23 04136

MANAGEMENT CERTIFICATE FOR HORSESHOE BAY APPLEHEAD ISLAND PROPERTY OWNER'S ASSOCIATION, INC.

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

1. Name of subdivision: Horseshoe Bay Applehead Island

2. Name of the association: Horseshoe Bay Applehead Island Property Owner's Association, Inc.

3. Mailing address: One Applehead Island Drive
Horseshoe Bay, TX 78657

4. Subdivision plat data:
   a. Plats recorded at Volume 5, Pages 75, 77, 78, 81, 82, 100, 101, 102, 103; Volume 5, Page 68, amended by Volume 6, Page 24; Volume 5, Page 86, replatted by Volume 9, Page 54;

   b. Plats recorded at Volume 6, Pages 5, 6, 7, 11, 14, 16, 17, 18, 19, 57, 65, 75, 84; Volume 6, Pages 3 and 4, replatted by Volume 22, Page 45, further replatted by Volume 23, Page 57, further replatted by Volume 25, Page 99, further replatted by Document Number 19-07775; Volume 6, Page 15, replatted by Volume 11, Page 24; Volume 6, Page 22, replatted by Volume 7, Page 3; Volume 6, Page 41, replatted by Volume 7, Page 56;

   c. Plats recorded at Volume 7, Pages 23, 32, 33, 38, 43, 44, 46, 55, 73, 74, 77, 78, 83; Volume 7, Page 34, replatted by Volume 9, Page 9, further replatted by Volume 10, Page 33, further replatted by Volume 11, Page 47, further replatted by Volume 11, Page 88, further replatted by Volume 12, Page 44;

   d. Plats recorded at Volume 8, Pages 1, 2, 3, 4, 5, 6, 27, 36, 41, 44, 45, 50, 51, 56, 57, 58, 68, 69;

   e. Plats recorded at Volume 9, Pages 2, 13, 42, 49, 51, 55, 67, 84, 85, 86, 89, 90, 91, 98, 99, 100; Volume 9, Page 50 replatted by Volume 19, Page 98;

   f. Plats recorded at Volume 10, Pages 1, 2, 3, 4, 5, 6, 7, 93; Volume 10, Page 8, replatted by Volume 12, Page 49;

   g. Plat recorded at Volume 11, Pages 28, 32; Volume 11, Page 29, replatted by Volume 19, Page 98; Volume 11, Page 69, replatted by Volume 12, Page 100, further replatted by Volume 13, Page 74, further replatted by Volume 22, Page 45; Volume 11, Page 74 replatted by Volume 22, Page 45, further replatted by Volume 23, Page 57, further replatted by Volume 25, Page 99, further replatted by Document Number 19-07775;

   h. Plats recorded at Volume 12, Pages 24, 33, 35, 36, 37, 45, 46, 48; Volume 12, Page 25, replatted by Volume 15, Page 12; Volume 12, Pages 39 and 53, amended by Volume 12, Page 58; Volume 12, Page 47, replatted by Volume 22, Page 45; Volume 12, Page 63, replatted by Volume 12, Page 100, further replatted by Volume 13, Page 74, further replatted by Volume 22, Page 45, further replatted by Volume 23, Page 57, further replatted by Volume 25, Page 99, further replatted by Document Number 19-07775, Plat Records of Llano County, Texas

5. Declaration data:
   a. Declaration of Reservations for Horseshoe Bay Applehead Island, a Subdivision in Llano County, Texas, executed on July 18, 1983, recorded in Volume 290 Page 40, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas, as amended by Correction to Declaration of Reservations, executed on December 16, 1983, recorded in Volume 296 Page 76, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas, as further amended by Amendment to Declaration of Reservations of Horseshoe Bay Applehead Island, executed on July 11, 1988, recorded in Volume 350, Page 757, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas, as further amended by Declarant's Assignment of Rights and Consent Pursuant to Section 4.7 of the Declaration of Reservations of Horseshoe Bay Applehead Island, executed on July 11, 1988, recorded in Volume 350, page 766, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas

   b. Easement, Covenant, and Declaration of Restrictions, executed on March 15, 1990, recorded in Volume 368 Page 60, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas, as amended by First Amendment to Easement, Covenant, and Declaration of Restrictions, executed on April 21, 2009, recorded in Volume 1509, Page 664, et seq., Official Public Records of Llano County, Texas

   c. Agreement, dated July 18, 1983, recorded in Volume 290, Page 20, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas, amended by Amendment, Ratification and Reaffirmation of Amenities Use

Agreement, dated November 3, 1995, recorded in Volume 693, Page 75, et seq., Official Public Records of Real Property, Llano County, Texas

d. General Warranty Deed, executed on January 31, 1984, recorded in Volume 297, Page 702, et seq., Official Public Records of Real Property – Deed Records, Llano County, Texas

e. Acknowledgement of Permission and Consent, executed on February 1, 1995, recorded in Volume 636, Page 271, et seq., Official Public Records of Real Property, Llano County, Texas

f. Agreement, dated August 21, 1995, recorded in Volume 694, Page 35, et seq., Official Public Records of Real Property, Llano County, Texas

g. Assignment, executed on November 3, 1995, recorded in Volume 693, Page 68, et seq., Official Public Records of Real Property, Llano County, Texas

h. Assignment, Conveyance and Bill of Sale, executed on November 3, 1995, recorded in Volume 693, Page 71, et seq., Official Public Records of Real Property, Llano County, Texas

6. Association management or representative:

Robert McFaul, President
One Applehead Island Drive
Horseshoe Bay, TX 78657
Phone: (830) 613-8320
E-mail: aisec@frontier.com

7. Website address: www.AIPOA.org

8. Property transfer fees: Administrative costs for directories, security forms, systems, gate access, and control devices: $250.00

HORSESHOE BAY APPLEHEAD ISLAND
PROPERTY OWNER'S ASSOCIATION, INC.
a Texas non-profit corporation

By: Robert McFaul, President

STATE OF TEXAS §
§
COUNTY OF LLANO §

Before me, the undersigned notary public, on this day personally appeared Robert McFaul, President of Horseshoe Bay Applehead Island Property Owner's 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 21st day of July, 2023.

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

CLARISA JEAN CLARK
Notary ID #132899511
My Commission Expires
January 29, 2025

06471.0001.2439897.is

Robert McFaul
201 Dominion Dr.
Horseshoe Bay, TX 78657

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 11:02 O'CLOCK A M. ON
THE 24 DAY OF JULY A.D. 2023.
I hereby certify that this instrument was FILED on the date and at the time stamped hereo by me and was duly RECORDED in the Official Public Records of Llano County, Texas.
INSTRUMENT NO:

Marci Hudeler 23 04136
COUNTY CLERK, LLANO CO., TEXAS
BY Brauer, DEPUTY NO OF PAGES: 3