

**\*NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF CAMERON   §

TO ALL WHOM THESE PRESENTS:

**MANAGEMENT CERTIFICATE FOR**  
**ISABELLA POINT HOMEOWNER'S ASSOCIATION, INC.**

Pursuant to Texas Property Code Section 209.004, the **ISABELLA POINT HOMEOWNER'S ASSOCIATION** hereby declares as follows:

1. The name of the Subdivision made the subject of this Management Certificate is as follows: **PORT-O-CALL ESTATES SUDDIVISION, UNIT III**, located in Cameron County, Texas (hereinafter, collectively, the "Subdivision").
2. The name of the association is **ISABELLA POINT HOMEOWNER'S ASSOCIATION** (hereinafter the "Association").
3. The Subdivision subject to the Association are recorded as follows:

**PORT-O-CALL ESTATES SUBDIVISION, UNIT III**, a Subdivision in the City of Port Isabel, in Cameron County, Texas, according to Plat thereof recorded in Cabinet 1, Slot 302-B, Map Records of Cameron County, Texas

4. The governing documents of the Association are set forth in "Declaration of Covenants, Conditions and Restrictions" dated November 4, 1982, and recorded as Document No. 1983-3816, in Volume 1307, Page 243, of the Official Records of Cameron County, and subsequently amended pursuant to "Certificate of Amendment of Declaration of Covenants, Conditions, and Restrictions for Port-O-call Estates Subdivision, Unit III Port Isabel Texas" dated June 21, 1996, and recorded as Document No. 1996-22321, in Volume 3907, Page 135, et seq., of the Official Records of Cameron County, Texas.
5. The name and address of the Association is as follows:

**ISABELLA POINT  
HOMEOWNER'S ASSOCIATION  
2101 NORTHGATE CIR.  
WESLACO, TX 78599**

6. The name, mailing address and telephone number of the person managing the Association or the Association's designated representative is as follows:

DAVID LOPEZ  
2101 NORTHGATE CIR.  
WESLACO, TX 78599  
(956) 778-5343  
president@isabellapointhoa.com

7. The Association is not required to maintain a website pursuant to Section 207.006 of the Texas Property Code.
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision is as follows: None.
9. Other information the Association considers appropriate is as follows: None.

DATED EFFECTIVE the 15<sup>th</sup> day of March, 2024.

ISABELLA POINT  
HOMEOWNER'S ASSOCIATION

By: [Signature]

David Lopez, President

ATTEST:

By: [Signature]

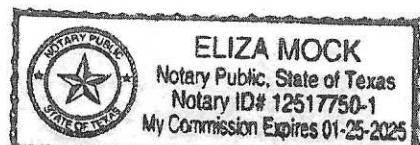
Stacy Reed, Secretary

ACKNOWLEDGMENTS

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF CAMERON   §

THIS INSTRUMENT was acknowledged before me, the undersigned notary public in and for the State of Texas, on the 15 day of MARCH, 2024, by DAVID LOPEZ, President of ISABELLA POINT HOMEOWNER'S ASSOCIATION, on behalf of said Association.

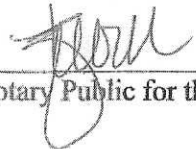
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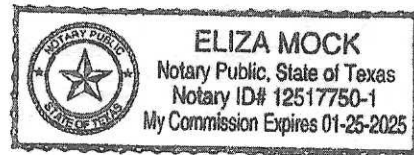


Notary Public for the State of Texas

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF CAMERON   §

THIS INSTRUMENT was acknowledged before me, the undersigned notary public in and for the State of Texas, on the 15 day of March, 2024, by Stacy Reed, Secretary of ISABELLA POINT HOMEOWNER'S ASSOCIATION, on behalf of said Association.

  
\_\_\_\_\_  
Notary Public for the State of Texas



AFTER RECORDING RETURN TO:  
OF:

ISABELLA POINT  
HOMEOWNER'S ASSOCIATION  
c/o David Lopez  
2101 Northgate Cir.  
Weslaco, TX 78599

PREPARED IN THE LAW OFFICES

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