


MARY LOUISE NICHOLSON
COUNTY CLERK

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

**LASATER RANCH PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. **SUBDIVISION INFORMATION:** Lasater Ranch is a phased addition to the City of Crowley, Tarrant County, Texas.
 - The plat of Phase 1 was recorded on March 1, 2005, in Cabinet A, Slide 9972, Plat Records, Tarrant County, Texas.
 - The Replat of certain lots of Phase 1 was recorded on November 9, 2005, in Cabinet A, Slide 10647, Plat Records, Tarrant County, Texas.
 - The plat of Phase 2 was recorded on May 9, 2006, in Cabinet A, Slide 11105-11106, Document No. D206138963, Plat Records, Tarrant County, Texas.
 - The plat Phase 3 was filed November 20, 2018, Document No. D218256618 in the plat records of Tarrant County, Texas.
 - Amending Plat of Phase 3 was filed on July 1, 2021, as Document No. D21189285, Plat Records Tarrant County, Texas.
2. **DECLARATION INFORMATION:** Lots in Lasater Ranch are subject to the Declaration of Covenants, Conditions & Restrictions for Lasater Ranch, recorded on March 7, 2005, as Instrument No. D205062675 of the Real Property Records, Tarrant County, Texas, as it may be amended from time to time.
3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Lasater Ranch Homeowners Association
4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,
LLC
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resale Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

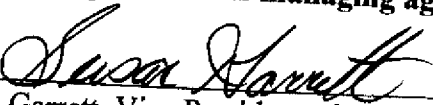
5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update of Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00
Working Capital Contribution	\$75.00

DATED: February 28, 2024

LASATER RANCH HOMEOWNERS ASSOCIATION,
a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC
a Texas corporation. its managing agent

By: 
Susan Garrett, Vice President of Client Relations

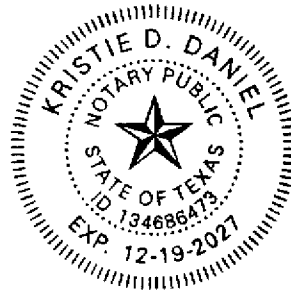
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 5th day of March, 2024.

Kristie D. Daniel



AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6401 S. Custer Road Suite 2020
McKinney, TX 75070