

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 07, 2025 11:16 AM Fee: \$29.00

**2025124473**

\*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:** Tessera on Lake Travis
2. **Name of the Association:** Tessera on Lake Travis Homeowners Association
3. **Recording data for the Subdivision:**
  1. Tessera on Lake Travis Phase 1A, according to the plat recorded in Document no. 201400071,
  2. Tessera on Lake Travis Phase 1A Lots 1R Thru 23R Block J, according to the plat recorded in Document no. 201600162,
  3. Tessera on Lake Travis Phase 1A Lots 1R Thru 7R Block D, according to the plat recorded in Document no. 201800038,
  4. Tessera on Lake Travis Phase 3A1, according to the plat recorded in Document no. 201800170,
  5. Tessera on Lake Travis Phase 1B1, according to the plat recorded in Document no. 201800169,
  6. Tessera on Lake Travis Phase 3A3, according to the plat recorded in Document no. 201800327,
  7. Tessera on Lake Travis Phase 3A2, according to the plat recorded in Document no. 201800326,
  8. Tessera on Lake Travis Phase 3A3, according to the plat recorded in Document no. 201800327,
  9. Tessera on Lake Travis Phase 3B, according to the plat recorded in Document no. 202100164,
  10. Tessera on Lake Travis, Phase 1B, according to the plat recorded in Document no. 201800100,
  11. Tessera on Lake Travis, Phase 3C, according to the plat recorded in Document no. 202300256,

Official Public Records of Travis County, Texas.

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

1. Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2014052125;
2. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2015071885;
3. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2018093283;
4. Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2019055624;
5. Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2019182916;
6. Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2020216137;
7. Sixth Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2023078468;
8. Seventh Amendment to Declaration of Covenants, Conditions, and Restrictions for Tessera on Lake Travis, recorded in Document no. 2023122839;
- 9.

**5. Name and mailing address of the Association:** Tessera on Lake Travis Homeowners Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

## 6. Name, mailing address, phone number &amp; email for designated representative:

Goodwin & Company  
 PO Box 203310, Austin, TX  
 855.289.6007  
[info@goodwin-co.com](mailto:info@goodwin-co.com)

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

<https://allt.sites.townsq.io/> or [www.goodwin-co.com](http://www.goodwin-co.com) , use the "find my community" search bar to locate the community webpage

## 8. Fees charged by Association related to a property transfer:

Working Capital: \$500  
 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  
 Transfer Fee: \$340  
 Access Deactivation Fee: \$20

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 Tessera on Lake Travis Homeowners Association, Duly Authorized Agent  
 Signed: October 28, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was signed before me on October 28, 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

