

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 ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WAXAHACHIE 147 HOA, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of WAXAHACHIE 147 HOA, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Waxahachie 147, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Mustang Creek, Phase Four, recorded on September 27, 2016, under Instrument No. 2016-1626572 in the Official Public Records of Ellis 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 Mustang Creek Phase Four.

2. **Name and Mailing Address of the Association**. The name of the Association is Waxahachie 147 HOA, 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 Waxahachie 147, Mustang Creek, Phase Four, an addition to the City of Waxahachie, Ellis County, as recorded in

the Plat/Map Records, Ellis County, Texas. Please refer to Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The Declaration was recorded on September 27, 2016, under Instrument No. 2016-1626572, that certain First Amendment to the Declaration recorded on January 8, 2018, filed as Instrument No. 2018-1800704, along with any and all amendments and supplements recorded in the Official Public Records of Ellis 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 propertymanagement@mustangcreektxhoa.com.

6. **Website.** The Association's website may be found at <https://www.mustangcreektxhoa.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.

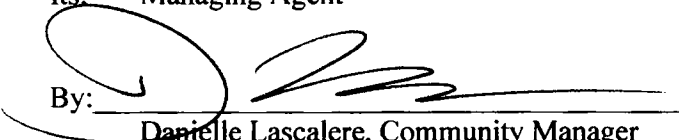
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively,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

WAXAHACHIE 147 HOA, 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 Waxahachie 147 HOA, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas

EXHIBIT A

MUSTANG CREEK PHASE FOUR

FIELD NOTES

BEING a 39.493 acre tract of land situated in the Robert Russell Survey, Abstract No. 911, City of Waxahachie, Ellis County, Texas, and being part of that certain called 138.215 acre tract (Tract One) described in deed to Waxahachie 147, Ltd., as recorded in Volume 1909, Page 550, Deed Records Ellis County, Texas, said 39.493 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of Lot 1, Block T, Mustang Creek, Phase Three, an addition to the City of Waxahachie, as recorded in Cabinet I, Slide 256, Plat Records, Ellis County, Texas, said corner being in the common boundary line of said 138.215 acre tract and a called 70.000 acre tract of land described in deed to Morlitz Interest, Inc., as recorded in Volume 1771, Page 69 of said Deed Records;

THENCE North 80 degrees 21 minutes 23 seconds East, with the common boundary line of said 138.215 acre tract and said 70.000 acre tract, a distance of 1135.37 feet to a 1/2-inch iron rod found for the southeast corner of said 70.000 acre tract and the southwest corner of a tract of called 32.000 acre tract of land described in deed to JHDMC, LLC, as recorded in Volume 2775, Page 2135 of said Deed Records;

THENCE North 89 degrees 27 minutes 38 seconds East, with the common boundary line of said 32.000 acre tract, a called 64.908 acre tract of land described in deed to JHDMC, LLC, as recorded in Volume 2775, Page 2140 of said Deed Records and said 138.215 acre tract, a distance of 1111.94 feet to the northeast corner of said 138.215 acre tract and the northwest corner of a called 66.602 acre tract of land described in deed to Sandstone Waxahachie Development, LLC, as recorded in Volume 2723, Page 114 of said Deed Records from which a 1/2-inch iron rod found bears South 88 degrees 57 minutes 00 seconds East, a distance of 4.15 feet;

THENCE South 29 degrees 04 minutes 09 seconds East, with the common boundary line of said 138.215 acre tract and said 66.602 acre tract, a distance of 1273.65 feet to a 1/2-inch Iron rod with cap stamped "GRIFFITH 4846" set for the northerly east corner of said 138.215 acre tract and the north corner of a called 35.000 acre tract of land described in deed to Waxahachie Independent School District, as recorded in Volume 701, Page 688 of said Deed Records;

THENCE South 60 degrees 51 minutes 51 seconds West, with the common boundary line of said 35.000 acre tract and said 138.215 acre tract, a distance of 247.12 feet to a 1/2-inch iron rod found for the northerly east corner of Mustang Creek, Phase One, an addition to the City of Waxahachie, as recorded in Cabinet H, Slide 127, Plat Records Ellis County, Texas;

EXHIBIT A

THENCE North 69 degrees 15 minutes 38 seconds West, with the northeast boundary lines of said Phase One, Mustang Creek, Phase Two, an addition to the City of Waxahachie, as recorded in Cabinet H, Slide 489 of said Plat Records and said Phase Three, a distance of 2808.10 feet to a 1/2-inch iron rod found for the northwest corner of Lot 4, Block T of said Phase Three, said corner being in the east boundary line of said Lot 1, Block T;

THENCE North 11 degrees 49 minutes 27 seconds West, with the east boundary of said Lot 1, Block T, a distance of 39.30 feet to the POINT OF BEGINNING AND CONTAINING 1,720,320 square feet or 39.493 acres of land.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2143617 on October 4, 2021 at 9:06 AM

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STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hugo Valdez