



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 16, 2025 04:46 PM Fee: \$33.00

**2025078739**

\*Electronically Recorded\*

STATE OF TEXAS  
COUNTY OF TRAVIS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
for Falcon Pointe Community Association, Inc.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Name of Subdivision: Falcon Pointe
2. Legal Name of Association: Falcon Pointe Community Association, Inc.
3. Recording Data for Subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit "A"
4. Recording Data for the Declaration and any/all amendments: Declaration recorded as Document No. 2002039135, Amendments recorded as Document Nos. 2004051336, 2005008182, 2005008183, 2005193710, 2005198711, 2007166777, 2008039699, 2008039700, 2008118423, 2008184814, 2009013933, 2010068190, 2011168056, 2011168057, 2012010754, 2012075405, 2012098756, 2012220280, 2012220383, 2013050204, 2013194436, 2013194437, 2014005619, 2014048247, 2014106396, 2014152002, 2014162720 and 2014182694, all in the Official Public Records of Travis County, Texas.
5. Name and Mailing Address of the Association / person managing the association:  
  
Name: PS Property Management  
Mailing address: PO Box 7079, Round Rock, Texas 78683  
Phone number: 512-251-6122  
Email address: info@psprop.net
6. Website: <https://owner.psprop.net>
7. Amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision:

Resale Certificate:	\$375
Resale Certificate Update:	\$75
Resale Certificate 5-Day Rush:	\$75
Resale Certificate 1-Day Rush:	\$125
New Account Set-Up:	\$190
Working Capital:	\$400

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Falcon Pointe Community Association, Inc.

By

Printed name

Title (circle one):

Officer

OR

Managing agent

Date

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on July 16,  
 20 23 by Karen McConnell in the above stated capacity.



Notary signature

Notary Public for the State of TexasPrinted name of notary Stephanie AlexanderMy commission expires 03-27-2029

After recording, please return to:

Niemann & Heyer LLP  
 1122 Colorado, Suite 313  
 Austin, TX 78701

/Volumes/File Server/CLIENTS/FalconPointe/Management Certificate 2025 PS Mgmt /Management Certificate 7:15:25.docx

## Exhibit "A"

Plats recorded as Document Nos: 200100273 (Section One), 200100306 (Section Two), 200100305 (Section Three), 200800078 (Section Four North Phase 1), 200900006 (Section Four North Phase 2), 201100116 (Section Four South), 200400064 and 200400255 (Section Five-A), 200500035 (Section Five-B), 200500036 (Section Six-A), 201100135 (Section Six-B), 200300268 (Section Seven), 200500062 (Section Eight-A), 200600398 (Section Eight-B), 200700001 (Section Eight-C), 200700208 (Section Eight-D), 200800125 (Section Nine-E), 201200096 (Section Nine South Phase 1), 201300049 (Section Nine South Phase 2), 200500290 (Section Nine West), 201200013 (Falcon Pointe Boulevard East), 201100163 (Section Twelve), 201300273 (Section Thirteen Phase A), 201400060 (Section Thirteen Phase B), 201400243 (Section Thirteen Phase C), 201300216 (Section Fourteen Phase 1), 201400211 (Section Fourteen Phase 2), 201500008 (Section Fifteen), 201300217 (Section Sixteen), 201500208 (Section Eighteen) 201500083 (Section 19), all in the Official Public Records, Travis County, Texas.