


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
CRESTVIEW HOMEOWNERS ASSOCIATION**

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

W I T N E S S E T H :

WHEREAS, Hampton Holdings LP, a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Crestview, recorded on February 5, 2016, as Instrument No. D216024116 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 Crestview Phases I, II, and III.
2. **Name and Mailing Address of the Association.** The name of the Association is Crestview Homeowners Association, 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 includes the Phase I plat recorded as Instrument No. D215025625 and Phase II plat recorded as Instrument No. D216225668, in Plat/Map Records, Tarrant County, Texas. Please refer to Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded as Instrument No. D216024116 in the Official Public Records of Tarrant County, Texas, 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 Association or 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 e-mail at propertymanagement@crestviewcrowley.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; (ii) \$250.00 - resale certificate; and (iii) \$300.00 - capitalization 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 e-mail at propertymanagement@crestviewcrowley.com.

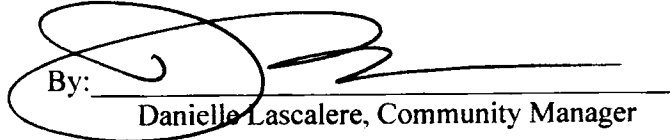
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**CRESTVIEW
HOMEOWNERS ASSOCIATION,
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 20th day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Crestview Homeowners Association, a Texas non-profit corporation.



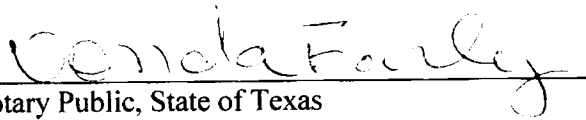

Notary Public, State of Texas

Exhibit A

PROPERTY DESCRIPTION - CRESTVIEW PHASE THREE

That certain lot, tract, or parcel of land, part of the H.G. Catlett Survey, Abstract No. 371, City of Crowley, Tarrant County, Texas, being a portion of that tract conveyed to Hampton Holdings LP by deed recorded in Instrument No. D205053764 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows. to-wit:

COMMENCING at a 5/8" iron pin found at the southeast corner of said Hampton Holdings LP tract, said point being on the north line of West Bend North Addition, an addition to the City of Burleson, Johnson County, Texas as recorded in Volume 9, Page 408 of the Plat Records of Johnson County, Texas (PRJCT); THENCE South 89 deg. 50 min. 12 sec. West along the north line of West Bend North Addition, a distance of 1779.32 feet to a capped 1/2" iron pin previously set, said point also being the most southerly southwest corner of Crestview, Phase One, an addition to the City of Crowley, Tarrant County, Texas as recorded in Document No. D215025625 of the Plat Records of Tarrant County, Texas (PRTCT), said point also being the POINT OF BEGINNING of the herein described tract;

THENCE South 89 deg. 50 min. 12 sec. West along the north line of West Bend North Addition and the north line of a tract conveyed to B&G South Metro by deed recorded in Volume 3131, Page 648 of the Deed Records of Johnson County, Texas (DRJCT), a distance of 1365.79 feet to a capped 1/2" iron pin previously set, said point being the southeast corner of a tract conveyed to the City of Crowley, Tarrant County, Texas by deed recorded in Document No. D214212705 DRTCT;

THENCE North 29 deg. 57 min. 40 sec. West along the easterly line of said City of Crowley tract, a distance of 39.76 feet to a capped 1/2" iron pin previously set, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1839.86 feet, a central angle of 13 deg. 42 min. 51 sec., and being subtended by a chord which bears North 37 deg. 43 min. 15 sec. East - 439.34 feet, said point also being on the southerly right-of-way line of Farm to Market Road No. 731 (F.M. 731) (ROW Varies);

THENCE in a northeasterly direction along said curve to the right and along the right-of-way line of F.M. 731, a distance of 440.39 feet to a TxDOT monument found;

THENCE North 44 deg. 34 min. 41 sec. East tangent to said curve and along the right-of-way line of F.M. 731, a distance of 995.81 feet to a capped 1/2" iron pin previously set, said point also being on the westerly line of said Crestview, Phase One;

THENCE North 89 deg. 45 min. 53 sec. East along the westerly line of said Crestview, Phase One, a distance of 10.57 feet to a capped 1/2" iron pin previously set;

THENCE South 45 deg. 02 min. 55 sec. East along the westerly line of said Crestview, Phase One, a distance of 109.50 feet to a capped 1/2" iron pin previously set;

THENCE South 00 deg. 02 min. 55 sec. East along the westerly line of said Crestview, Phase One, a distance of 10.61 feet to a capped 1/2" iron pin previously set;

THENCE South 44 deg. 57 min. 05 sec. West along the westerly line of said Crestview, Phase One, a distance of 102.50 feet to a capped 1/2" iron pin previously set;

THENCE South 45 deg. 02 min. 55 sec. East along the westerly line of said Crestview, Phase One, a distance of 850.00 feet to a capped 1/2" iron pin previously set;

THENCE South 44 deg. 57 min. 05 sec. West along the westerly line of said Crestview, Phase One, a distance of 240.01 feet to a capped 1/2" iron pin previously set, said point being a Point of Curvature of a circular curve to the right, having a radius of 125.00 feet, a central angle of 17 deg. 13 min. 32 sec., and being subtended by a chord which bears South 53 deg. 33 min. 51 sec. West - 37.44 feet;

THENCE in a southwesterly direction along said curve to the right and along the westerly line of said Crestview, Phase One, a distance of 37.58 feet to a capped 1/2" iron pin previously set;

THENCE South 00 deg. 09 min. 48 sec. East along the westerly line of said Crestview, Phase One, a distance of 134.28 feet to the POINT OF BEGINNING, containing 928,014 square feet or 21.304 acres of land.