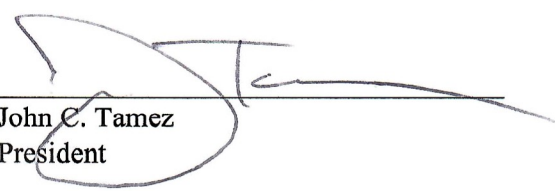


**MANAGEMENT CERTIFICATE
BUCCANEER PLAZA,
A Commercial Condominium**

1. Name of Condominium: BUCCANEER PLAZA,
a Commercial Condominium
2. Condominium Recording Data: The Declaration establishing the Condominium is dated December 19, 2008 and was recorded at Document No. 2009015313 of the Official Public Records of Nueces County, Texas
3. Property Description: Lot 6A of the BARR-KEELER SUBDMSION, a subdivision In the City of Corpus Christi, Nueces County, Texas, according to map or plat thereof recorded in Volume 54, Page 142, Map Records of Nueces County, Texas.
4. Number of Units: 18 Units
5. Common Elements: The Common Elements of the Condominium are as described in the Declaration.
6. Name of Association: Buccaneer Plaza Association, a Texas nonprofit corporation
7. Mailing Address of Association: 823 Kinney Street
Corpus Christi, Texas 78401
8. Designated Representative of Association: John C. Tamez
9. Contact Information of Association's Designated Representative: 823 Kinney Street
Corpus Christi, Texas 78401
Phone: (361) 510-6429
Email: jctamez210@gmail.com
10. Property Transfer Fees: \$375.00 – Resale Certificate
\$ 75.00 – Update to Resale Certificate

Date: February 12, 2026

BUCCANEER PLAZA ASSOCIATION


By: 
John C. Tamez
President

STATE OF TEXAS

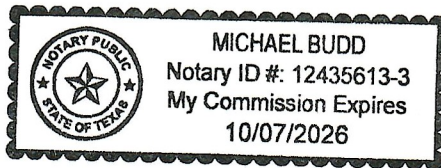
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COUNTY OF NUECES

This instrument was acknowledged before me on the 12 day of February, 2026, by John C. Tamez, President of BUCCANEER PLAZA ASSOCIATION, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas





VG-85-2026-2026005022

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2026005022

Official Public Records

NOTICE

Recorded On: February 12, 2026 02:23 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00



**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: 2026005022
Receipt Number: 20260212000106
Recorded Date/Time: February 12, 2026 02:23 PM
User: Lorena G
Station: CLERK04.nuecescc.local

Record and Return To:

JOHN TAMEZ