

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 02, 2025 05:51 PM Fee: \$29.00

2025061121

Electronically Recorded

**MANAGEMENT CERTIFICATE
POINT VENTURE TOWNHOUSES, INC.**

The undersigned, being an Officer of Point Venture Townhouses, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Point Venture Sections One and One-A; Point Venture Lots #21-#40; Lot D; Point Venture, Section 1-B; Point Venture, Section Two-B; Indian Point at Point Venture; Comanche Point, Section III-A at Point Venture (the "Subdivision Development").

2. The name of the Association is Point Venture Townhouses, Inc. (the "Association").

3. The recording data for the Subdivision Development is as follows:

Plat for Point Venture, Section One and Section One-A recorded in the Office of the County Clerk of Travis County, Texas, Volume 48 Page 70 and 79 of the Map Records of Travis County, Texas.

Plat for Lots #21-#40; Lot D; Point Venture, Section 1-B recorded in the Office of the County Clerk of Travis County, Texas, Volume 51 Page 82 of the Map Records of Travis County, Texas.

Plat for Point Venture, Section Two-B recorded in the Office of the County Clerk of Travis County, Texas, Volume 56 Page 45 of the Map Records of Travis County, Texas.

Plat for Point Venture, Comanche Point, Section III-A recorded in the Office of the County Clerk of Travis County, Texas, Volume 62 Page 61 of the Map Records of Travis County, Texas.

Plat for Indian Point at Point Venture recorded in the Office of the County Clerk of Travis County, Texas, Volume 55 Page 36 of the Map Records of Travis County, Texas Point Venture.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Third Amendment of Reservations, Restrictions and Covenants for Point Venture Subdivisions: Point Venture Townhouses, Inc., recorded at Document No. 2020083777 in the Official Public Records of Travis County, Texas.

First Amendment to the Third Amendment of Reservations, Restrictions and Covenants for Point Venture Subdivisions Applicable to Point Venture Townhouses, Inc., recorded at Document No. 2025052727 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Point Venture Townhouses, Inc.
c/o Sherry Martinez, Office Manager
551 Venture Blvd. South
Point Venture, TX 78645

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Sherry Martinez, Office Manager
 551 Venture Blvd. South
 Point Venture, TX 78645
 Tel: (512) 267-1643
 Email: office@pvtownhouses.org

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is pvtownhouses.org.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate	\$250.00
Updated Resale Certificate	\$75.00

This Management Certificate is effective as of the 2nd day of June, 2025.

POINT VENTURE TOWNHOUSES, INC., a Texas nonprofit corporation

By: J. Randy Walker
 Name: James Randall Walker
 Title: Secretary

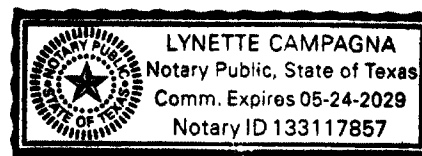
THE STATE OF TEXAS §
 COUNTY OF TRAVIS §

This instrument was acknowledged before me on 2ND day of JUNE, 2025, by JAMES RANDALL WALKER Secretary for Point Venture Townhouses, Inc., a Texas nonprofit incorporation, on behalf of said association.

[Signature]
 Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory Cagle
 CAGLE PUGH, LTD., LLP
 4301 Westbank Dr. A-150
 Austin, Texas 78746



MANAGEMENT CERTIFICATE
 POINT VENTURE TOWNHOUSES, INC.