

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**

RP-2025-262817  
07/08/2025 RP1 \$29.00

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

**Name of the Association:**

One Air 59 Owners Association

**Recording data for the Association:**

One Air 59 Owners Association is recorded according to the Map and Plat Records in Harris County, Texas as Real Property, "Air 59 Commerce Center", Abstract A-95 no. RP-2016-47410 on February 3, 2016, and RP-2017-248366 (replat and extension) on June 5, 2017.

**Recording data for the Declaration and Declaration amendments:**

Declaration of Covenants, Conditions and Restrictions for One Air 59 Owners Association recorded in Document no. 20130631927, Official Public Records of Harris County, Texas December 19, 2013. First Amendment- RP-2016-314982 on July 16, 2016, Second Amendment- RP-2017-65131 on February 15, 2017, and Third Amendment- RP-2018-415351 on September 18, 2018.

**Name and mailing address of the Association:**

One Air 59 Owners Association, c/o Kocal Properties, Inc., PO Box 6718, Folsom, CA 95763.

**Name, mailing address, phone number & email for designated representative:**

Kocal Properties, Inc.  
PO Box 6718, Folsom, CA 95763  
916.693.6611  
[support@kocalproperties.com](mailto:support@kocalproperties.com)  
[www.kocalproperties.com](http://www.kocalproperties.com)

**Fees charged by the Association related to a property transfer:**

Resale Certificate: \$185  
Resale Certificate Update: \$65  
Refinance Statement of Account: \$165  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day \$120, 3 business day \$90, 5 business day \$75  
Transfer Fee: \$225  
[www.homewisedocs.com](http://www.homewisedocs.com)

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day \$120, 3 business day \$90, 5 business day \$75

Transfer Fee: \$225

[www.homewisedocs.com](http://www.homewisedocs.com)

This management certificate is filled/recorded with the County Clerk's office by the entity managing the Association. It shall be valid until a later Management Certificate is filled/recorded by the Association or a successor manager, or until a termination of this Management Certificate is filed/recorded, whichever is sooner.

By: Jennifer Bown, Managing Agent for One Air 59 Owners Association Duly Authorized Agent

Signed: June 12, 2025

#### ACKNOWLEDGMENT

State of Texas

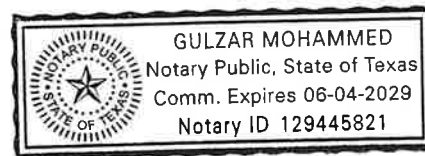
County of Dallas

On June 12, 2025 before me, Gulzar Mohammed

personally appeared JENNIFER YVETTE BOWN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gulzar Mohammed (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**After Recording, Please Return To:**  
**Kocal Properties Inc.**  
**PO Box 6718**  
**Folsom, CA 95763**

FILED FOR RECORD

8:00:00 AM

Tuesday, July 8, 2025

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, July 8, 2025



*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS