

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SPRINGFIELD LAKES HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SPRINGFIELD LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Bethany/Springfield, LTD, a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Springfield Lakes, recorded on February 19, 2014, in Volume 02749, Page 2343, *et seq.*, in the Official Public Records of Ellis County, Texas (the "*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 Springfield Lakes.
2. **Name of the Association.** The name of the Association is Springfield Lakes Homeowners Association, Inc.
3. **Recording Data for the Subdivision.** The recording data for the subdivision includes that tract of land described in Exhibit A, attached and incorporated herein.
4. **Recording Data for the Declaration.** The Declaration was recorded on February 19, 2014, in Volume 02749, Page 2343, *et seq.*, along with any and all amendments and supplements recorded in the Official Public Records of Ellis County, Texas.
5. **Mailing Address and Telephone Number of Managing Agent.** The current mailing address for the Association is c/o Legacy Southwest Property Management, LP, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, and telephone (214) 705-1615.

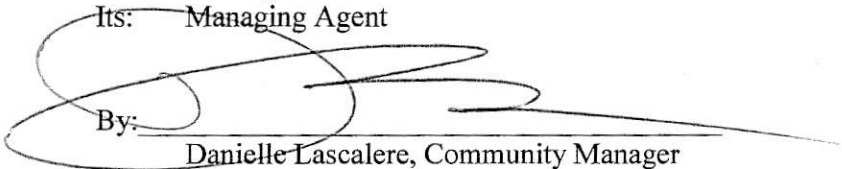
6. **Resale Certificates and Other Information:** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest Property Management, LP ("Legacy Southwest PM") via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy 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.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

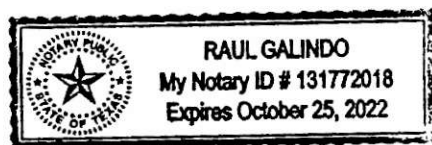
**SPRINGFIELD LAKES
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

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

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6th day of November, 2018, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LP, the Managing Agent of Springfield Lakes Homeowners Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas

EXHIBIT A

BEING all that certain lot, tract or parcel of land situated in the W. W. FOREMAN SURVEY, ABSTRACT NO. 363, the WILLIAM B. HAYNES SURVEY, ABSTRACT NO. 486, and the JOHN LOWRANCE SURVEY, ABSTRACT NO. 655, in Ellis County, Texas, and being a portion of a called 173.57 acre tract of land (Second Conveyance) conveyed to Shirley Wells Cooper by deed as recorded in Volume 1625, Page 657 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a ½" steel rod found for the upper northeast corner of said 173.57 acre tract and same for this tract and the southeast corner of SPRINGFIELD FARMS, an addition to the City of Red Oak, as recorded in Cabinet F, Slides 170 through 172 of the Plat Records of Ellis County, Texas (PRECT) in the upper west line of TECUMSEH PARK ESTATES, INSTALLMENT 2, an addition to Ellis County, Texas, as recorded in Cabinet B, Slide 413 PRECT and in the west line of Lot 17 in Block B of said TECUMSEH PARK;

THENCE S 00°18'59" E, 231.00 feet (Deed S 0°12' E, 231.0 feet) to a ½" pipe found for an inner ell corner of said 173.57 acre tract and same for this tract and an upper southwest corner of said TECUMSEH PARK and the southwest corner of Lot 16 of said TECUMSEH PARK;

THENCE S 89°58'15" E, 334.94 feet (Deed S 89°42' E, 336.2 feet) to a ½" pipe found for the lower northeast corner of said 173.57 acre tract and same for this tract and an inner ell corner of said TECUMSEH PARK in the south line of said Lot 16 and the northwest corner of Lot 15 of said TECUMSEH PARK;

THENCE (Deed South, 2288.0 feet) along the lower east line of said 173.57 acre tract and same for this tract and the lower west line of said TECUMSEH PARK as follows:

S 00°24'22" E, 646.82 feet to a 5/8" steel rod found for the common corner of Lots 12 and 13 in Block B of said TECUMSEH PARK;

S 00°31'43" E, 217.88 feet to a ½" steel rod found for the common

corner of Lots 11 and 12 of said TECUMSEH PARK;

S 00°23'11" E, 218.10 feet to a 5/8" steel rod found for the common corner of Lots 10 and 11 of said TECUMSEH PARK;

S 00°28'35" E, 653.59 feet to a 5/8" steel rod found for the common corner of Lots 7 and 8 of said TECUMSEH PARK;

S 00°31'36" E, passing at 521.94 feet a 1/2" pipe found for witness corner, in all, 543.06 feet to a 1/2" steel rod set for the upper southeast corner of said 173.57 acre tract and same for this tract and the southwest corner of said TECUMSEH PARK in the north line of Lot 4 of NORTH ACRES, an addition to Ellis County, Texas, as recorded in Cabinet C, Slide 170 PRECT;

THENCE (Deed N 89°02' W, 1705.5 feet) along a south line of said 173.57 acre tract and same for this tract and the north line of said NORTH ACRES, the north line of NORTH ACRES REPLAT, an addition to Ellis County, Texas, as recorded in Cabinet G, Slide 363 PRECT, and the north line of WOODLAND CREEK ESTATES, an addition to Ellis County, Texas, as recorded in Cabinet B, Slide 262 PRECT, as follows:

N 89°29'19" W, 444.64 feet to a 1/2" steel rod found in the north line of Lot 1R of said NORTH ACRES REPLAT;

N 89°23'16" W, 151.93 feet to a 1/2" steel rod found for the northwest corner of said Lot 1R of NORTH ACRES REPLAT and the northeast corner of Lot 7 of said WOODLAND CREEK ESTATES;

N 89°05'46" W, 166.21 feet to a 1/2" steel rod found for the common corner of Lots 6 and 7 of said WOODLAND CREEK ESTATES;

N 89°57'50" W, 167.01 feet to a 1/2" steel rod found for the common corner of Lots 5 and 6 of said WOODLAND CREEK ESTATES;

N 89°22'25" W, 838.68 feet to a 60-D nail set at a fence corner for an inner ell corner of said 173.57 acre tract and same for this tract at the northwest corner of Lot 1 of said WOODLAND CREEK ESTATES in the west line of said FOREMAN SURVEY and the east line of said LOWRANCE SURVEY;

THENCE S 01°13'32" E, 9.09 feet (Deed South, 9.0 feet) along said survey line to a ½" steel rod found for the lower southeast corner of said 173.57 acre tract and same for this tract and the northeast corner of Lot 10A in Block 1 of HILLVIEW ESTATES, an addition to Ellis County, Texas, as recorded in Cabinet A, Slides 793 through 795 PRECT in the west line of said Lot 1 of WOODLAND CREEK ESTATES, said rod bears approximately 10 feet north of the called southwest corner of said FOREMAN SURVEY and the called southeast corner of said LOWRANCE SURVEY;

THENCE N 89°45'22" W, 726.13 feet (Deed N 89°12' W) along a south line of said 173.57 acre tract and same for this tract and the north line of said HILLVIEW ESTATES to a ½" steel rod set for the lower southwest corner of this tract and the southeast corner of a called 8.000 acre tract of land conveyed to Alvaro Sanchez, Sr., et ux by deed as recorded in Volume 2192, Page 1929 OPRECT in the south line of said 173.57 acre tract and in the north line of Lot 8A of said HILLVIEW ESTATES;

THENCE through said 173.57 acre tract and along the east and northeast line of said 8.000 acre tract as follows:

N 16°40'19" W, 664.31 feet crossing the lower north line of said LOWRANCE SURVEY and the south line of said HAYNES SURVEY to a ½" steel rod with cap #4466 found for a bend point;

N 50°28'52" W, passing at 423.58 feet a ½" steel rod with cap #4466 found for witness corner, in all, 475.35 feet to a PK nail found for the upper southwest corner of this tract and the north corner of said 8.000 acre tract in the west line of said 173.57 acre tract in SHAWNEE ROAD, a public road;

THENCE N 00°14'22" W, 1569.94 feet (Deed N 0°18' E) along the west line of said 173.57 acre tract and with said SHAWNEE ROAD to a 10" post found for the northwest corner of said 173.57 acre tract and same for this tract and the southwest corner of a called 1.0126 acre tract of land conveyed to Troy Thompson by deed as recorded in Volume 1058, Page 67 OPRECT in the east line of a called 5.00 acre tract of land conveyed to Mary E. Turner by deed as recorded in Volume 1457, Page 304 OPRECT;

THENCE S 89°47'37" E (Deed S 89°38' E, 2702.0 feet; Record Reference Bearing per Springfield Farm Plat) along the upper north line of said

173.57 acre tract, passing at 32.13 feet a railroad spike set for the southeast corner of said 1.0126 acre tract and the southwest corner of said SPRINGFIELD FARMS in said SHAWNEE ROAD, passing at approximately 734.64 feet the east line of said HAYNES SURVEY and the west line of said LOWRANCE SURVEY, passing at approximately 1287.65 feet the east line of said LOWRANCE SURVEY and the west line of said FOREMAN SURVEY, in all, 2701.44 feet to the POINT OF BEGINNING and containing approximately 165.114 acre of land.