



MANAGEMENT CERTIFICATE
OF
CARMEL CREEK HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Carmel Creek Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Carmel Creek.
2. The name of the association: Carmel Creek Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
4. The recording data for the documents:
 - a. Carmel Creek Master Covenant recorded under Document No. 2015077385, Official Public Records of Williamson County, Texas
 - b. Carmel Creek Development Area Declaration recorded under Document No. 2015077483, Official Public Records of Williamson County, Texas.
 - c. Carmel Creek Notice of Applicability recorded under Document No. 2015077735, Official Public Records of Williamson County, Texas.
 - d. Carmel Creek Notice of Withdrawal recorded under Document No. 2015089632, Official Public Records of Williamson County, Texas.
5. The name and mailing address of the association: Carmel Creek Homeowners Association, Inc., c/o KITH Management Services, P.O. Box 700443, San Antonio, Texas 78270.
6. The mailing address of the person managing the association: KITH Management Services, P.O. Box 700443, San Antonio, Texas 78270.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 1st day of January, 2021.

CARMEL CREEK HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

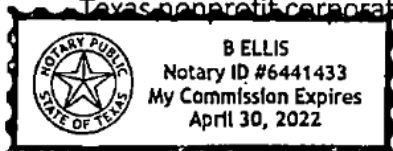
By: 
Denise Gehrmann-Jimenez, Managing Agent

THE STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me on 1 day of April, 2021 by
Denise Gehrmann-Jimenez, Managing Agent of Carmel Creek Homeowners Association, Inc., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.



[SEAL]



Notary Public Signature

After recording return to:
KITH Management Services
P.O. Box 700443
San Antonio, Texas 78270

EXHIBIT "A"
PROPERTY DESCRIPTION

FIELD NOTE DESCRIPTION OF 23.414 ACRES OF LAND OUT OF THE MARTIN STROUSE SURVEY NUMBER 20, ABSTRACT NUMBER 587 AND THE NATHANIEL EDWARDS SURVEY NUMBER 21, ABSTRACT NUMBER 225, WILLIAMSON COUNTY, TEXAS, ALSO BEING OUT OF TRACT 1, TRACT 4 TRACT 5 AND TRACT 7 DESCRIBED IN A DEED TO HUTTO OPTION MEZZ HOLDINGS LLC RECORDED IN DOCUMENT NUMBER 2008018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 23.414 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch diameter steel pin found with cap stamped "Loomis" in the interior of the said Tract 5 at the northwest corner of Lot 1, Block A, Hutto Crossing Phase 1 Section 2 Final Plat, a subdivision of record in Document Number 2014055989 of the Official Public Records of Williamson County, Texas, and being on the south right-of-way line of proposed Carl Stern Boulevard as depicted on a plat titled Hutto Crossing Phase One, Section One Final Plat prepared by Capital Surveying Company Incorporated (not yet recorded) dated January 22, 2014.

THENCE, S 07°51'29" W, traversing the interior of the said Tract 5, at 589.97 feet to the southwest corner of the said Lot 1, Block A, from which a ½ inch diameter steel pin found stamped "Loomis" at the southeast corner of the said Lot 1, Block A bears S 82°09'04" E, 473.45 feet, then continuing S 07°51'29" W, an additional 89.57 feet for a total distance of 679.54 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 5:

THENCE, traversing the interior of the said Tract 5, Tract 7, Tract 1 and Tract 4, the following twenty eight (28) courses and distances:

- 1) With a curve to the left, having a central angle of 70°21'50", a radius of 60.00 feet, an arc of 73.69 feet and a chord bearing and distance of S 43°00'18" W, 69.14 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 5;
- 2) S 07°49'23" W, a distance of 499.21 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 3) N 82°10'37" W, 44.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 4) S 07°49'23" W, 52.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 5) S 82°10'37" E, 44.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 6) S 07°49'23" W, 239.04 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;

- 7) N 82°10'37" W, 44.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 8) S 07°49'23" W, 52.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 9) With a curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, an arc of 39.27 feet and a chord bearing and distance of S 52°49'23" W, 35.36 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 10) S 07°49'23" W, 122.27 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 11) With a curve to the left, having a central angle of 31°20'54", a radius of 99.00 feet, an arc of 54.17 feet and a chord bearing and distance of S 07°51'04" E, 53.49 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 12) S 23°31'30" E, 12.22 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 13) With a curve to the left, having a central angle of 91°43'57", a radius of 25.00 feet, an arc of 40.03 feet and a chord bearing and distance of S 69°23'29" E, 35.89 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 14) S 25°15'27" E, 172.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 15) S 64°44'33" W, 134.28 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 7;
- 16) S 83°03'35" W, 348.48 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 17) N 06°04'49" W, 174.46 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 18) With a curve to the left, having a central angle of 64°11'37", a radius of 25.00 feet, an arc of 28.01 feet and a chord bearing and distance of N 25°27'28" E, 26.57 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 19) N 06°38'20" W, 22.21 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;

- 20) With a curve to the right, having a central angle of $14^{\circ}27'44''$, a radius of 151.00 feet, an arc of 38.11 feet and a chord bearing and distance of $N 0^{\circ}35'31'' E$, 38.01 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 21) $N 07^{\circ}49'23'' E$, 298.13 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 22) $N 82^{\circ}10'37'' W$, 125.00 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 23) $N 07^{\circ}49'23'' E$, 595.68 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 24) With a curve to the right, having a central angle of $16^{\circ}12'21''$, a radius of 151.00 feet, an arc of 42.71 feet and a chord bearing and distance of $N 0^{\circ}16'47'' W$, 42.57 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 1;
- 25) $N 07^{\circ}49'23'' E$, at 239.81 feet a point on the south line of the said Tract 4, being a common line with the said Tract 1, from said point a $\frac{1}{2}$ inch diameter steel pin found at the southwest corner of the said Tract 4 and interior corner of the said Tract 1 bears $N 82^{\circ}04'05'' W$, 194.68 feet, then continuing $N 07^{\circ}49'23'' E$, an additional 469.42 feet for a total distance of 709.23 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 4;
- 26) With a curve to the left, having a central angle of $07^{\circ}49'06''$, a radius of 99.00 feet, an arc of 13.51 feet and a chord bearing and distance of $N 03^{\circ}54'49'' E$, 13.50 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 4;
- 27) $N 0^{\circ}00'18'' E$, 17.09 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 4;
- 28) With a curve to the left, having a central angle of $87^{\circ}09'23''$, a radius of 25.00 feet, an arc of 38.03 feet and a chord bearing and distance of $N 43^{\circ}34'24'' W$, 34.47 feet to a $\frac{1}{2}$ inch diameter steel pin set in the interior of the said Tract 4 on the curving south line of the said proposed Carl Stern Boulevard, from which a $\frac{1}{2}$ inch diameter steel pin found with cap marked "Capital" at the southwest corner of the said proposed Carl Stern Boulevard bears a chord bearing and distance of $N 86^{\circ}48'09'' W$, 12.48 feet;

THENCE, traversing the interior of the said Tract 4 and Tract 5, along the south right-of-way line of the said Carl Stern Boulevard, the following four (4) courses and distances:

- 1) With a curve to the left, having a central angle of $16^{\circ}19'58''$, a radius of 1023.88 feet, an arc of 291.87 feet and a chord bearing and distance of $N 84^{\circ}40'56'' E$, 290.88 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 4;
- 2) $N 76^{\circ}30'40'' E$, 39.84 feet to a $\frac{1}{2}$ inch diameter steel pin found with cap marked "Capital" in the interior of the said Tract 4;
- 3) With a curve the right, having a central angle of $11^{\circ}09'40''$, a radius of 900.00 feet, an arc of 175.32 feet and a chord bearing and distance of $N 82^{\circ}05'31'' E$, 175.04 feet to a $\frac{1}{2}$ inch diameter steel pin set with cap stamped Lenz & Assoc in the interior of the said Tract 4;
- 4) $N 87^{\circ}40'21'' E$, 128.50 feet to the PLACE OF BEGINNING, containing 23.414 acres of land, more or less.

SAVE & EXCEPT:

Lot 1, Block A, located within Hutto Crossing Phase I, Section 2, a subdivision of record in the City of Hutto, Williamson County, Texas, according to the map or plat thereof, recorded as Document No. 2014055969 in the Official Public Records of Williamson County, Texas.

① KITH Management Services
PO Box 700443
San Antonio, TX 78270

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021056538

PMC Fee: \$41.00
04/16/2021 03:34 PM MBARRICK



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas