

Mary Louise Nicholson

STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

**CONDOMINIUM ASSOCIATION
 MANAGEMENT CERTIFICATE
 FOR
NTMV PHASE 2 ASSOCIATION**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of NTMV PHASE 2 ASSOCIATION, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Bill & Dee Builders, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for NTMV PHASE 2, filed on October 31, 2018, and recorded under Instrument No. D218242679 in the Official Public Records of Tarrant County, Texas (the "Declaration") including any amendments thereof or supplements thereto are 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is North Tarrant Medical Village Phase 2.
2. **Name of the Association.** The name of the Association is NTMV PHASE 2 ASSOCIATION.
3. **Location of the Condominium.** The condominium is located at 3912 – 3924 N. Tarrant Parkway, Fort Worth, Tarrant County, Texas.
4. **Recording Data for the Subdivision.** The recording data for the subdivision are those certain maps or plats for North Tarrant Medical Village Phase 2, an addition to Tarrant County, Texas, and more fully described on Exhibit A, attached and incorporated herein by reference.

5. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D218242679 and the Amendment of Condominium Declaration is recorded as Instrument No. D219099427 in the Official Public Records of Tarrant County, Texas, including all amendments thereof and supplements thereto.

6. **Mailing Address and Telephone/Facsimile Numbers.** The current mailing address for the Association is c/o Secure Association Management, PO Box #51555, Denton, Texas 76206, telephone (940) 497-7328.

7. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association.

TO REQUEST A RESALE CERTIFICATE:

Please contact the above mailing address,

call (940) 497-7328

visit <http://secure-mgmt.com/>, or e-mail

john@secure-mgmt.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code.

ASSOCIATION:

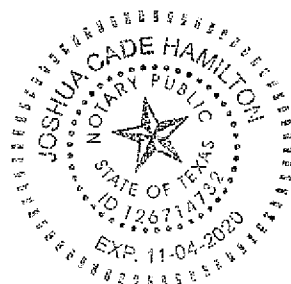
NTMV PHASE 2 ASSOCIATION,
a Texas non-profit corporation

By: _____

John Mackenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 20 day of June, 2020, by John Mackenzie, Community Manager with Secure Association Management, the Managing Agent of NTMV Phase 2 Association, a Texas non-profit corporation.



Notary Public, State of Texas

EXHIBIT "A"
PROPERTY DESCRIPTION

TRACT 1:

BEING 2.308 acres of land located in the CHARLES C. WHYTE SUVERY, Abstract No. 1611, Tarrant County, Texas, and being all of the tract of land identified as Tract 3 and a portion of the tracts of land identified as Tracts 1 and 2, in the deed to DGI Enterprises, LP, recorded in County Clerk's File NO. D208346159, of the Dees Records of Tarrant County, Texas. Said 2.308 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a point lying N 76° 02' 27" W 60.20 feet, from a ½" iron rod marked "Brittain & Crawford" set at the North corner of Lot 1, Block 1, O'Donnel's Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D215078534, of the Official Public Records of Tarrant County, Texas, and said POINT OF BEGINNING lying at the intersection of the Northwest right-of-way line of Cumberland Gap Drive (a 50 foot wide public right-of-way) with the South right-of-way line of North Tarrant Parkway (a 210 foot wide public right-of-way);

THENCE severing said DGI Enterprises Tract and running along the Northwest right-of-way line of said Cumberland Gap Drive, as follow:

1. SOUTHWESTERLY 76.86 feet, along a curve to the right, having a radius of 125.00 feet, a central angle of 35° 13' 40", and a chord bearing S 37° 31' 22" W 75.65 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;
2. S 55° 08' 12" W 225.40 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the left;
3. SOUTHWESTERLY 168.75 feet, along said curve to the left, having a radius of 175.00 feet, a central angle of 55° 15' 04", and a chord bearing S 27° 30' 41" W 162.29 feet, to a ½" iron rod marked "Brittain & Crawford" set, lying in the South boundary line of said DGI Enterprises tract and the North line of a tract of land conveyed to Bill J. Markham, Sr. by the deed recorded in County Clerk File Number D204109870, of the Official Public Records of Tarrant County, Texas;

THENCE S 89° 53' 09" W 133.24 feet, departing said Cumberland Gap Drive right-of-way, and continuing along the South boundary line of said DGI Enterprises tract and the North boundary line of said Markham tract and running along the north boundary line of a tract of land conveyed to Ricky W. Collins, referred to as Tract 2 by deed recorded in Volume 11677, Page 1829, of the Official Public Records of Tarrant County, Texas to a ½" iron rod marked "Brittain & Crawford" set;

THENCE N 00° 00' 05" E 379.28 feet, departing the South boundary line of Said DGI Enterprises Tract and the North boundary line of said Collins tract and severing said DGI Enterprises tract to a ½" iron rod marked "Brittain & Crawford" set, in the South right-of-way line of the aforesaid North Tarrant Parkway;

THENCE N 89° 37' 35" E 8.55 feet, along the South right-of-way line of said North Tarrant Parkway, to a PK Nail found at the beginning of a curve to the right;

THENCE SOUTHEASTERLY 434.19 feet, along said curve to right and continuing along the South right-of-way line of said North Tarrant Parkway, having a radius of 1,810.00 feet, a central angle of 13° 44' 40", and a chord bearing S 83° 51' 58" E 433.15 feet, to THE POINT OF BEGINNING, containing 2.308 acres (100,532 square feet) of land.

NOTE: THE COMPANY DOES NOT REPORESENT THAT THE ABOVE ACERAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

EXHIBIT "A"
(Continued)

TRACT 2:

Non-exclusive easement estate created in that certain Covenants, Conditions and Restrictions and Ingress/Egress Easements Agreement dated December 13, 2017, by and between DGI Enterprises LP, a Texas limited partnership and Bill & Dee Builders, LLC, a Texas limited Liability company, filed for record on December 14, 2017 under Clerk's File No. D217288064, Deed Records of Tarrant County, Texas.

CONDOMINIUM FLAT

NORTH TARRANT MEDICAL
VILLAGE PHASE 2
PREPARED FOR
HUFFMAN BUILDERS OF
DENTON COUNTY

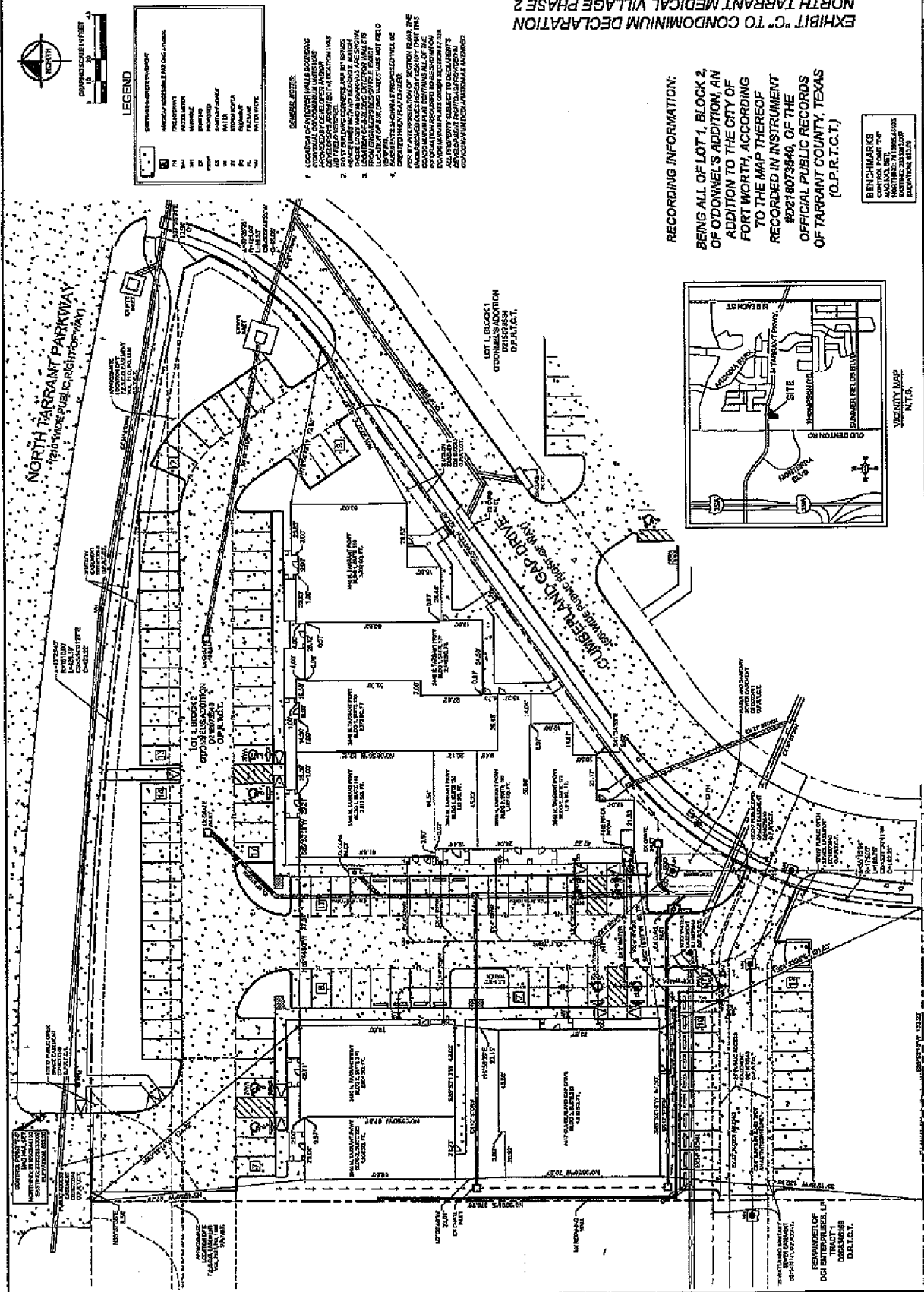
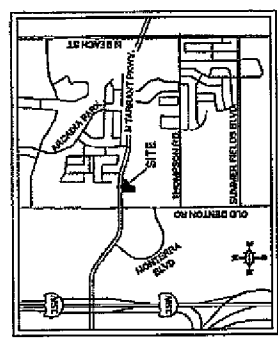


Kimley»Horn

EXHIBIT "C" TO CONDOMINIUM DECLARATION
NORTH TARRANT MEDICAL VILLAGE PHASE 2

RECORDING INFORMATION:
BEING ALL OF LOT 1, BLOCK 2,
OF O'DONNELL'S ADDITION, AN
ADDITION TO THE CITY OF
FORT WORTH, ACCORDING
TO THE MAP THEREOF
RECORDED IN INSTRUMENT
#82178073340, OF THE
OFFICIAL PUBLIC RECORDS
OF TARRANT COUNTY, TEXAS
(O.P.R.C.T.)

BENCHMARKS
CONTROL POINT 7-6
MAG. 102.1, DIST.
1407148.2; N 11965.4; 105
EASTING: 233528.2, 000
ELEVATION: 613.59



REMAINDER OF
DGL ENTERPRISES, LP
TRACT 1
D00A346169
D.R.T.G.T.