FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Sep 01, 2026 03:15 PM Fee: $33.00
2026104867
Electronically Recorded

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

ANDERSON CREEK COMMERCIAL PARK CONDOMINIUM MANAGEMENT CERTIFICATE

Pursuant to Section 82.116 of the Texas Property Code, the undersigned officer of the Anderson Creek Commercial Park Association, a Texas nonprofit corporation (the "Association") certifies as follows:

1. The name of the condominium is Anderson Creek Commercial Park Condominium (the "Condominium");

2. The name of the Association is Anderson Creek Commercial Park Association;

3. The Condominium is located in Travis and Williamson Counties, Texas on the real property described in **Exhibit "A"** attached hereto and made a part hereof for all purposes;

4. The Declaration of Anderson Creek Commercial Park Condominium dated effective as of July 2, 2026, is recorded as Document No. 2026069849 of the Official Public Records of Williamson County, Texas, and Document No. 2026093479 of the Official Public Records of Travis County, Texas; and

5. The Association's mailing address is in care of its managing agent. The name, mailing address, telephone number and email address of the managing agent of the Association follows:

Name of Managing Agent:	TBN Development, LLC
Mailing Address:	406 N. Lee Street, Suite 201 Round Rock, TX 78664
E-mail Address:	tylerh@lottbrothers.com
Telephone Number:	(512) 401 8882

6. There is no website address of any Internet website on which the Association's dedicatory instruments are available in accordance with Section 82.1142 of the Texas Property Code; and

7. The Association does not currently charge fees relating to a transfer of a property interest in a unit of the Condominium.

[REMAINDER OF PAGE BLANK]

EXECUTED on the date of the acknowledgment set forth below, effective as of April 20th, 2026.

ANDERSON CREEK COMMERCIAL PARK ASSOCIATION,
a Texas nonprofit corporation

By: _____
Printed Name: Tyler Humes
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF Williamson §

Before me, the undersigned authority, on this 20th day of Apr. 1, 2026, personally appeared Tyler Humes, as Manager of Anderson Creek Commercial Park Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same in his or her capacity as an officer of such corporation.

_____
Notary Public in and for the State of Texas

REGINA MOTT
My Notary ID # 132956176
Expires March 4, 2029

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Master Unit Number 2, and the space encompassed by the boundaries thereof, and an undivided 16.43% ownership interest in and to the General Common Elements, together with the Limited Common Elements appurtenant thereto, located in and being a part of THE MASTER ANDERSON MILL CONDOMINIUMS, a Commercial Condominium Project in Travis and Williamson Counties, Texas, as fully described in and as located, delineated and as defined in the Declaration of Condominium Regime, together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Clerk's File No. 2017146219, amended in/under Clerk's File No. 2019111004 of the Official Public Records of Travis County, Texas, and recorded in/under Clerk's File No. 2017084434, amended in/under Clerk's File No. 2019067748 of the Official Public Records of Williamson County.