

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
THE GRAND PRAIRIE MASTER COMMUNITY, INC.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF THE GRAND PRAIRIE MASTER COMMUNITY, INC., RECORDED AS DOCUMENT NO. RP-2021-729160 AND RP-2025-107765, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR THE GRAND PRAIRIE MASTER COMMUNITY, INC., IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

The undersigned, being an officer of The Grand Prairie Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Grand Prairie.
2. The name of the association: The Grand Prairie Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Harris County, Texas, as more particularly described on Exhibit "A" to The Grand Prairie Master Covenant, recorded under Document No. RP-2021-714389, Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Amended and Restated Management Certificate.
5. The name and mailing address of the association: The Grand Prairie Master Community, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Pkwy, Ste. 450, Plano, Texas 75024, Attn: Andy Babbitt.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Attn:	CCMC Conveyance Department, Capital Consultants Management Corporation
Mailing Address:	7800 N. Dallas Pkwy, Ste. 450, Plano, Texas 75024
Telephone Number:	469.246.3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:  
<https://ccmcnet.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

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Working Capital Assessment – Equal to six (6) months of Regular Assessments, or fifty percent (50%) of Regular Assessments levied on an annual basis, as the case may be.

Resale Trustee/Lender Sale Fee - \$375.00 per transaction

Lender Questionnaire Fee - \$200.00 per questionnaire for standard format  
\$300.00 per questionnaire for custom format

Resale Disclosure/Lien Estoppel Fee - \$375 per lot (\$50 per lot for Developer to Builder)

Resale Disclosure Update Fee - \$75.00

Refinance/Lien Estoppel Fee - \$200.00 per transaction

Community Enhancement Fee – 0.25% of the Transfer Price (as defined in the Community Enhancement Covenant).

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 7<sup>th</sup> day of October, 2025.

THE GRAND PRAIRIE MASTER COMMUNITY, INC., a Texas  
nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

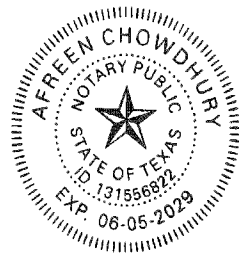
Title: \_\_\_\_\_

Joe Grabinski  
10/7/2025

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF Harris     §

This instrument was acknowledged before me on 7<sup>th</sup> day of October, 2025, by  
Joe Grabinski, the President of The Grand Prairie Master Community,  
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**ROBERT D. BURTON, ESQ.**  
**WINSTEAD PC**  
**600 W. 5<sup>TH</sup> STREET, SUITE 900**  
**AUSTIN, TEXAS 78701**  
**RBURTON@WINSTEAD.COM**

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ATTACHMENT 1

1. The Grand Prairie Master Covenant recorded under Document No. RP-2021-714389, Official Public Records of Harris County, Texas.
  - a. First Amendment to The Grand Prairie Master Covenant recorded under Document No. RP-2025-401058, Official Public Records of Harris County, Texas.
2. The Grand Prairie Development Area Declaration [Residential] recorded under Document No. RP-2021-718695, Official Public Records of Harris County, Texas.
  - a. The Grand Prairie First Amendment to Development Area Declaration [Residential] recorded under Document No. RP-2025-53292, Official Public Records of Harris County, Texas.
3. The Grand Prairie Community Manual, recorded as Document No. RP-2021-718696, Official Public Records of Harris County, Texas, and as corrected under Document No. RP-2022-514482, Official Public Records of Harris County, Texas.
  - a. The Grand Prairie Supplement to the Community Manual, recorded as Document No. RP-2024-162254, Official Public Records of Harris County, Texas.
  - b. The Grand Prairie Supplement to the Community Manual [Investment and Social Media Policies], recorded as Document No. RP-2025-316287, Official Public Records of Harris County, Texas.
4. The Grand Prairie Design Guidelines, recorded as Document No. RP-2021-720538, Official Public Records of Harris County, Texas.
5. The Grand Prairie Adoption of Working Capital Assessment, recorded as Document No. RP-2021-720539, Official Public Records of Harris County, Texas.
6. The Grand Prairie Community Enhancement Covenant recorded under Document No. RP-2021-720540, Official Public Records of Harris County, Texas.
7. The Grand Prairie Notice Regarding Declarant recorded under Document No. RP-2023-197016, Official Public Records of Harris County, Texas.
8. The Grand Prairie Notice of Addition of Land to the Master Covenant recorded under Document No. RP-2023-197685, Official Public Records of Harris County, Texas.
9. The Grand Prairie Notice of Applicability [Residential] [Section 1] recorded under Document No. RP-2023-197719, Official Public Records of Harris County, Texas.
10. The Grand Prairie Notice of Applicability [Residential] [Section 3] recorded under Document No. RP-2023-197753, Official Public Records of Harris County, Texas.
11. The Grand Prairie Notice of Applicability [Residential] [Section 4] recorded under Document No. RP-2023-197790, Official Public Records of Harris County, Texas.

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12. Declarant Removal and Appointment of Directors and Officers The Grand Prairie Master Community, Inc. recorded under Document No. RP-2023-197657, Official Public Records of Harris County, Texas.
13. The Grand Prairie Notice of Applicability [Residential][Section 2] recorded under Document No. RP-2023-314722, Official Public Records of Harris County, Texas.
14. The Grand Prairie Notice of Applicability [Residential][Section 5] recorded under Document No. RP-2023-314713, Official Public Records of Harris County, Texas.
15. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 1] recorded under Document No. RP-2024-273141, Official Public Records of Harris County, Texas.
16. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 2] recorded under Document No. RP-2024-274353, Official Public Records of Harris County, Texas.
17. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 3] recorded under Document No. RP-2024-273276, Official Public Records of Harris County, Texas.
18. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 4] recorded under Document No. RP-2024-273268, Official Public Records of Harris County, Texas.
19. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 5] recorded under Document No. RP-2024-274348, Official Public Records of Harris County, Texas.
20. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 6] recorded under Document No. RP-2024-274344, Official Public Records of Harris County, Texas.
21. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 7] recorded under Document No. RP-2024-273287, Official Public Records of Harris County, Texas.
22. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 8] recorded under Document No. RP-2024-274343, Official Public Records of Harris County, Texas.
23. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 9] recorded under Document No. RP-2024-438349, Official Public Records of Harris County, Texas.
24. The Grand Prairie Amended and Restated Adoption of Working Capital recorded under Document No. RP-2025-30606, Official Public Records of Harris County, Texas.
25. The Grand Prairie Notice of Addition of Land to Master Covenant recorded under Document No. RP-2025-61463, Official Public Records of Harris County, Texas.
26. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 10] recorded under Document No. RP-2025-150407, Official Public Records of Harris County, Texas.
27. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 11] recorded under Document No. RP-2025-150385, Official Public Records of Harris County, Texas.

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28. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 12] recorded under Document No. RP-2025-150351, Official Public Records of Harris County, Texas.
29. The Grand Prairie Notice of Applicability [Residential][Section 7] recorded under Document No. RP-2025-329956, Official Public Records of Harris County, Texas.
30. The Grand Prairie Notice of Applicability [Residential][Section 9] recorded under Document No. RP-2025-351932, Official Public Records of Harris County, Texas.
31. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 14] recorded under Document No. RP-2025-356144, Official Public Records of Harris County, Texas.

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RP-2025-401291  
# Pages 7  
10/08/2025 03:18 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

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-2025-401291