

- - - 25 - 0108

Janice Roberts, County Clerk  
DELTA COUNTY, TEXAS

412

341

FEB - 7 2025

FILED FOR RECORD  
AT 150 P M

### 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:** Pecan Creek Ranch
2. **Name of the Association:** Pecan Creek Ranch Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

Pecan Creek Ranch, according to the plat recorded in Instrument no. 22-0373, Volume 390, Pages 586-588, Official Public Records of Delta County, Texas.

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

Documents recorded in Instrument no. 22-0449, Official Public Records of Delta County, Texas.

5. **Name and mailing address of the Association:** Pecan Creek Ranch Property Owners' Association, 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](mailto:Info@goodwintx.com)

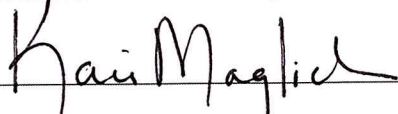
7. **Website address where all dedicatory instruments can be found:**

<https://dpcp.sites.townsq.io/> or [www.goodwintx.com](http://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 Fee: \$340

This management certificate is filed of record in Delta 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 for Pecan Creek Ranch Property Owners' Association, Inc., Duly Authorized Agent  
Signed: January 18, 2025

**AFTER RECORDING RETURN TO:**

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

- - - 25 - 0108

STATE OF TEXAS

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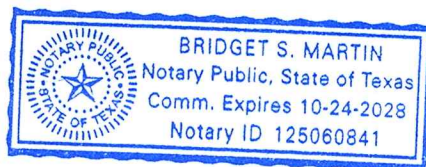
COUNTY OF DELTA

This instrument was signed before me on January 18, 2025, 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: 10/24/2028



STATE OF TEXAS      COUNTY OF DELTA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Delta County, Texas as stamped hereon by me.



FEB - 7 2025

JANICE ROBERTS  
COUNTY CLERK, Delta County, Texas

JANICE ROBERTS  
DELTA COUNTY CLERK  
200 W. DALLAS AVE.  
COOPER, TEXAS 75432



Receipt Number : 60769  
Date Paid : 2/7/2025 1:57:07PM  
User: BHOLLON

Paid Amount :29.00

Payment Type:Check Payment

Check No :206351

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
<b><u>Instrument : 25-0108</u></b>		Inst Type:CERTIFICATE	Book:412	Page:341
OPR REC	CL	9.00	9.00	0.00
PRESER	CL	10.00	10.00	0.00
REC MAN	CL	10.00	10.00	0.00
Totals		29.00	29.00	0.00

Paid By : GOODWIN & COMPANY

Payment Remarks :

Original Balance : 29.00  
Amount Paid : 29.00  
Amount Applied : 29.00  
Amount Unapplied 0.00

Received By : \_\_\_\_\_

Goodwin & Company

206351

Description

Filing Management cert for Pecan Creek Ranch

Amount

29.00

Goodwin & Company

206351

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Filing Management cert for Pecan Creek Ranch

Amount

29.00

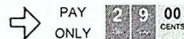
Goodwin & Company

PO BOX 203310  
Austin, TX 78720-3310

Texas Capital Bank  
2350 Lakeside Blvd Suite 800  
Richardson, TX 75082  
32-1797/1110

206351

DATE: 1/31/2025



\$29.00

PAY Twenty-Nine and 00/100 Dollars  
TO THE Delta County  
ORDER 200 W. Dallas Avenue  
OF Cooper, TX 75432 TX

MEMO: Pecan Creek Ranch

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