

Accum est

KNOW ALL MEN BY THESE PRESENTS:

My name is Christopher Dixon. I am President of the Four Trees Estates Homeowners Association. ("Four Trees Estates HOA") and this instrument is executed solely in my capacity as a President of Four Trees Estates Homeowners Association. I am a 'person with personal knowledge' of the facts set forth herein, as defined in Section 5.028(a), Texas Property Code, as added by S.B. 1496. I have (describe what was done by way of investigation) and the following information is accurate to the best of my knowledge and belief.

The General Warranty Deed filed of record on September 22, 2021, under Document No. 2141908, Real Property Records of Ellis County, Texas, contains the following error: **Incorrect Block reference for Lot 16**

The correct legal description should be

LOT 7 (COMMON AREA) BLK A FOUR TREES ADDITION .167 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 33 (COMMON AREA) BLK D FOUR TREES ADDITION .89 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 16 (COMMON AREA) BLK E FOUR TREES ADDITION .53 AC, an addition in Ellis County, Texas of Ellis County, Texas.

LOT 49 (COMMON AREA) BLK G FOUR TREES ADDITION 1.79 AC, an addition in Ellis County, Texas of Ellis County, Texas.

In all other respects said document remains unchanged.

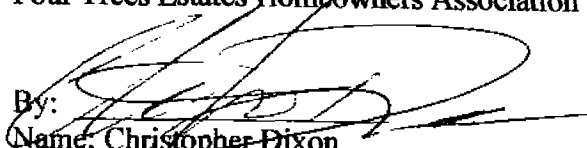
This Correction Instrument is based on the information provided by Ellis County Appraisal District and the Ellis County Tax Office.

A copy of this Correction Instrument is being sent via mail to JT Executive Properties, LLC as evidenced by the cover letter sent to such parties attached hereto and made a part hereof for all purposes.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2209573 FILING DATE/TIME: March 9, 2022 at 4:38 PM

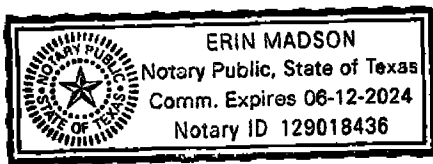
Executed this 8th day of March, 2022.


Four Trees Estates Homeowners Association

By: 
Name: Christopher Dixon
Title: President

STATE OF TEXAS
COUNTY OF ELLIS

The above and foregoing instrument was acknowledged before me, the undersigned authority, on this 8th day of March, 2022.




Notary Public, State of Texas
Erin Madson
Name

After Recording Return to:

Four Trees Homeowners Association
P.O. Box 844
Midlothian, TX 76065-3039

"This document filed for record by
Republic Title of Texas, Inc. as an
accommodation only. It has not been
examined as to its execution or as to
its effect upon the title. No liability
is assumed hereby."

VIA CERTIFIED MAIL

March 9, 2022

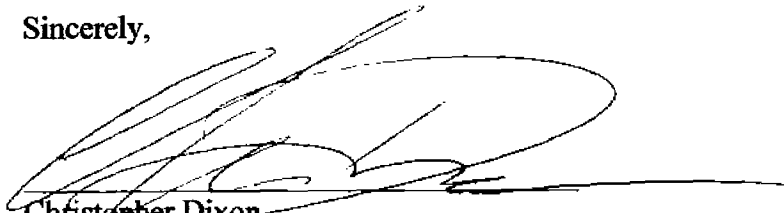
JT Executive Properties, LLC
ATTN: Josh Trees
P.O. Box 886
Italy, TX 77651

Re: General Warranty Deed from JT Executive Properties, LLC to Four Trees Homeowners Association, dated August 27, 2021, recorded September 22, 2021, under Document No. D2141908, Real Property Records of Ellis County, Texas.

Dear Sir or Madam:

Enclosed please find a copy of the Correction Instrument filed correcting a nonmaterial error in the above-referenced Deed. If you have any questions or need further information, please do not hesitate to contact us.

Sincerely,



Christopher Dixon
Four Trees Estates Homeowners Association
President

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2209573 on March 9, 2022 at 4:38 PM

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



Hubert Valdez