

Signed by:

Charles Deloy McPherson

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9/27/2026 | 11:32:51 AM PDT

**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 RECORDED AS DOCUMENT NO. RP-2025-474810, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR THE ASSOCIATION RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

The undersigned, being an officer of The Grand Prairie Master Community, Inc., (the "**Association**") 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]

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This Certificate is effective as of the 1 day of April, 2026.

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

By:

Name:

Title:

Joe Grabinski
President

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on 1 day of April, 2026, by
Joe Grabinski, the President of The Grand Prairie Master Community,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH 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.
 - b. Second Amendment to The Grand Prairie Master Covenant recorded under Document No. RP-2026-114103, 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.

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11. The Grand Prairie Notice of Applicability [Residential][Section 4] recorded under Document No. RP-2023-197790, Official Public Records of Harris County, Texas.
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.

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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.
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.
32. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Sec 10] recorded under Document No. RP-2025-451934 Official Public Records of Harris County, Texas.
33. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Sec 8] recorded under Document No. RP-2025-474540 Official Public Records of Harris County, Texas.
34. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 13] recorded under Document No. RP-2026-16970 Official Public Records of Harris County, Texas.
35. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Sec 12] recorded under Document No. RP-2026-34347 Official Public Records of Harris County, Texas.
36. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Sec 11] recorded under Document No. RP-2026-34334 Official Public Records of Harris County, Texas.
37. The Grand Prairie Notice of Applicability [Residential][Grand Prairie Highlands Section 15] recorded under Document No. RP-2026-85077 Official Public Records of Harris County, Texas.

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Pages 7
04/02/2026 02:09 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

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