

**Management Certificate**  
**for**  
**Oso Creek Townhomes, Association Inc.**

Pursuant to Section 82.116 of the Texas Property Code, Oso Creek 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 Oso Creek Townhomes

1. The name of the subdivision is Oso Creek Townhomes.
2. The name of the Association is Oso Creek Townhomes, Inc.
3. The plat of the subdivision is recorded in Volume 63, pages 192 &193 Map Records of Nueces County, Texas.
4. The Declaration is recorded and executed on the 19<sup>th</sup> day of October 2004 under Clerk's File No 2004054371, Official Public Records of Real Property of Nueces County, Texas.
5. The name and mailing address of the Association is:

Oso Creek 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 10<sup>th</sup> day of January, 2022

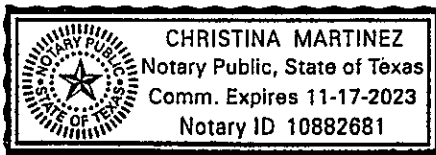
Oso Creek Townhomes Association, Inc.  
a Texas Non-Profit Corporation

By: Martha Cardenas  
Oso Creek Townhomes, Manager

THE STATE OF TEXAS \*

COUNTY OF NUECES \*

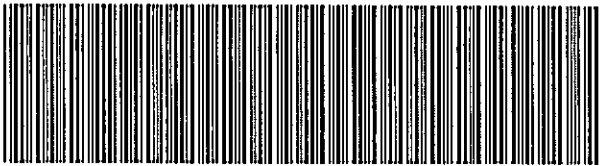
This instrument was acknowledged before me on this 10 day of  
January, 2022, by Martha Cardenas Manager of Oso Creek Townhomes, a Texas  
Non-Profit corporation, in said capacity and on behalf of said entity.



Christina Martinez  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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



\*VG-85-2022-2022002583\*

**Nueces County  
Kara Sands  
Nueces County Clerk**

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**Instrument Number: 2022002583**

Official Public Records

NOTICE

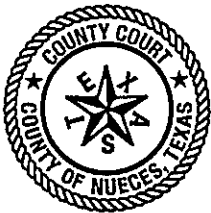
Recorded On: January 18, 2022 01:15 PM

Number of Pages: 3

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**" 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

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**\*\*\*\*\* 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: 2022002583  
Receipt Number: 20220118000199  
Recorded Date/Time: January 18, 2022 01:15 PM  
User: Brenda R  
Station: CLERK01

**Record and Return To:**

PACESETTER STEEL PROPERTY MANAGEMENT



**Kara Sands**

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

**Main:** (361)888-0580

**Receipt:** 20220118000199

**Date:** 01/18/2022

**Time:** 01:15PM

**By:** Brenda R

**Station:** CLERK01

**Status:** ORIGINAL COPY

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<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	2022002583	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			\$25.00

**Total Payments (1)** \$25.00

**Change Due** \$0.00

PACESETTER STEEL PROPERTY MANAGEMENT  
LLP

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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>