

**Management Certificate
for
Beach Breeze Townhomes, Association Inc.**

Pursuant to Section 82.116 of the Texas Property Code, Beach Breeze Townhomes Association, Inc. the ("Association"), a non-profit corporation organized and existing under the laws of the State of Texas, notifies the public of the following matters concerning Beach Breeze Townhomes

1. The name of the subdivision is Beach Breeze Townhomes.
2. The name of the Association is Beach Breeze Townhomes, Inc.
3. The plat of the subdivision is recorded in Volume 63, pages 15 Map Records of Nueces County, Texas.
4. The Declaration is recorded and executed on the 17th day of February 2003 under Clerk's File No 2003061489, Official Public Records of Real Property of Nueces County, Texas.
5. The name and mailing address of the Association is:

Beach Breeze Townhomes, Association, Inc.
c/o Pacesetter Steel Property Management, L.L.P.
5034 Holly Road Suite 2
Corpus Christi, TX 78411

6. The name and mailing address of the person managing the Association is:

Martha Cardenas
Pacesetter Steel Property Management, L.L.P.
5034 Holly Road Suite 2
Corpus Christi, TX 78411

Executed on this 10th day of January, 2022

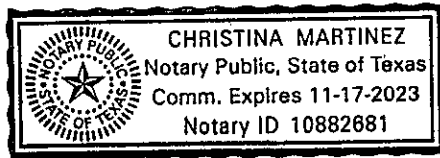
Beach Breeze Townhomes Association, Inc.
a Texas Non-Profit Corporation

By: Martha Cardenas
Beach Breeze Townhomes, Manager

THE STATE OF TEXAS *

COUNTY OF NUECES *

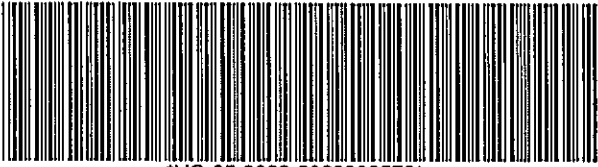
This instrument was acknowledged before me on this 10 day of January, 2022, by Martha Cardenas Manager of Beach Breeze, a Texas Non-Profit corporation, in said capacity and on behalf of said entity.



Christina Martinez
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

PACESETTER STEEL PROPERTY MANAGEMENT, L.L.P.
5034 Holly Road Suite 2
Corpus Christi, Texas, 78411



VG-85-2022-2022002579

**Nueces County
Kara Sands
Nueces County Clerk**

Instrument Number: 2022002579

Official Public Records

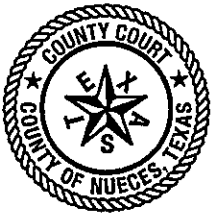
NOTICE

Recorded On: January 18, 2022 01:13 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$25.00



**STATE OF TEXAS
Nueces County**

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 Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

******* 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: 2022002579
Receipt Number: 20220118000194
Recorded Date/Time: January 18, 2022 01:13 PM
User: Brenda R
Station: CLERK01

Record and Return To:

PACSETTER STEEL PROPERTY MANAGEMENT



Kara Sands

Nueces County Clerk
901 Leopard St #201
Corpus Christi, TX 78401

Main: (361)888-0580

Receipt: 20220118000194

Date: 01/18/2022

Time: 01:13PM

By: Brenda R

Station: CLERK01

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Official Public Records	NOT	2022002579	3	\$25.00	

Order Total (1) \$25.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Cash		RTC 3619942912	\$30.00

Total Payments (1) \$30.00

Change Due \$-5.00

PACESETTER STEEL PROPERTY MANAGEMENT
LLP

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>