

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 01, 2024 01:59 PM    Fee: \$33.00

**2024121646**

**\*Electronically Recorded\***

THOMAS  RANCH

**THOMAS RANCH RESIDENTIAL ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS

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COUNTIES OF BURNET AND TRAVIS

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The undersigned, being the Managing Agent for Thomas Ranch Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Thomas Ranch.
2. Name of Association: The name of the Association is Thomas Ranch Residential Association, Inc.
3. Recording Data for the Subdivision:
  - a. Lots 391-400, Resubdivision of Lot 39 of Thomas Ranch Section 1, restricted to open space, according to the Resubdivision of Lot 39 of Thomas Ranch Section 1 plat thereof recorded under Clerk's File No. 202310223 in the Official Public Records of Burnet County, Texas.
  - b. Lots 1 – 38, 40 – 44, 45, 51, 53, 54, 391 – 398, 399, and 499, and private streets labeled as Stonebridge Drive, Prominence Road, Stargazing Circle, Vegas Streets, and Toliman Cove in Thomas Ranch Section 1, as more particularly described on the plat thereof recorded under Clerk's File No. 202306164 in the Official Public Records of Burnet County, Texas.
  - c. Lots 1 – 76, 78 – 81, and 83, and private streets labeled as Prominence Road, Evening Song Way, Archer Ridge Drive, Moon Dance Lane, Loraloma Drive, Guilch Valley Drive, Night Song Drive, Capella Way, and Crescendo Run in Thomas Ranch Section 3, as more particularly described on the plat thereof recorded under Clerk's File No. 202408589 in the Official Public Records of Burnet County, Texas.
4. Recording Data for the Declaration:\*
  - a. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Thomas Ranch (Residential Property), Burnet County Clerk's File No. 202405289, and Travis County Clerk's File No. 2024058876.
  - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thomas Ranch (Residential Property), Thomas Ranch Section 1, Lots: 1 – 38, 40 – 44, 391 – 398; Reserve Areas: 45, 51, 53, 54, 399, 400; Private Streets, Burnet County Clerk's File No. 202312291.
  - c. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Thomas Ranch (Residential

Property), Thomas Ranch Section 3, Lots: 1 – 76; Reserve Areas: 78 – 81, 83;  
Private Streets, Burnet County Clerk's File No. 202410818.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Thomas Ranch Residential Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation; Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024; Phone Number: 469-246-3500; Email Address: ccmctx@ccmcnet.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: [www.ccmcnet.com](http://www.ccmcnet.com).
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Description
Resale Disclosure and Lien Estoppel Fee	\$375.00
Resale Disclosure Update	\$75.00
No Title Sale	\$125.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee-Standard	\$200.00
Lender Questionnaire Fee-Custom	\$300.00
Refinance/Lien Estoppel Update	\$75.00
Rush Fee	\$100.00
Capitalization Fee [Declaration, Art. XV, Sec. E]	Each person or entity acquiring title to a Lot agrees to pay to the Association a Capitalization Fee. The Capitalization Fee is equal to 33% of the then-current Annual Assessment rate plus 33% of the then-current Service Area Assessment rate (if applicable). Some exemptions may apply. The Capitalization Fee for 2024 is \$851.40 plus 33% of the Service Area Assessment rate for 2024 (if applicable). For future years, the Capitalization Fee must be verified with the Association.
Community Fee [Declaration, Art. XVI, Sec H]	Each person or entity conveying title to a Lot agrees to pay to the Association a Community Fee. The Community Fee is based on the "Gross Selling Price" of a Lot (as defined in detail in the Declaration). The current Community Fee is 0.5% of the Gross Selling Price of the Lot. Some variations and exemptions apply.

Executed on this 30<sup>th</sup> day of October, 2024.

**THOMAS RANCH RESIDENTIAL ASSOCIATION,  
INC., a Texas nonprofit corporation**

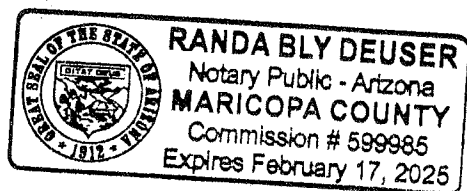
By: Capital Consultants Management Corporation,  
Managing Agent

By: Delores Ferguson  
Delores Ferguson, Chief Customer Officer

\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF Arizona §  
§  
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 30<sup>th</sup> day of October, 2024 personally appeared Delores Ferguson, the Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Thomas Ranch Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



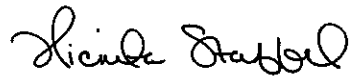
Randa Bly Deuser  
Notary Public in and for the State of Arizona  
Randa Bly Deuser

**THE STATE OF TEXAS  
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Burnet County, Texas.

202411166 CERT  
11/01/2024 02:36:22 PM Total Fees: \$33.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

A handwritten signature in black ink, appearing to read "Vicinta Stafford".