

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*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

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, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is danielle@legacysouthwestpm.com.

6. **Website.** The Association's website may be found at 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

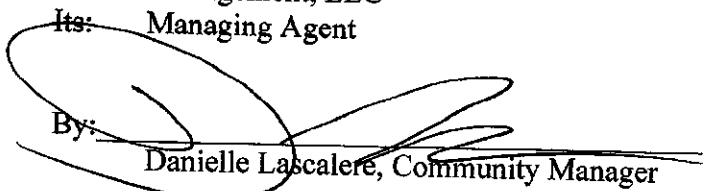
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via www.legacysouthwestpm.com/. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at 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:

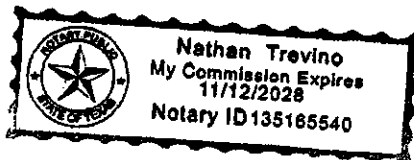
**OWNERS ASSOCIATION OF
PATRIOT ESTATES,
a Texas non-profit corporation**

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 15th day of September 2025, 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.




Nathan Trevino
Notary Public, State of Texas

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 27814

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: September 17, 2025 11:24 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: 2025 - 27814
Receipt Number: 20250917000056
Recorded Date/Time: September 17, 2025 11:24 AM
User: Leslie S
Station: ccl30

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