



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 25, 2025 07:30 PM Fee: \$29.00

2025094328

Electronically Recorded

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:** Falcon Pointe Commercial Master
2. **Name of the Association:** Falcon Pointe Commercial Master Community, Inc.
3. **Recording data for the Subdivision:**
 1. Falcon Pointe Commercial, Phase 1, according to the plat recorded in Document No. 201600108;
 2. Falcon Pointe, Phase 2, according to the plat recorded in Document No. 201600254, Official Public Records of Travis County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
 1. Falcon Pointe Master Covenant (Commercial) recorded in Document no. 2016107405;
 2. Falcon Pointe Notice of Applicability (Commercial) recorded in Document no. 2016151202;
 3. Falcon Pointe Development Tract declaration recorded in Document no. 2016198237;
 4. Falcon Pointe Condominiums Notice of Applicability (Commercial) recorded in Document no. 2017061426;
 5. Falcon Pointe Condominiums Amended and Restated Notice of Applicability (Commercial) recorded in Document no. 2017155194, Official Public Records of Travis County, Texas.
5. **Name and mailing address of the Association:** Falcon Pointe Commercial Master Community, 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:**

<https://afcm.sites.townsq.io/> or 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
Refinance Fee: \$120
Statement of Account: \$120
Rush Covenant Compliance Inspection Fee: \$300
Transfer Fee: \$340

This management certificate is filed of record in Travis 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Falcon Pointe Commercial Master
Community, Inc., Duly Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on August 15, 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

