

Independence Title/GF# 2518653 -RRK/LMB

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium:** Benbrook Ranch Commercial Condominium
2. **Name of the Association:** Benbrook Ranch Commercial Condominium Association, Inc.
3. **Condominium Location:** 964 Bagdad Road, Leander, Texas 78641
4. **Recording data for the Declaration:**
Declaration of Condominium Regime for Benbrook Ranch Commercial Condominium, A Commercial Condominium, recorded in Document No. 2025069918, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** 105 S. 3rd Street, Pflugerville, Texas 78660
6. **Designated Representative:** ZETA LLC, a Texas limited liability company
7. **Representative Address:** P.O. Box 158, Round Rock, TX 78680

This management certificate is filed of record in Williamson County, Texas, by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

P. Hari Pullakhandam

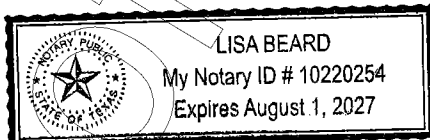
Name: Hari Pullakhandam, President for Benbrook Ranch Commercial Condominium, Inc., Duly, Authorized Agent
Signed: September 5, 2025

Association PH

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was signed before me on September 5, 2025, and it was acknowledged that this instrument was signed by Hari Pullakhandam for the purposes and intent herein expressed.



[Signature]
Notary Public, State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025070771

Pages: 2 Fee: \$25.00

09/08/2025 10:50 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas