

**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           §  
                                     §  
COUNTIES OF ELLIS     §  
                                     §  
AND JOHNSON             §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
OWNERS ASSOCIATION OF  
PATRIOT ESTATES**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of OWNERS ASSOCIATION OF PATRIOT ESTATES, a Texas non-profit corporation ("*Association*").

**WHEREAS**, Jabez Development, L.P., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions & Restrictions for Patriot Estates on July 6, 2005, under Instrument No. 0520562 in the Official Public Records of Ellis County, Texas, and on June 17, 2005, under Instrument No. 2005-20876 in the Official Public Records of Johnson County, Texas ("*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 Patriot Estates.
2.     **Name and Mailing Address of the Association.** The name of the Association is Owners Association of Patriot Estates, 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 Patriot Estates, an addition to the City of Venus, Ellis County, Texas and Johnson County, Texas, is recorded as

Instrument No. 0508451 in the Official Public Records of Ellis County, Texas, and Instrument No. 2005-442 in the Official Public Records of Johnson County, Texas (Phase 1); Instrument No. 1516946 in the Official Public Records of Ellis County, Texas (Phase 2); Instrument No. 2006-633 in the Official Public Records of Johnson County, Texas (Phase 4); Instrument No. 2015-48 in the Official Public Records of Johnson County, Texas (Phase 5); Instrument No. 1709573 in the Official Public Records of Ellis County, Texas, and Instrument No. 2017-48 in the Official Public Records of Johnson County, Texas (Phase 6A); Instrument No. 2018-64 in the Official Public Records of Johnson County, Texas (Phase 6B); Instrument No. 2019-187 in the Official Public Records of Johnson County, Texas (Phase 7A); Instrument No. 2007403 in the Official Public Records of Ellis County, Texas, and Instrument No. 2020-43 in the Official Public Records of Johnson County, Texas (Phase 7B); Instrument No. 2150556 in the Official Public Records of Ellis County, Texas, and Instrument No. 2021-248 in the Official Public Records of Johnson County, Texas (Phase 8); and Instrument No. 2023-28 in the Official Public Records of Johnson County, Texas (Phase 9), including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 0520562 in the Official Public Records of Ellis County, Texas, and Instrument No. 2005-20876 in the Official Public Records of Johnson County, Texas; Instrument No. 0604616 in the Official Public Records of Ellis County, Texas, and Instrument No. 2006-6265 in the Official Public Records of Johnson County, Texas (Correction); and Instrument No. 1417520 in the Official Public Records of Ellis County, Texas, and Instrument No. 2014-17417 in the Official Public Records of Johnson County, Texas (Annexation and First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas and the Official Public Records of Johnson County, Texas.

5. **Name and Contact Information for the Association or 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 number is (214) 705-1615, and e-mail address is [danielle@legacysouthwestpm.com](mailto:danielle@legacysouthwestpm.com).

6. **Website.** The Association's website may be found at [lswpm.cincwebaxis.com/Patriot](http://lswpm.cincwebaxis.com/Patriot).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00 - \$475.00
Transfer Fee	\$150.00
Capitalization Fee	\$100.00

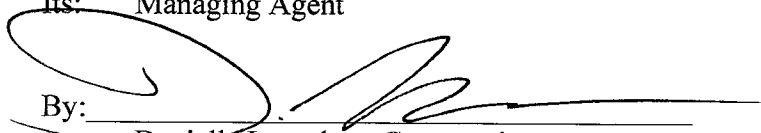
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via [www.legacysouthwestpm.com/](http://www.legacysouthwestpm.com/). The telephone number for Legacy Southwest PM 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 e-mail at [danielle@legacysouthwestpm.com](mailto:danielle@legacysouthwestpm.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:**

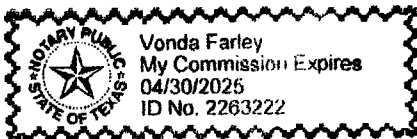
**OWNERS ASSOCIATION OF  
PATRIOT ESTATES,  
a Texas non-profit corporation**

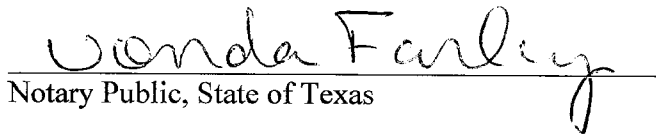
By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 27 day of March 2024,  
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the  
Managing Agent of Owners Association of Patriot Estates, a Texas non-profit corporation.



  
Notary Public, State of Texas

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





**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           §  
   §  
COUNTIES OF ELLIS       §  
   §  
AND JOHNSON               §

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**  
**FOR**  
**OWNERS ASSOCIATION OF**  
**PATRIOT ESTATES**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of OWNERS ASSOCIATION OF PATRIOT ESTATES, a Texas non-profit corporation ("*Association*").

**WHEREAS**, Jabez Development, L.P., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions & Restrictions for Patriot Estates on July 6, 2005, under Instrument No. 0520562 in the Official Public Records of Ellis County, Texas, and on June 17, 2005, under Instrument No. 2005-20876 in the Official Public Records of Johnson County, Texas ("*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 Patriot Estates.

2.     **Name and Mailing Address of the Association**. The name of the Association is Owners Association of Patriot Estates, 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 Patriot Estates, an addition to the City of Venus, Ellis County, Texas and Johnson County, Texas, is recorded as

Instrument No. 0508451 in the Official Public Records of Ellis County, Texas, and Instrument No. 2005-442 in the Official Public Records of Johnson County, Texas (Phase 1); Instrument No. 1516946 in the Official Public Records of Ellis County, Texas (Phase 2); Instrument No. 2006-633 in the Official Public Records of Johnson County, Texas (Phase 4); Instrument No. 2015-48 in the Official Public Records of Johnson County, Texas (Phase 5); Instrument No. 1709573 in the Official Public Records of Ellis County, Texas, and Instrument No. 2017-48 in the Official Public Records of Johnson County, Texas (Phase 6A); Instrument No. 2018-64 in the Official Public Records of Johnson County, Texas (Phase 6B); Instrument No. 2019-187 in the Official Public Records of Johnson County, Texas (Phase 7A); Instrument No. 2007403 in the Official Public Records of Ellis County, Texas, and Instrument No. 2020-43 in the Official Public Records of Johnson County, Texas (Phase 7B); Instrument No. 2150556 in the Official Public Records of Ellis County, Texas, and Instrument No. 2021-248 in the Official Public Records of Johnson County, Texas (Phase 8); and Instrument No. 2023-28 in the Official Public Records of Johnson County, Texas (Phase 9), including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 0520562 in the Official Public Records of Ellis County, Texas, and Instrument No. 2005-20876 in the Official Public Records of Johnson County, Texas; Instrument No. 0604616 in the Official Public Records of Ellis County, Texas, and Instrument No. 2006-6265 in the Official Public Records of Johnson County, Texas (Correction); and Instrument No. 1417520 in the Official Public Records of Ellis County, Texas, and Instrument No. 2014-17417 in the Official Public Records of Johnson County, Texas (Annexation and First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas and the Official Public Records of Johnson County, Texas.

5. **Name and Contact Information for the Association or 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 number is (214) 705-1615, and e-mail address is [danielle@legacysouthwestpm.com](mailto:danielle@legacysouthwestpm.com).

6. **Website.** The Association's website may be found at [lswpm.cincwebaxis.com/Patriot](http://lswpm.cincwebaxis.com/Patriot).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Resale Certificate	\$375.00 - \$475.00
Transfer Fee	\$150.00
Capitalization Fee	\$100.00

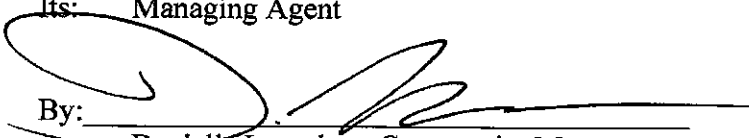
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via [www.legacysouthwestpm.com/](http://www.legacysouthwestpm.com/). The telephone number for Legacy Southwest PM 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 e-mail at [danielle@legacysouthwestpm.com](mailto:danielle@legacysouthwestpm.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:**

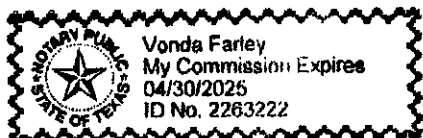
**OWNERS ASSOCIATION OF  
PATRIOT ESTATES,  
a Texas non-profit corporation**

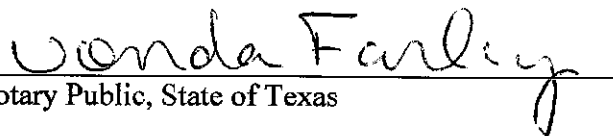
By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 27 day of March 2024,  
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the  
Managing Agent of Owners Association of Patriot Estates, a Texas non-profit corporation.



  
Notary Public, State of Texas

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

---

**Instrument Number:** 2024 - 8366

eRecording - Real Property

Certificate/Certification

Recorded On: March 28, 2024 10:47 AM

Number of Pages: 4

---

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

Total Recording: \$33.00

---

**\*\*\*\*\* 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: 2024 - 8366  
Receipt Number: 20240328000056  
Recorded Date/Time: March 28, 2024 10:47 AM  
User: Honor C  
Station: CCL45

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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 Records of Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*