

MANAGEMENT CERTIFICATE
OF
PARK CENTRAL RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Park Central Residential Community, Inc., a Texas nonprofit corporation, in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Park Central.
2. The name of the Association: Park Central Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Park Central Residential Community, Inc., c/o The Management Trust, 1 Chisholm Trail, Suite 450, Round Rock, Texas 78681.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	Park Central Residential Community, Inc., c/o The Management Trust
Mailing Address:	1 Chisholm Trail, Suite 450, Round Rock, Texas 78681
Attn:	Celeste Schulz
Telephone Number::	512-234-3320, ext. 2902
Email Address:	celeste.schulz@managementtrust.com.com

7. Website to access the Association's dedicatory instruments:
www.my.managementtrust.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$450.00.

Transfer Fee - \$200.00.

Resale Certificate Fee - \$360.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**PARK CENTRAL RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: 

Name: PATRICK J. HELGESON

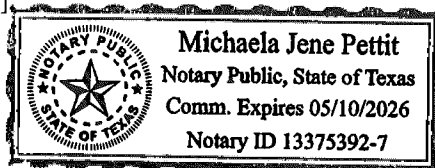
Title: VICE PRESIDENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 11 day of October, 2024, by Patrick Helgeson, the Vice President of Park Central Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

Park Central Master Covenant [Residential] recorded under Document No. 2024082143, in the Official Public Records of Williamson County, Texas.

Park Central Development Area Declaration [Residential] recorded under Document No. 2024082246, in the Official Public Records of Williamson County, Texas.

Park Central Notice of Applicability [Residential] recorded under Document No. 2025005547, in the Official Public Records of Williamson County, Texas.

ATTACHMENT 1

PARK CENTRAL RESIDENTIAL COMMUNITY, INC.
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EXHIBIT "A"
PROPERTY DESCRIPTION

FIELD NOTES FOR A 77.830 ACRE TRACT OF LAND OUT OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT N 556, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 228.90 ACRE TRACT OF LAND AS CONVEYED TO EMMA L. LAWHON FAMILY LAND PARTNERSHIP BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2006095405 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 11.31 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT A, AND A PORTION OF A CALLED 5.74 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT C, BOTH AS CONVEYED TO EMMA L. LAWHON BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2006095406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; SAID 77.830 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "Forest 1847" found on the east right-of-way line of Bell Gin Road (width varies), as shown on SADDLECREEK, PHASE 1A, a subdivision recorded in Document Number 201704648 of the Official Public Records of Williamson County, Texas, at the northwest corner of the above described Lawhon 228.90 acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north line of said Lawhon 228.90 acre tract and partially with the south line of SADDLECREEK, PHASE 3, a subdivision recorded in Document Number 2018090736 of the Official Public Records of Williamson County, Texas and partially with the south line of a called 110 acre tract of land described as Tract No. 1 as conveyed to Woodhull Family Partners by Warranty Deed recorded in Volume 2442, Page 243 of the Official Records of Williamson County, Texas, N 68°54'33" E, pass a 1/2-inch iron rod with cap stamped "PAPE DAWSON" found at the southwest corner of said SADDLECREEK, PHASE 3 at a distance of 17.97 feet, pass a 1/2-inch iron rod with cap stamped "PAPE DAWSON" found at the common corner of Lots 8 and 8B, Block "S" of said SADDLECREEK, PHASE 3 at a distance of 57.41 feet, pass a 1/2-inch iron rod with cap stamped "PAPE DAWSON" found at the southeast corner of said SADDLECREEK, PHASE 3 at a distance of 590.81 feet, and continuing on for a total distance of 2,195.16 feet to a 1/2-inch iron rod with cap stamped "FOREST 1847" found on the west right-of-way line of Lawhon Lane (width varies, no deed of record found), at the southeast corner of said Woodhull 110 acre tract, at the most northerly corner of the remainder of said Lawhon 228.90 acre tract, and at the northwest corner of said Lawhon 11.31 acre tract, for the most northerly corner of the herein described tract;

THENCE, with the west right-of-way line of said Lawhon Lane and an east line of said Lawhon 11.31 acre tract, S 22°30'11" E a distance of 42.93 feet to a 1/2-inch iron rod with cap stamped "FOREST 1847" found at the intersection of the west right-of-way line of said Lawhon Lane and the south right-of-way line of said Lawhon Lane, and at an interior corner of said Lawhon 11.31 acre tract, for an interior corner of the herein described tract;

THENCE, with the south right-of-way line of said Lawhon Lane and a north line of said Lawhon 11.31 acre tract, S 77°06'03" E a distance of 49.59 feet to a 1/2-inch iron rod with cap stamped "BOE INC" set at an exterior corner of said Lawhon 11.31 acre tract, at the northwest corner of a called 1.0000 acre tract of land as conveyed to Wayne Lawhon by Gift Deed recorded in Document Number 9807234 of the Official Public Records of Williamson County, Texas, for an exterior corner of the herein described tract;

THENCE, with the lines common to said Wayne Lawhon 1.0000 acre tract and said Lawhon 11.31 acre tract the following three (3) courses:

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THENCE, with the south right-of-way line of said Lawhon Lane and the north line of said Lawhon 11.31 acre tract, S 77°03'14" E a distance of 312.77 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, leaving south right-of-way line of said Lawhon Lane, crossing over and across said Lawhon 11.31 acre tract, and said Lawhon 228.90 acre tract, S 13°05'27" W a distance of 637.62 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 09°50'29" E a distance of 56.46 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point of the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 13°05'07" W, a distance of 104.50 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, and the above described Lawhon 5.74 acre tract, S 21°31'51" W, a distance of 475.29 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 5.74 acre tract, S 13°39'33" W, a distance of 19.25 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lawhon 5.74 acre tract, and said Lawhon 228.90 acre tract, S 89°37'23" W, a distance of 41.26 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, and said Lawhon 5.74 acre tract, S 13°43'05" W, a distance of 458.82 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 07°32'20" W, a distance of 41.53 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 11°56'14" E, a distance of 163.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 78°03'46" W, a distance of 86.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 84°25'00" W, a distance of 88.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, S 89°53'49" W, a distance of 132.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

THENCE, continuing over and across said Lawhon 228.90 acre tract, N 83°10'09" W, a distance of 132.47 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point in the herein described tract;

EXHIBIT "A"

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**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025006385

Pages: 6 Fee: \$41.00

01/28/2025 02:22 PM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas