

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00021533

As

Recorded On: 11/29/2022 01:57 PM Recordings - Land

Parties: PORTERS BLUFF ESTATES PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 30.00

File Information:

Document Number: 2022-00021533

Receipt Number: 2022-23322

Recorded Date/Time: 11/29/2022 01:57 PM

Recorded By: Janice Hankins

*****DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

PORTERS BLUFF ESTATES PROPERTY
PO BOX 242

EUSTACE, TX 75124



Management Certificate for Porters Bluff Estates Property Owners Association

State of Texas
County of Henderson

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Porters Bluff Estates Property Owners Association, a Texas non-profit corporation, certifies as to the following:

1. Name of the Subdivision: **Porters Bluff Estates**
2. Name of the Association: **Porters Bluff Estates Property Owners Association**
3. Recording Data for the Subdivision: **Cabinet D, Slide 90 of Plat Records of Henderson County, Texas**
4. Recording Data for the Declaration and any Amendments to the Declaration: **Amended December 2, 1988, Volume 1258 Page 588**
5. Name and Mailing address of the association: **Porters Bluff Estates POA, PO Box 242, Eustace, Texas 75124**
6. Name, Mailing Address, Telephone Number, and E-Mail Address of the Person Managing the Association or the Association's Designated Representative: **Ronnie Gold, PO Box 242, Eustace, Texas 75124, 903-225-9192, PortersBluffEsts@gmail.com**
7. Website Address of any Internet Website on which the Association's Dedicatory Instruments are Available in Accordance with Section 207.006: **www.PortersBluffPOA.com**
8. Amount and Description of a Fee or Fees Charged by the Association Relating to a Property Transfer in the Subdivision: **None**
9. Other Information the Association Considers Appropriate: **None**

Executed as of November 29th, 2022.

By: _____

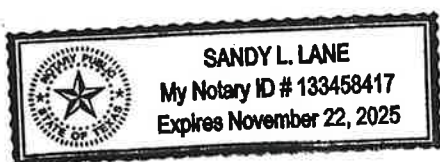
Ronnie Gold

President of Porters Bluff Estates Property Owners Association

This instrument was acknowledged before me on this 29 day of November 2022, by Ronnie Gold as President of Porters Bluff Estates Property Owners Association.

Sandy L Lane

Notary Public, State of Texas

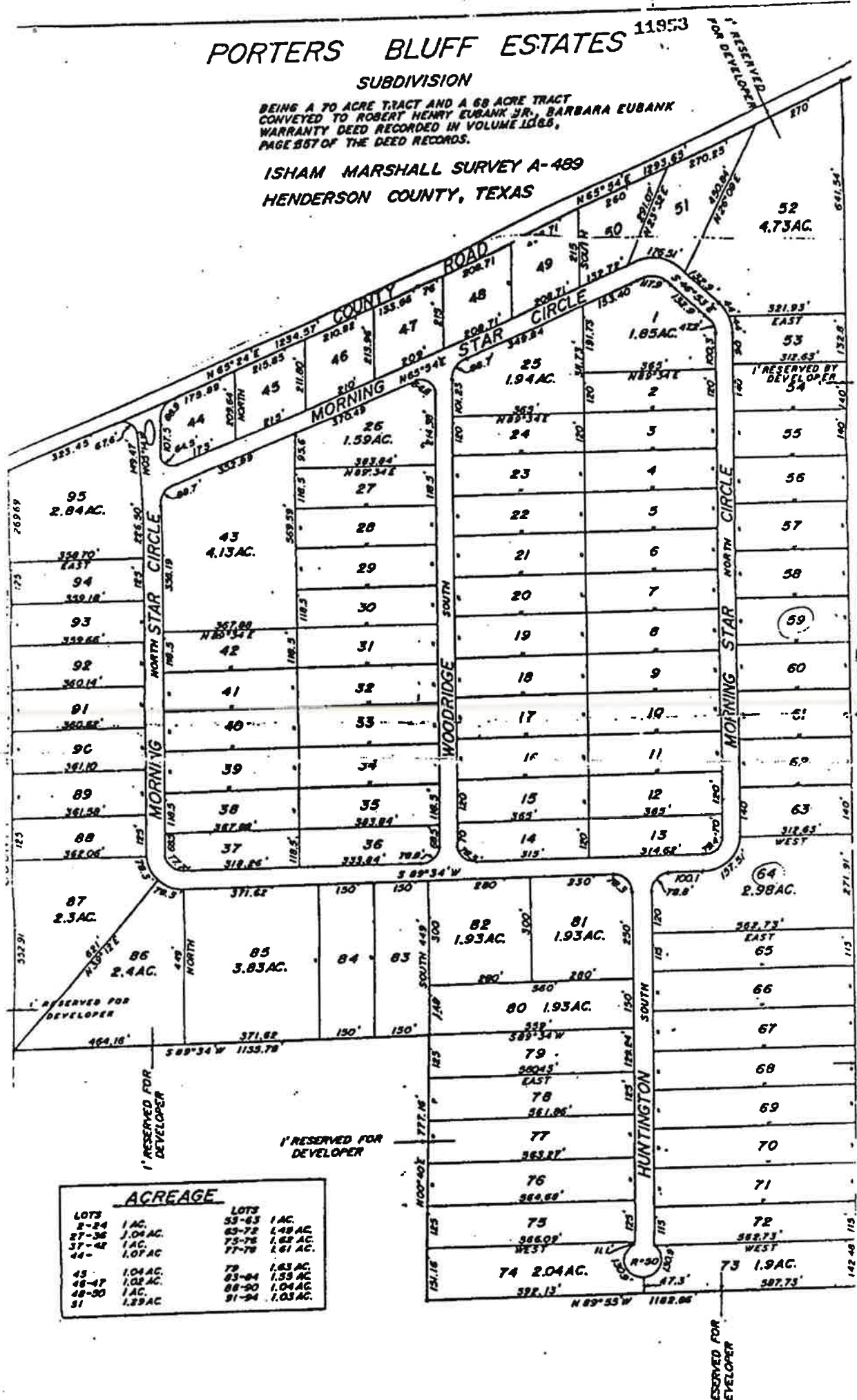


PORTERS BLUFF ESTATES 11953

SUBDIVISION

BEING A 70 ACRE TRACT AND A 68 ACRE TRACT
CONVEYED TO ROBERT HENRY EUBANK JR., BARBARA EUBANK
WARRANTY DEED RECORDED IN VOLUME 1088,
PAGE 867 OF THE DEED RECORDS.

ISHAM MARSHALL SURVEY A-489
HENDERSON COUNTY, TEXAS



ACREAGE			
LOTS		LOTS	
2-24	1 AC.	53-63	1 AC.
27-36	1.04 AC.	63-72	1.48 AC.
37-42	1 AC.	73-76	1.62 AC.
44-	1.07 AC.	77-78	1.61 AC.
45	1.04 AC.	79	1.63 AC.
46-47	1.02 AC.	83-84	1.59 AC.
48-50	1 AC.	88-90	1.04 AC.
51	1.29 AC.	91-94	1.03 AC.