

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 10, 2025 04:52 PM Fee: \$33.00

2025064404

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for Falcon Pointe Community Association, Inc.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of Subdivision: Falcon Pointe
2. Legal Name of Association: Falcon Pointe Community Association, Inc.
3. Recording Data for Subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit "A"
4. Recording Data for the Declaration and any/all amendments: Declaration recorded as Document No. 2002039135, Amendments recorded as Document Nos. 2004051336, 2005008182, 2005008183, 2005193710, 2005198711, 2007166777, 2008039699, 2008039700, 2008118423, 2008184814, 2009013933, 2010068190, 2011168056, 2011168057, 2012075405, 2012220280, 2013050204, 2014005619, 2014106396, 2014152002, 2014162720 and 2014182694, all in the Official Public Records of Travis County, Texas.
5. Name and Mailing Address of the Association / person managing the association:

Name: PS Property Management
Mailing address: PO Box 7079, Round Rock, Texas 78683
Phone number: 512-251-6122
Email address: info@psprop.net
6. Website: <https://owner.psprop.net>
7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-Day Rush:	\$75
Resale Certificate 1-Day Rush:	\$125
New Account Set-Up:	\$190
Working Capital:	\$400

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Falcon Pointe Community Association, Inc.

By *Rick Zilem*

Printed name Rick Zilem

Title (circle one): Officer OR Managing agent

Date 6-10-2025

STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on June 10,
2025 by Rick Zilem in the above stated capacity.



Notary signature *[Signature]*

Notary Public for the State of Texas

Printed name of notary Stephanie Alexander

My commission expires 03/27/29

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

Exhibit "A"

Plats recorded as Document Nos: 200100273 (Section One), 200100306 (Section Two), 200100305 (Section Three), 200800078 (Section Four North Phase 1), 200900006 (Section Four North Phase 2), 201100116 (Section Four South), 200400064 and 200400255 (Section Five-A), 200500035 (Section Five-B), 200500036 (Section Six-A), 201100135 (Section Six-B), 200300268 (Section Seven), 200500062 (Section Eight-A), 200600398 (Section Eight-B), 200700001 (Section Eight-C), 200700208 (Section Eight-D), 200800125 (Section Nine-E), 201200096 (Section Nine South Phase 1), 201300049 (Section Nine South Phase 2), 200500290 (Section Nine West), 201200013 (Falcon Pointe Boulevard East), 201100163 (Section Twelve), 201300273 (Section Thirteen Phase A), 201400060 (Section Thirteen Phase B), 201400243 (Section Thirteen Phase C), 201300216 (Section Fourteen Phase 1), 201400211 (Section Fourteen Phase 2), 201500008 (Section Fifteen), 201300217 (Section Sixteen), 201500208 (Section Eighteen) 201500083 (Section 19), all in the Official Public Records, Travis County, Texas.