

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1717 Main Street, Suite 4600**

**Dallas, Texas 75201**

STATE OF TEXAS           §

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COUNTY OF COLLIN       §

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HACKBERRY CROSSING OFFICE PARK  
OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HACKBERRY CROSSING OFFICE PARK OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, HACKBERRY CROSSING, LP, a Texas limited partnership, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Hackberry Crossing Office Park - A Condominium Community, filed on January 26, 2006, and recorded under Instrument No. 20060126000109840, in the Official Public Records of Collin 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 Hackberry Crossing Office Park.

2.     **Name of the Association.** The name of the Association is Hackberry Crossing Office Park Owners Association, Inc., a Texas non-profit corporation.

3.     **Location of the Condominium.** The condominium is located at 9555 Lebanon Rd., City of Frisco, Collin County, Texas, 75035.

4.     **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 20060126010000200 in the Official Public Records of Collin County, Texas, as amended or re-platted.

5.

**MANAGEMENT CERTIFICATE**

6. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 20060126000109840, Instrument No. 20060713000969600 (First Amendment), and Instrument No. 20111228001402510 (Second Amendment) in the Official Public Records of Collin County, Texas, including all amendments thereof and supplements thereto.

7. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email is info@lswcpm.com.

8. **Website.** The Association's website may be found at <https://lswcpm.cincwebaxis.com/>.

9. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00

10. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**HACKBERRY CROSSING OFFICE PARK  
OWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: *Lonna S. Blake*  
Lonna Blake  
Vice-President  
LSW Commercial Property Management

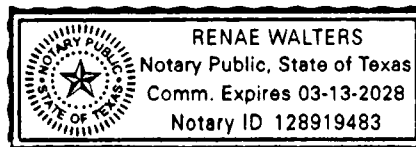
STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 29 day of August, 2025, by Lonna Blake, the agent of LSW Commercial Property Management on behalf of Hackberry Crossing Office Park Owners Association, Inc., a Texas non-profit corporation.

*Renae Walters*  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000114678

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 09, 2025 08:12 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

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.

**File Information:**

Document Number: 2025000114678  
Receipt Number: 20250908000607  
Recorded Date/Time: September 09, 2025 08:12 AM  
User: Dwayne K  
Station: Station 5

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

