



MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Pearson Ranch Mixed-Use
2. **Name of the Association:** Pearson Ranch Development, Inc.
3. **Recording data for the Subdivision:**

Pearson Ranch West Phase 1, according to the plat recorded in Document no. 2021146789, Official Public Records of Williamson County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in 2022054536, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Pearson Ranch Development, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
 PO Box 203310, Austin, TX
 855.289.6007
Info@goodwintx.com

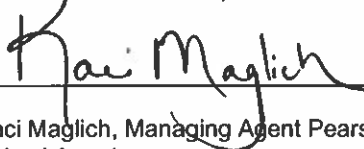
7. **Website address where all dedicatory instruments can be found:**

www.goodwintx.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375
 Resale Certificate Update: \$75
 Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
 - 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
 Compliance Inspection Fee (optional): \$150
 Transfer: \$275

This management certificate is filed of record in Williamson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent Pearson Ranch Development, Inc., Duly
 Authorized Agent
 Signed: February 6, 2023

AFTER RECORDING RETURN TO:

**Goodwin & Company
 PO Box 203310
 Austin, TX 78720-3310**

STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

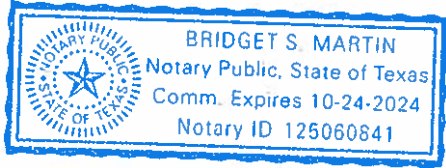
This instrument was signed before me on February 14, 2023, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023104951

PMC Fee: \$30.00
12/22/2023 09:25 AM CFIRESTONE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

③ Goodwin & Company
11950 Jollyville Rd
Austin, TX 78759