

**MANAGEMENT CERTIFICATE  
FALCON POINT RANCH MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Falcon Point Ranch Master Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Bay Club at Falcon Point Ranch (the "Subdivision Development").
2. The name of the Association is Falcon Point Ranch Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Plat for Phase 1 recorded in Volume Z, Page 696, Slide 447AB, File #95347 of the Plat Records, Calhoun County, Texas

Plat for Phase 2 recorded in Volume Z, Page 699, File #96423 of the Plat Records, Calhoun County, Texas

Plat for Phase 3 recorded in Volume Z, Page 718, Slide 469AB, File #103249 of the Plat Records, Calhoun County, Texas

Plat for Phase 4 recorded in Volume Z, Page 756, File #118111 of the Plat Records, Calhoun County, Texas

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Falcon Point Ranch, Master Covenant, recorded at Volume 422, Page 447 in the Official Public Records of Calhoun County, Texas.

Falcon Point Ranch, Notice of Applicability [Phase 1], recorded at Volume 422, Page 513 in the Official Public Records of Calhoun County, Texas.

Falcon Point Ranch, Development Area Declaration, recorded at Volume 422, Page 516 in the Official Public Records of Calhoun County, Texas.

Falcon Point Ranch, Notice of Applicability [Phase 2] of Master Covenant and Development Area Declaration, recorded at Volume 433, Page 884 in the Official Public Records of Calhoun County, Texas.

Falcon Point Ranch, First Amendment to Development Area Declaration, recorded at Document No. 101208 in the Official Public Records of Calhoun County, Texas.

Falcon Point Ranch, Notice of Withdrawal of Land and Amendment, recorded at Document No. 124038 in the Official Public Records of Calhoun County, Texas.

5. The name and mailing address of the Association is:

Falcon Point Ranch Master Community Inc.  
c/o PMI Bluebonnet Realty  
405 Main Street  
Blanco, Texas 78606

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

PMI Bluebonnet Realty  
405 Main Street  
Blanco, Texas 78606  
Tel: (830) 302-4738  
Email: [admin@pmibluebonnetrealty.com](mailto:admin@pmibluebonnetrealty.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is [www.bayclub-falconpoint.com](http://www.bayclub-falconpoint.com).

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee \$275.00

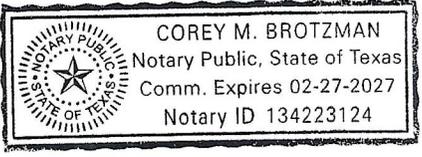
This Management Certificate is effective as of the 28 day of July, 2025.

FALCON POINT RANCH MASTER COMMUNITY, INC., a Texas nonprofit corporation

By: *Steven Poer*  
Name:  
Title:

THE STATE OF TEXAS §  
COUNTY OF Blanco §

This instrument was acknowledged before me on 28<sup>th</sup> day of July, 2025, by Steven Poer, \_\_\_\_\_ for Falcon Point Ranch Master Community, Inc., a Texas nonprofit incorporation, on behalf of said association.



*Corey Brotzman*  
Notary Public Signature

AFTER RECORDING RETURN TO:  
PMI Bluebonnet Realty  
405 Main Street  
Blanco, TX 78606

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2025-02297

CTF Fee: \$29.00  
08/04/2025 08:56 AM ksmith

MANAGEMENT CERTIFICATE  
FALCON POINT RANCH MASTER COMMUNITY, INC.

*Anna M. Goodman*  
Anna Goodman, County Clerk  
Calhoun County, Texas