

**MANAGEMENT CERTIFICATE FOR  
LA BOTA PROPERTY OWNERS ASSOCIATION, INC.**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Cardinal Creek Unit 1
2. Name of the association: La Bota Property Owners Association, Inc.
3. Mailing address: 201 W. Hillside Road, Suite 7  
Laredo, TX 78014
4. Subdivision plat information: Volume 12, Pages 69-71, Plat Records of Webb County, Texas
5. Declaration information: Covenants, Conditions, and Restrictions Cardinal Creek Unit 1 La Bota Ranch Introduction and Declaration, executed on February 16, 1993, recorded in Volume 91, Page 637, *et seq.*, Official Public Records of Webb County, Texas
6. Association management or representative: Community Service Management  
201 W. Hillside Road, Suite 7  
Laredo, TX 78014  
Telephone: (956) 727-2808  
E-mail: csm@csmstx.com
7. Website address: csm.cincwebaxis.com
8. Property transfer fees: \$100.00

LA BOTA PROPERTY OWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

By: James Arthur, Managing Agent

STATE OF TEXAS           §  
                                          §  
COUNTY OF WEBB       §

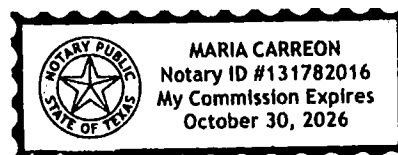
Before me, the undersigned notary public, on this day personally appeared James Arthur, Managing Agent of La Bota Property Owners Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 9<sup>th</sup> day of January, 2024.

Maria Carreon  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Allen, Stein & Durbin, P.C.  
Attorneys at Law  
P.O. Box 101507  
San Antonio, TX 78201  
06060.0001.2526077.ia



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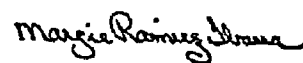


By: MICHELLE M GARCIA, DEPUTY  
MARGIE RAMIREZ IBARRA, COUNTY CLERK  
Fees: \$29.00

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED ON THE DATE AND AT THE TIME STAMPED  
HEREON BY ME AND WAS DULY RECORDED IN THE  
VOLUME AND PAGE OF THE OFFICIAL PUBLIC  
RECORDS OF WEBB COUNTY TEXAS AS STAMPED  
HEREON BY ME



  
COUNTY CLERK  
WEBB COUNTY, TEXAS