S 10° 15' E
66	66	11.2	S 10° 15' E
67	67	11.2	S 10° 15' E
68	68	11.2	S 10° 15' E
69	69	11.2	S 10° 15' E
70	70	11.2	S 10° 15' E
71	71	11.2	S 10° 15' E
72	72	11.2	S 10° 15' E
73	73	11.2	S 10° 15' E
74	74	11.2	S 10° 15' E
75	75	11.2	S 10° 15' E
76	76	11.2	S 10° 15' E
77	77	11.2	S 10° 15' E
78	78	11.2	S 10° 15' E
79	79	11.2	S 10° 15' E
80	80	11.2	S 10° 15' E
81	81	11.2	S 10° 15' E
82	82	11.2	S 10° 15' E
83	83	11.2	S 10° 15' E
84	84	11.2	S 10° 15' E
85	85	11.2	S 10° 15' E
86	86	11.2	S 10° 15' E
87	87	11.2	S 10° 15' E
88	88	11.2	S 10° 15' E
89	89	11.2	S 10° 15' E
90	90	11.2	S 10° 15' E
91	91	11.2	S 10° 15' E
92	92	11.2	S 10° 15' E
93	93	11.2	S 10° 15' E
94	94	11.2	S 10° 15' E
95	95	11.2	S 10° 15' E
96	96	11.2	S 10° 15' E
97	97	11.2	S 10° 15' E
98	98	11.2	S 10° 15' E
99	99	11.2	S 10° 15' E
100	100	11.2	S 10° 15' E

[illegible]

FINAL PLAT OF
Block 1 Lots 1²⁵ and 30; Block 2, Lots 13⁵⁰;
Block 3, Lots 1³⁸; Block 4, Lots 1⁶⁴; Block 5,
Lots 1²³; Block 6, Lots 1²⁰; Block 7, Lots 1³²
and 49⁵⁷; Block 8, Lots 1⁴; Block 9, Lots 1⁹

MARINE CREEK RANCH
(CASE NO. FP 03-008.)

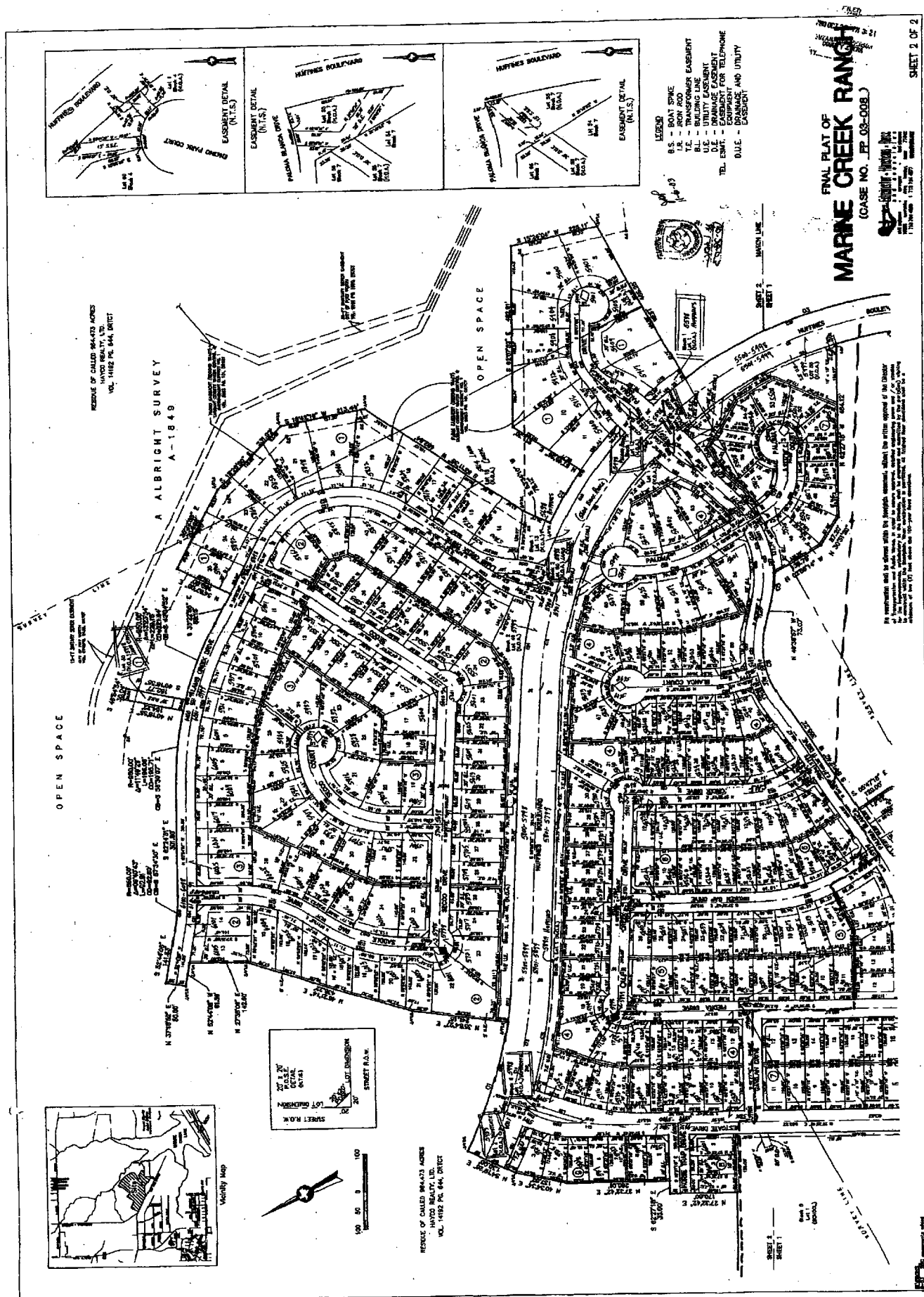
Being a 98.5%-acre tract of land situated in the J. Bowman Survey, Abstract No. 78, the W4, Dooler Survey, Abstract No. 46, the A. Abright Survey, Abstract no. 201 City of Fort Worth, Tarrant County, Texas and being 1/4 of and sold 1942 time described is deed to M & C Development, Ltd. recorded under TOL# No. 1022626700 County Records, Tarrant County, Texas (Vol. 5874 Pg. 603, Oiled Records).

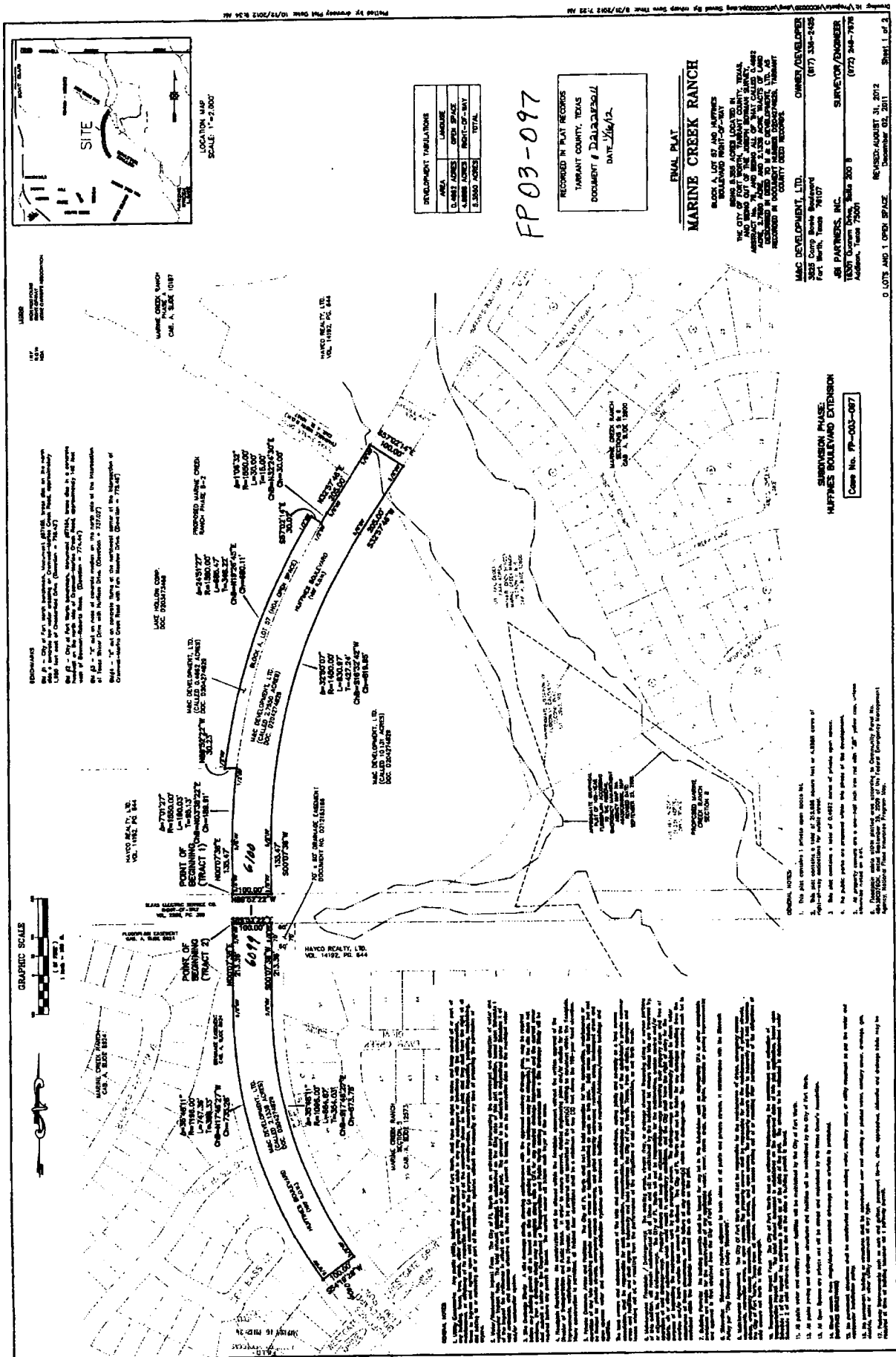
(288 LOTS)
 OCTOBER, 2003
 GRAYD 11/6/03
 TOM MARTIN

OWNER: M & C Development, Ltd.,
1320 South University
Fort Worth, Texas 76107
(972) 625-1300

Lab A Slide 8731, 8732
October 28, 03
SHEET 1

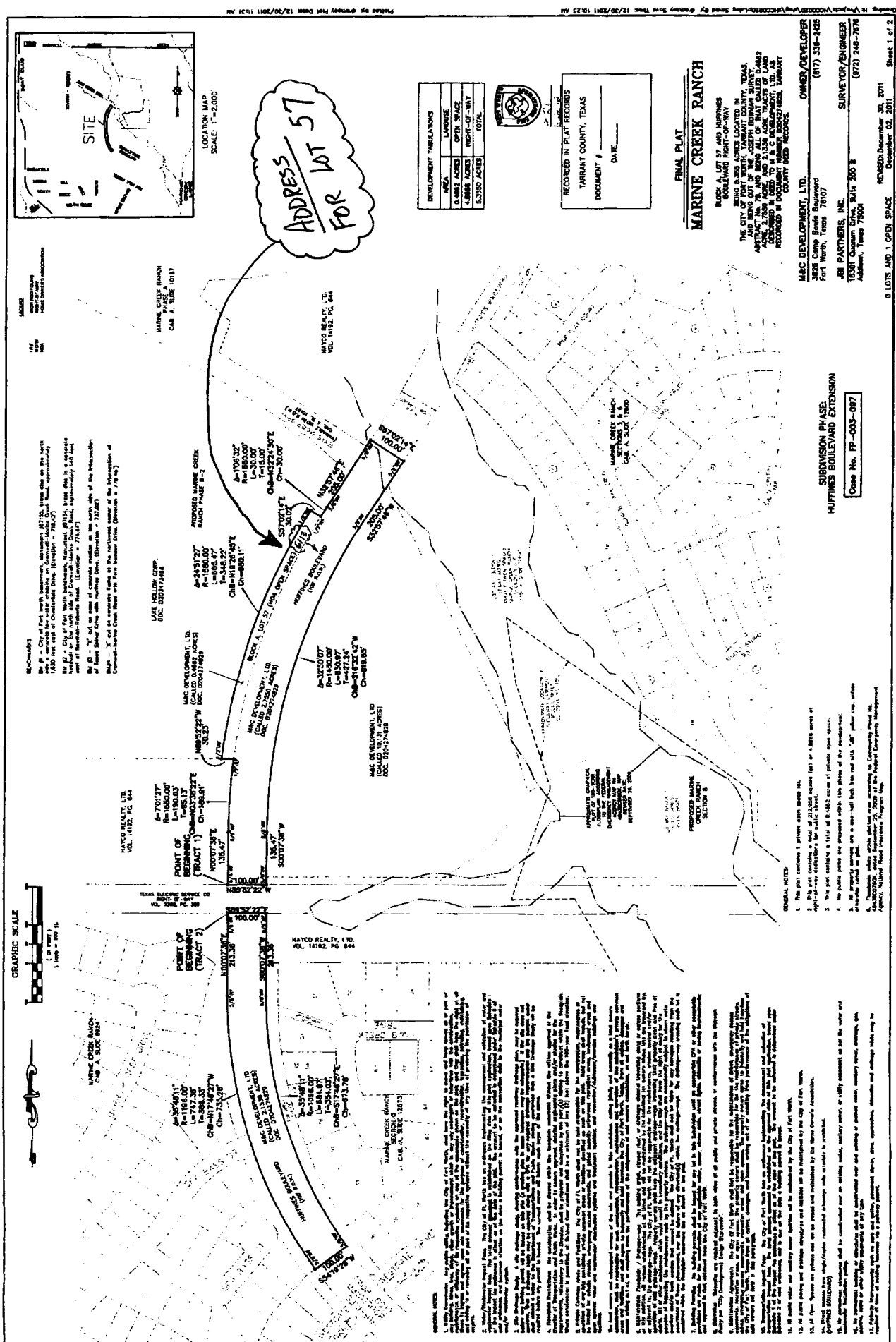
SHEET 1 OF 2

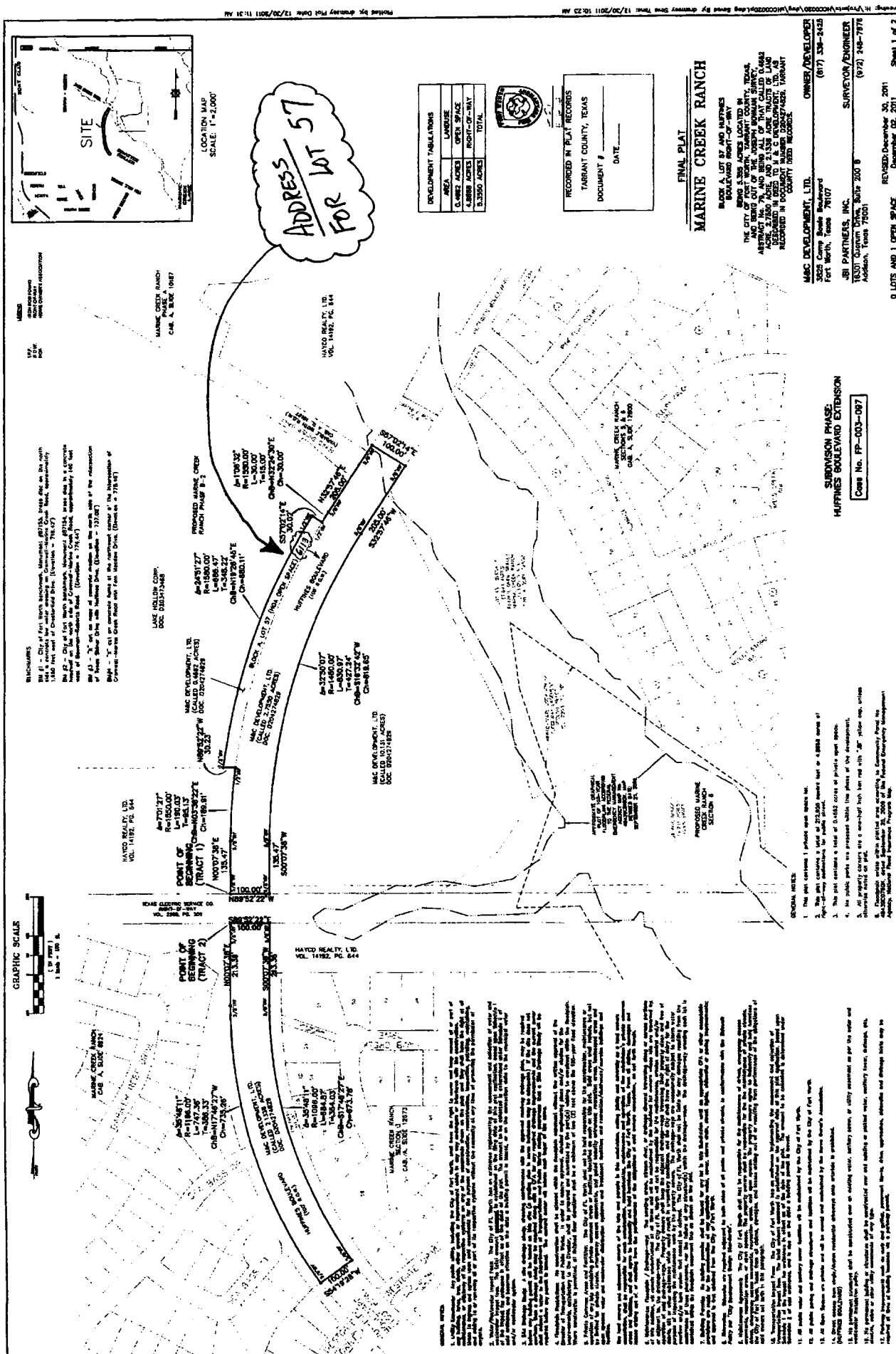




Case No. 77-003-097

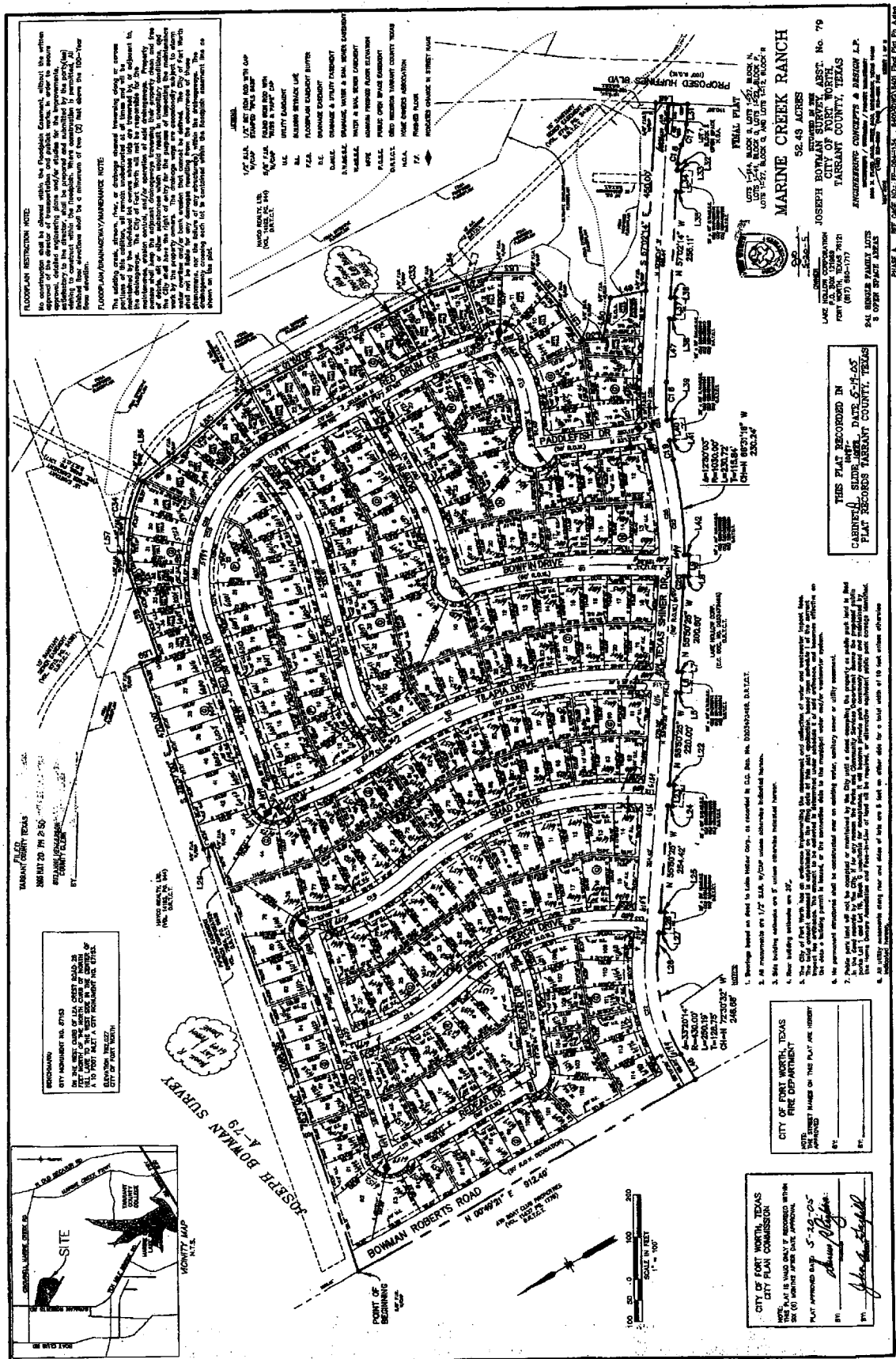
FP 03-097











FRANK PLAT
LOVE 1-24, BLACK & LOVE 1-25, BLACK &
LOVE 1-26, BLACK & LOVE 1-27, BLACK &
LOVE 1-28, BLACK & LOVE 1-29, BLACK &

MARINE CREEK RANCH

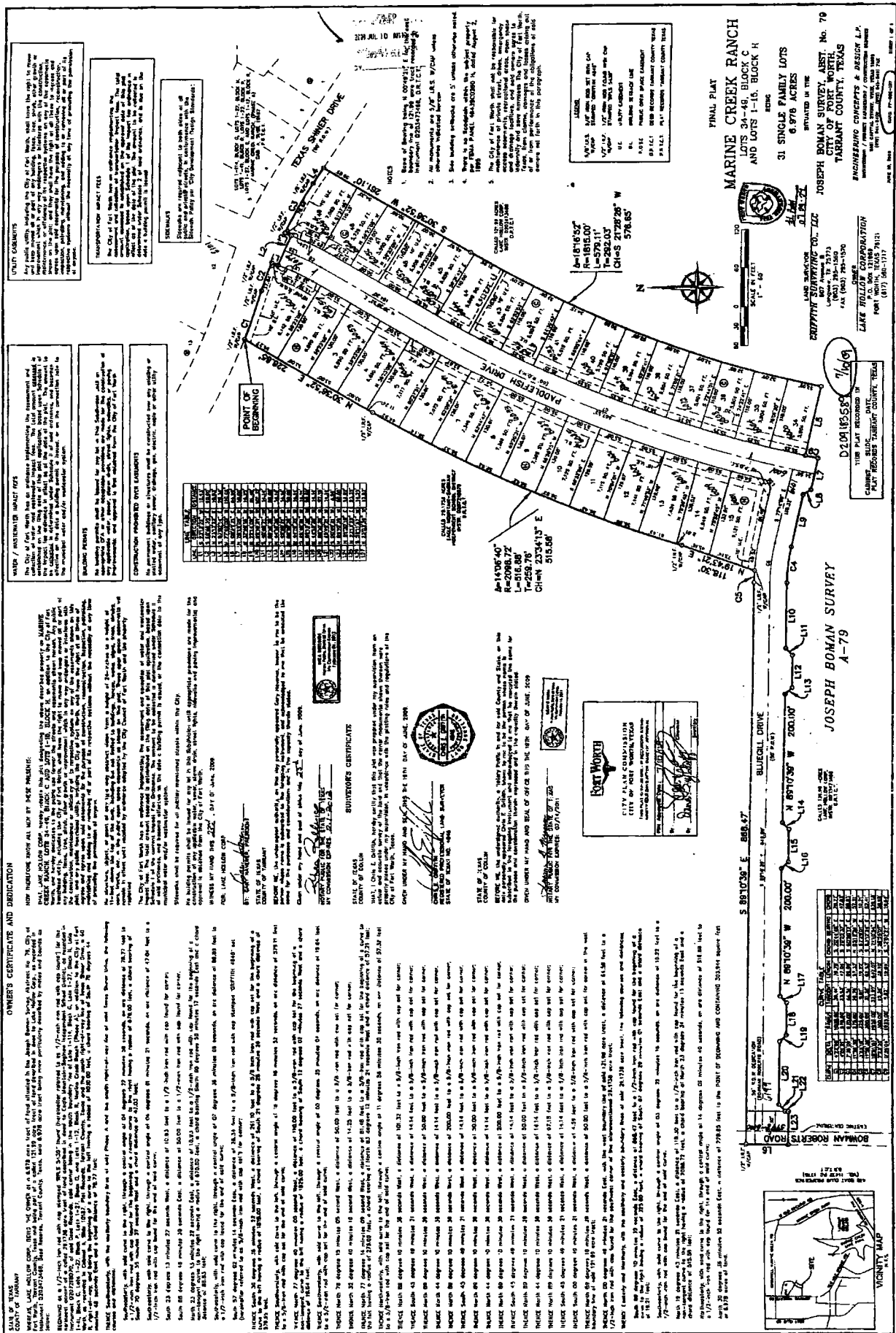
92.43 ACRES
SITUATED IN THE
JOSEPH BORLAND TRACT, ASST. No. 79
CITY OF PORT WORTH
TARRANT COUNTY, TEXAS

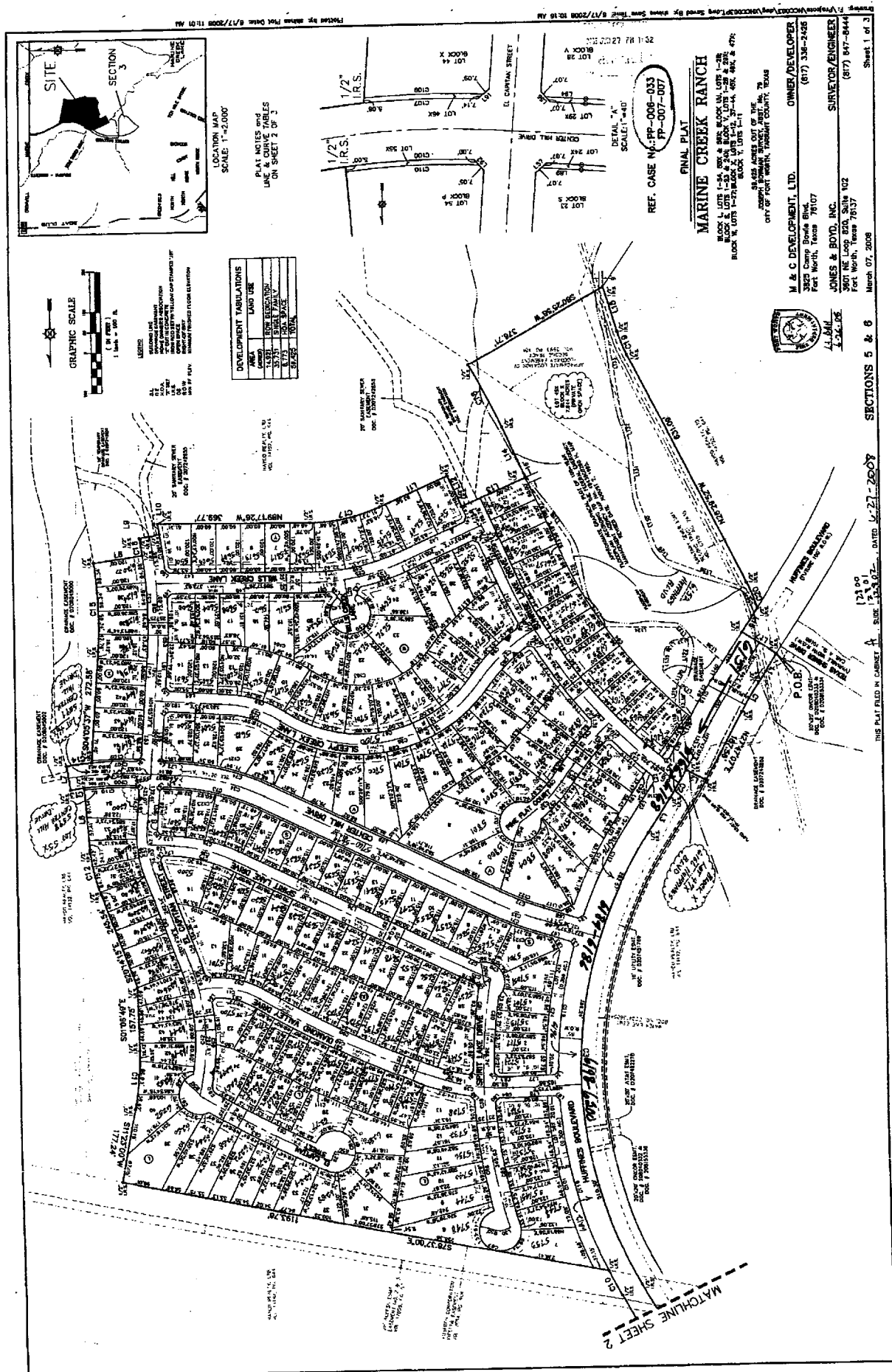
ENGINEERING CONCEPTS & DESIGN, L.P.
2001 E. Ross Ave., Suite 200, Fort Worth, Texas 76104
(817) 342-1177

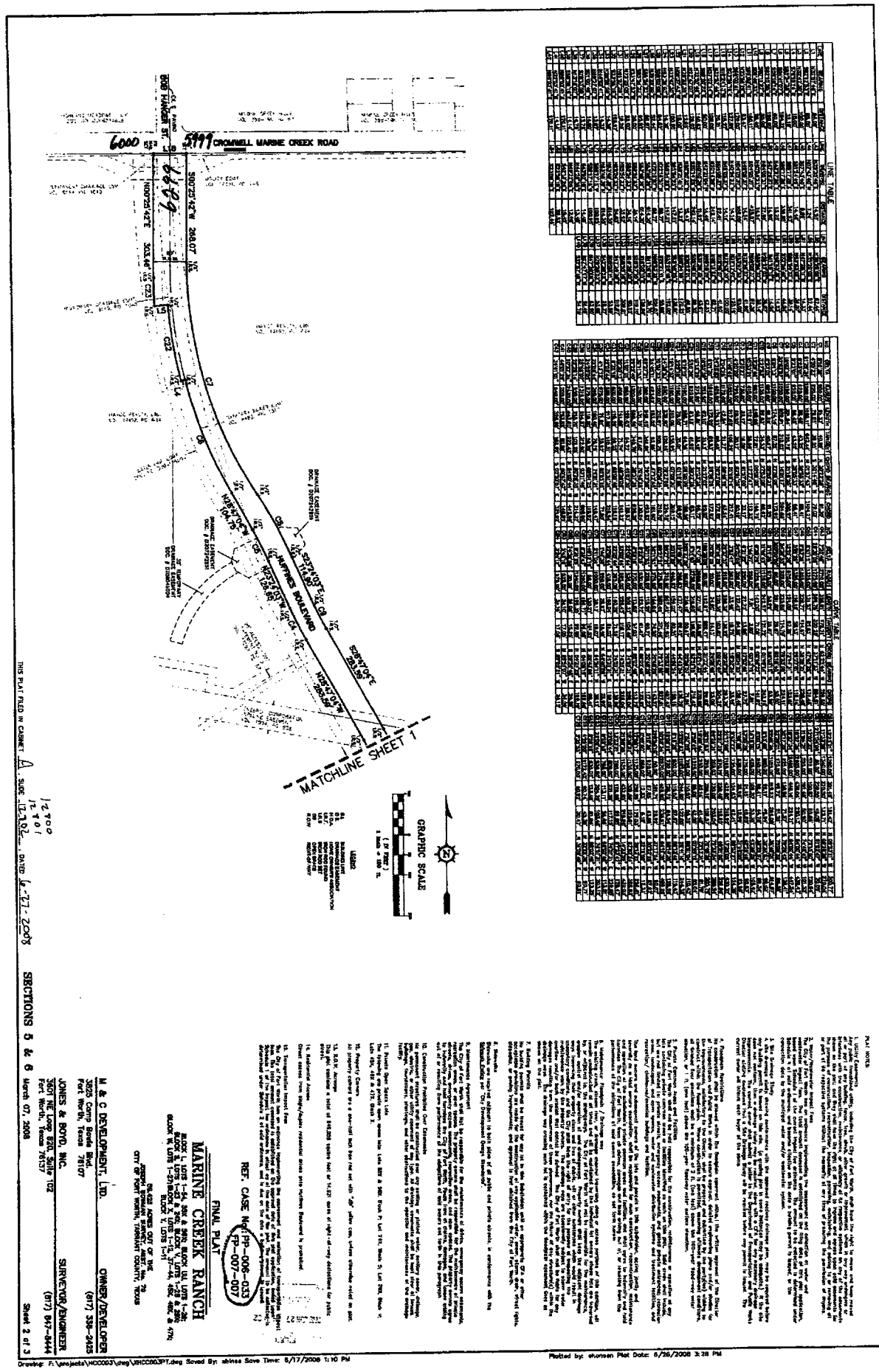
**145 SINGLE FAMILY LOTS
3 COWBOY SERVICE AREAS**

JOSEPH BORLAND TRACT
ASST. No. 79
CITY OF PORT WORTH
TARRANT COUNTY, TEXAS

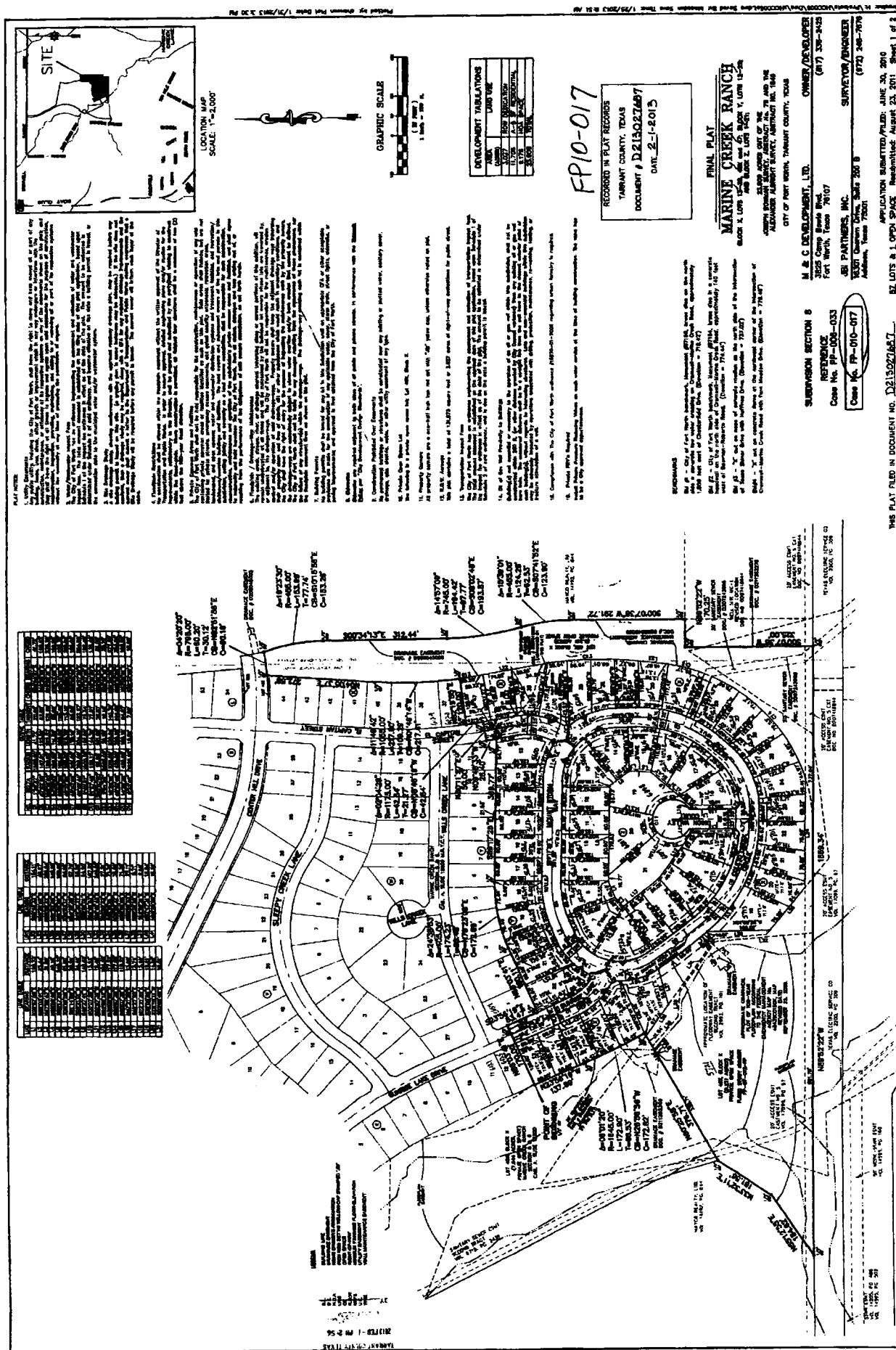
ENGINEERING CONCEPTS & DESIGN, L.P.
2001 E. Ross Ave., Suite 200, Fort Worth, Texas 76104
(817) 342-1177

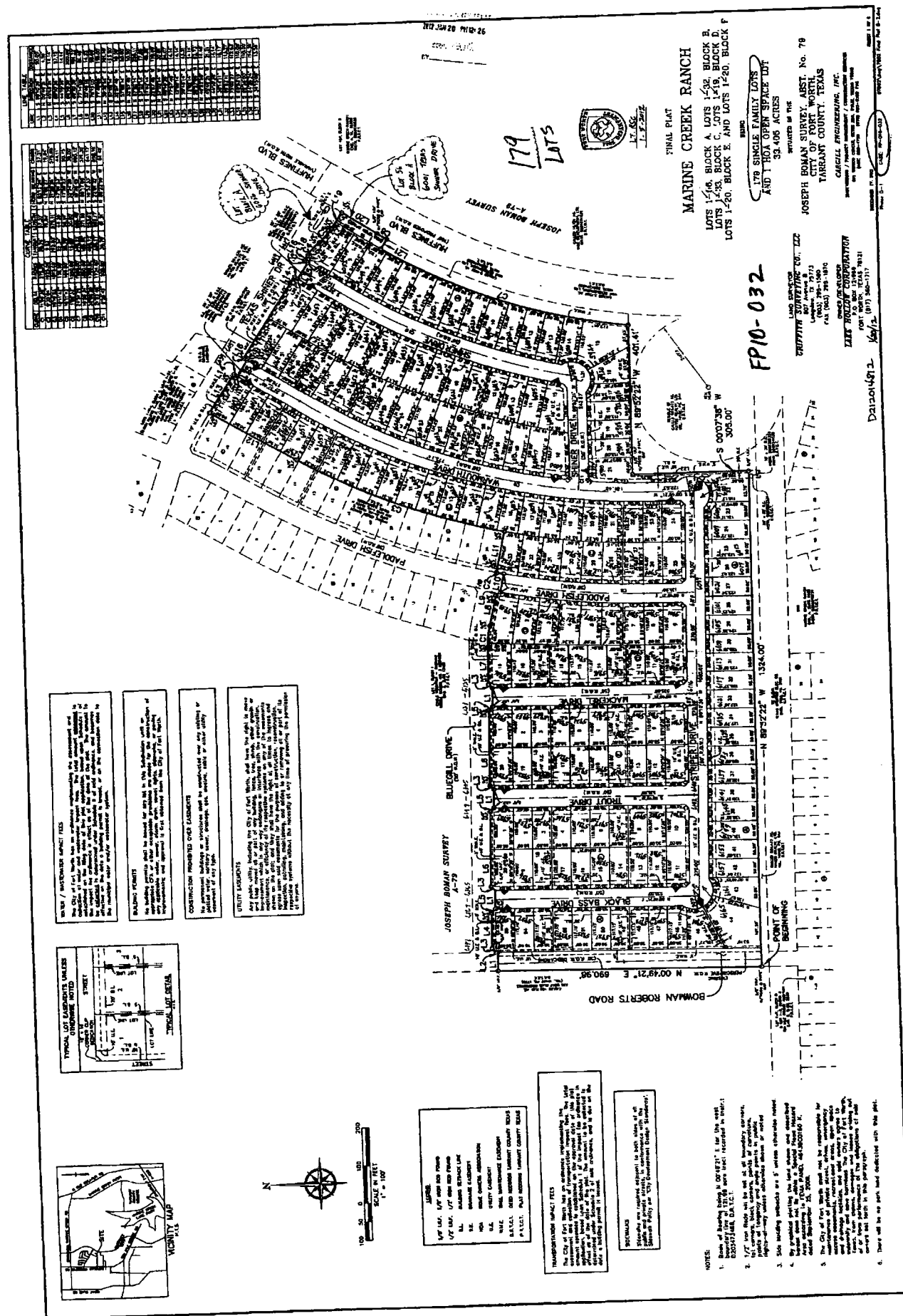


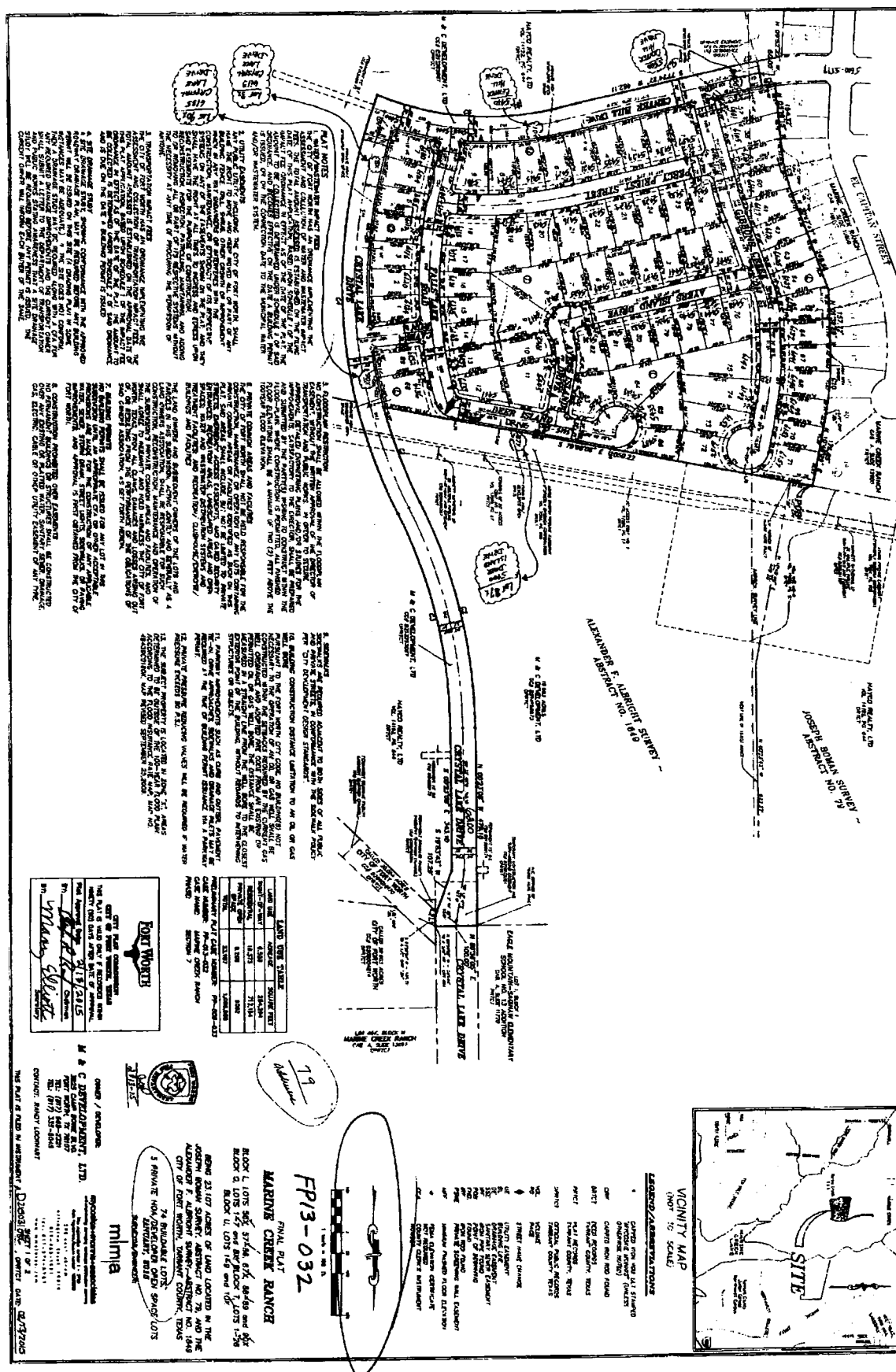




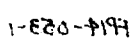
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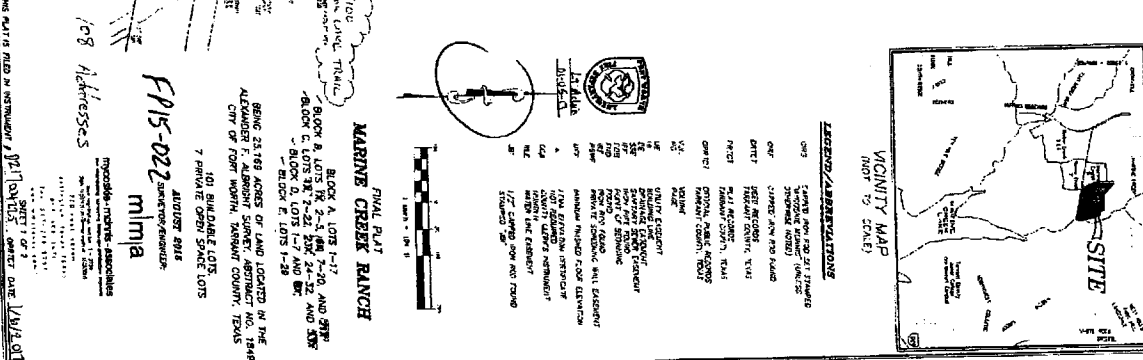




2-280-8194



5-820-



[illegible][illegible]

FINAL PLAY MARINE CREEK RANCH

BLOCK A, LOTS 1-17
BLOCK B, LOTS 1A, 2-5, 8X, 7-20, AND 21K
BLOCK C, LOTS 1A, 2-22, 23K, 24-32, AND 33K
BLOCK D, LOTS 1-7 AND 8X,
BLOCK E, LOTS 1-28

BEING 25.169 ACRES OF LAND LOCATED IN THE
EXANDER F. ALBRIGHT SURVEY, ABSTRACT NO. 1844
CITY OF FORT WORTH TARRANT COUNTY, TEXAS.

101 BUILDABLE LOTS.
7 PRIVATE OPEN SPACE LOTS

AUGUST 2018

mima

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M & C DEVELOPMENT, LTD.
3025 CAMP BOWNE BLVD.
FORT WORTH, TX 76107

TEL: (017) 503-2287
TEL: (017) 503-5045

THIS PAGE IS FILED IN INSTRUMENT # D211004717 EFFECT DATE 1/1/00

1. The above information was obtained from the files of the FBI, New York City, and is being furnished to you for your information. The information was obtained from the files of the FBI, New York City, and is being furnished to you for your information.

001717Z
 FM JCRC
 TO: JCRC
 FROM: JCRC
 SUBJECT: JCRC
 INFO: JCRC

[illegible]

COUNTY OF San Bernardino
 IN AND among the State of California
 I, the undersigned, County Clerk, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

[illegible][illegible]

STATE OF TEXAS
County of Tarrant

X
K

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MOORE M. WALKER
PERSON TO US IN THE PERSONAL MODE, WHO IS BELIEVED TO BE THE PERSONAL REPRESENTATIVE
OF THE ABOVE NAMED PARTY, AND WHO HAS BEEN DULY AUTHORIZED BY THE ABOVE NAMED PARTY
TO SIGN AND EXECUTE THIS INSTRUMENT, AND TO DO ALL SUCH ACTS AND THINGS AS MAY BE
NECESSARY TO BRING ABOUT THE COMPLETION OF THE FOREGOING MATTER.

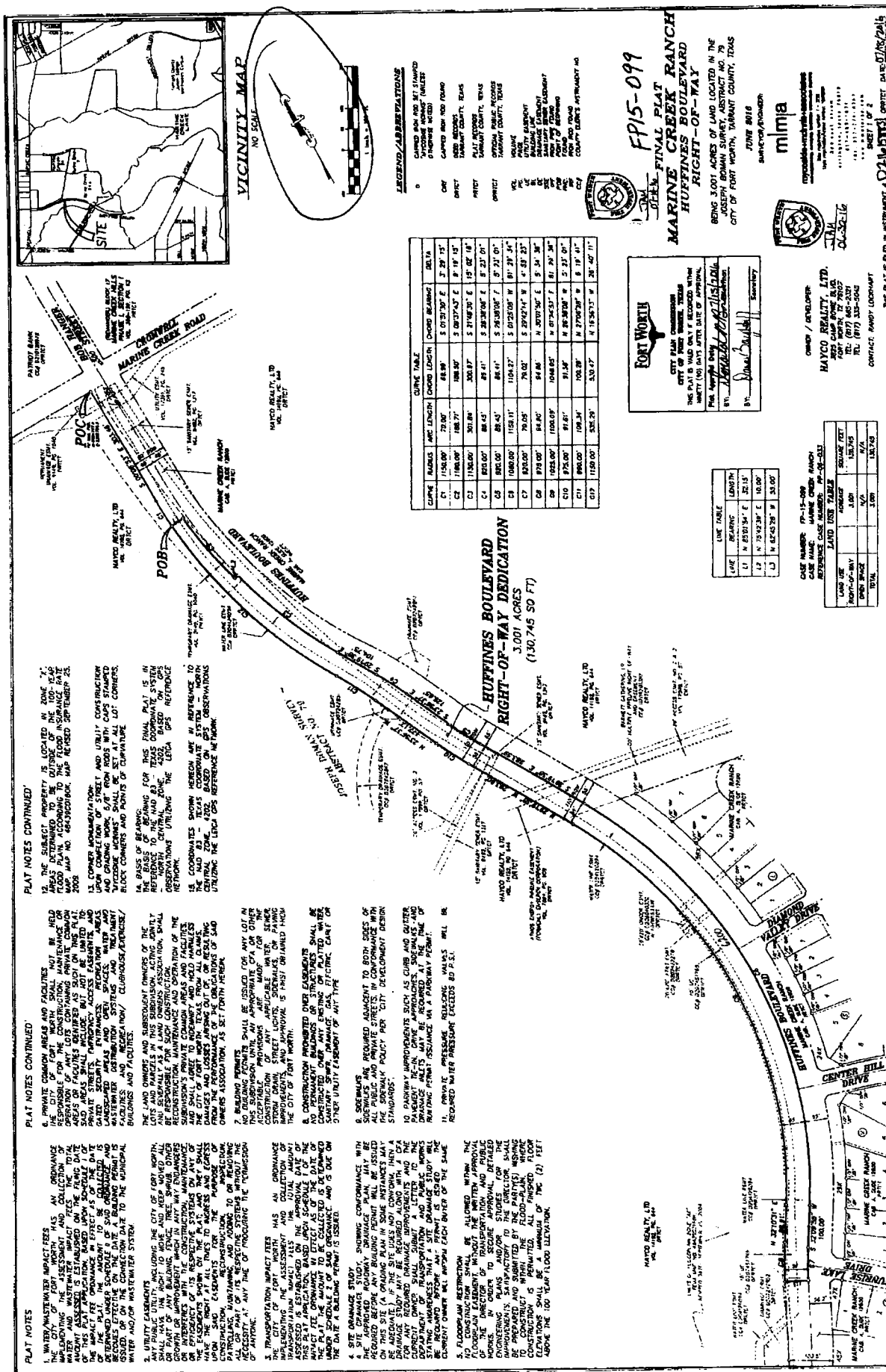
WITNESSED MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF SEPTEMBER, 1974.

Notary Public in and for the State of Texas

4/12/13

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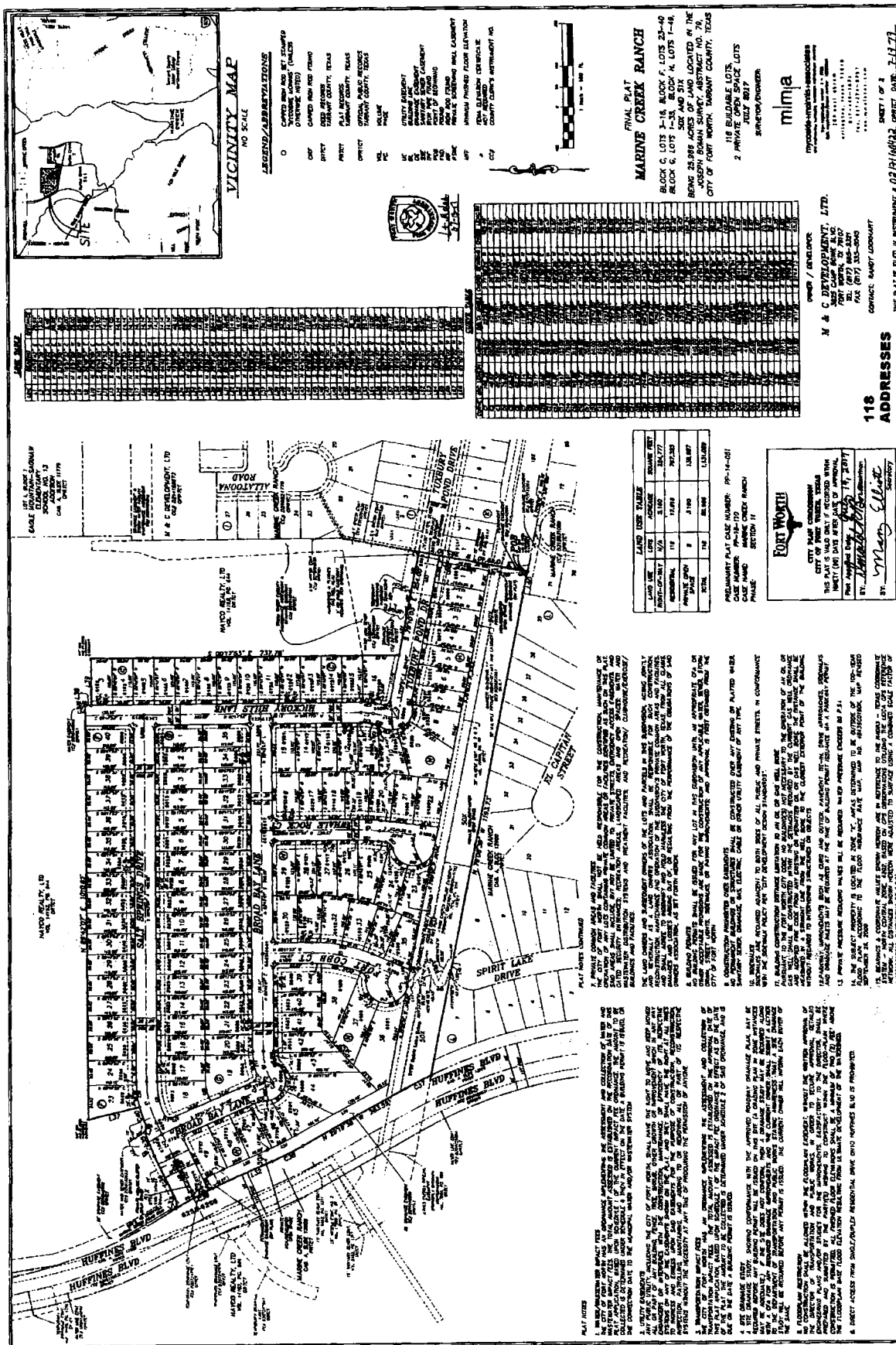
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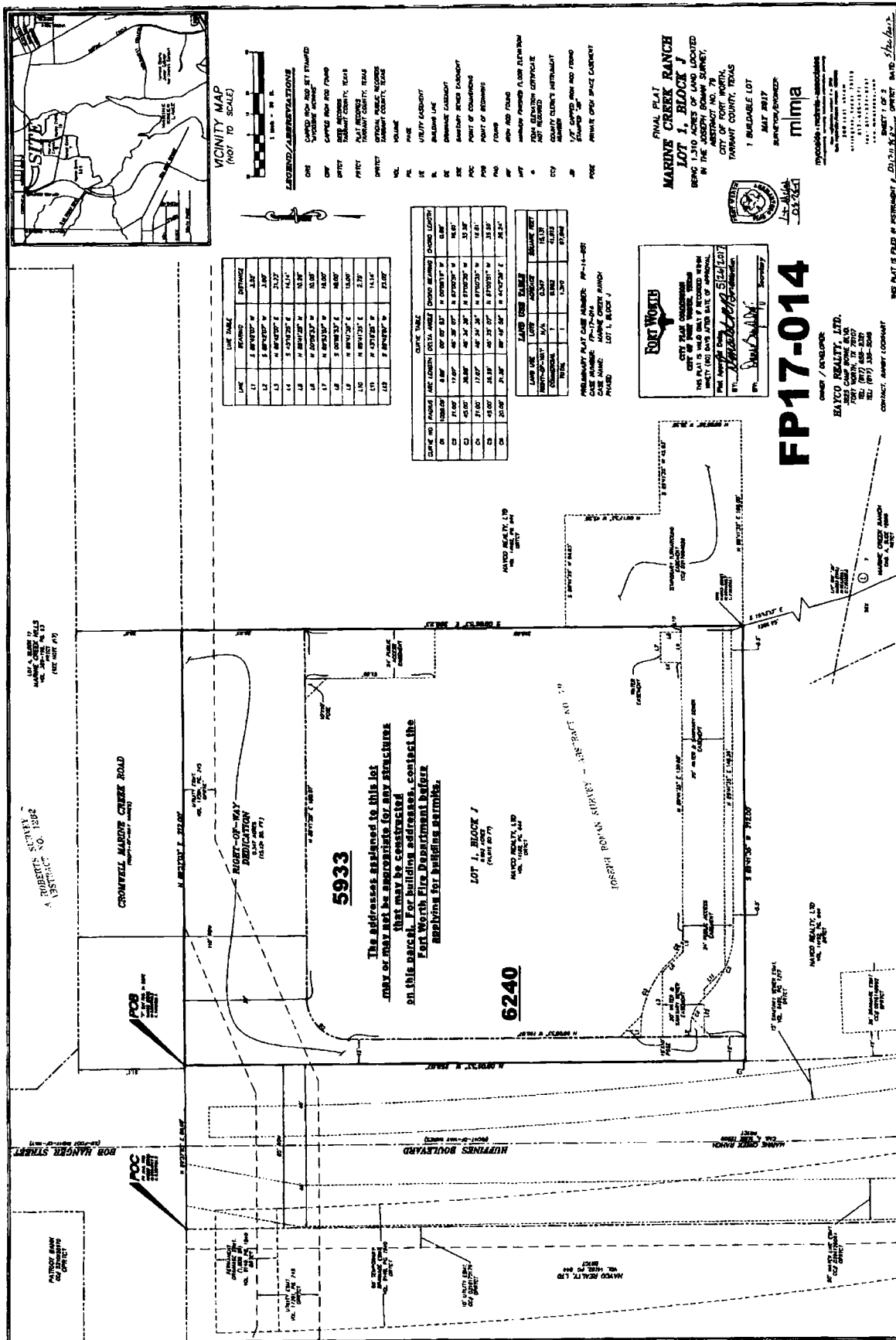
MARINE CREEK RANCH

SECRET
JNGP
4000

100

THE OMEGA RANCH, HUFFINES



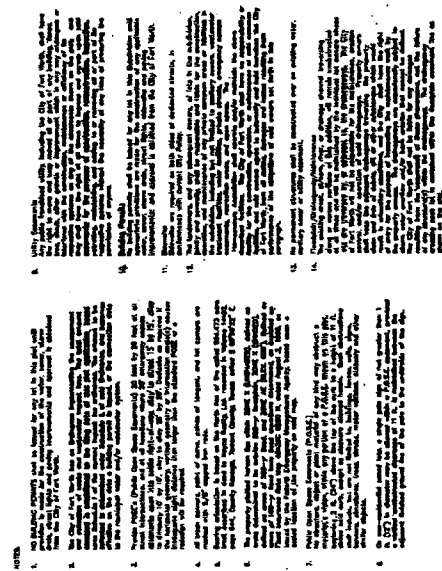


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Being a 11,566 acre tract of land situated in the Brazos & C.R. Co. Survey, Abstract No. 207 and the A. Abright Survey, Abstract No. 1848, City of Fort Worth, Tarrant County, Texas and being out of their ceded 104.21 acres described as follows:

To M & C Development, Ltd., recorded under I.C.C.F. No. 97202130793, County Records, Tarrant County, Texas (Vol. 1967, Pg. 003, Read Record).

OWNER:
M & C Development, Ltd.
1320 South University
Fort Worth, Texas 76107
(972) 825-1300

Edminister - Henshaw - Press
 1111 11th St. N.E.
 200 10th Ave. N.E., Wash., D.C. 20002
 1-202-462-7229 1-202-477-3629 www.edminister.com

Cap A Slide 875a Oct 31.03

57
RECEIVED
JAN 13 1961
U.S. DEPT. OF JUSTICE

[illegible][illegible]

WITA A. BRIDGEMAN
MORAVIAN PUBLIC
LIBRARY OF THE
STATE OF TEXAS
My home is - 12-15-1966

[illegible]

