

**MANAGEMENT CERTIFICATE
HYE SPRINGS RANCH CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of Hye Springs Ranch Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Hye Springs Ranch Condominiums (the "**Condominium**").
2. The name of the Condominium association: Hye Springs Ranch Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: The location of the Condominium is 9361 US Hwy 290, Hye, Texas 78635; being all that certain real property located in Blanco County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein.
4. The recording data for the declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Hye Springs Ranch Condominiums, recorded or to be recorded in the Official Public Records of Blanco County, Texas.
5. The mailing address of the Association: 2425 N. Central Expwy., Suite 500, Richardson, TX 75080.
6. The name and mailing address of the person managing the Association: Goodwin & Company, Attn: Jennifer Powers, 2425 N. Central Expwy., Suite 500, Richardson, TX 75080.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 24 day of June, 2024.

**HYE SPRINGS RANCH CONDOMINIUM
COMMUNITY, INC.,**

a Texas nonprofit corporation

By: Keesha Odom

Printed Name: Keesha Odom

Title: President

THE STATE OF TEXAS

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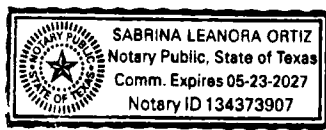
COUNTY OF Gillespie

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This instrument was acknowledged before me on this 24 day of June,
2024 by Keesha Odom, President of Hye Springs Ranch Condominium Community, Inc.,
a Texas nonprofit corporation, on behalf of said corporation.

(seal)



SabrinaLeanoraOrtiz
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

EXHIBIT "A"
PROPERTY DESCRIPTION

LEGAL DESCRIPTION: Being 30.181 acres of land, approximately 26.956 acres out of the Beaty, Seale, & Forwood Survey No. 35, Abstract No. 74, approximately 1.309 acres out of the William Crisswell Survey No. 243, Abstract No. 118, and approximately 1.916 acres out of the John N. Seguin Survey No. 244, Abstract No. 534 in Blanco County, Texas and being a portion of that certain 175.112 acre tract described in Instrument No. 193938 of the Official Public Records of Blanco County, Texas; Said 30.181 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the south line of U.S. Highway 290 and the north line of said 175.112 acre tract, for the northwest corner of that certain 30.180 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 175.112 acre tract, and the northeast corner hereof, and from which concrete monument found in the south line of said U.S. Highway 290 for a corner of said 175.112 acre tract and a corner of said 30.180 acre tract bears North 68°59'53" East a distance of 474.65 feet;

THENCE crossing said 175.112 acre tract along the west line of said 30.180 acre tract, the following 2 courses:

1. South 09°59'05" East a distance of 596.07 feet to a 1/2 inch iron rod set;
2. South 00°47'19" West a distance of 2026.76 feet to a 1/2 inch iron rod set in the north line of that certain 61.011 acre tract described in Instrument No. 201477 of said Official Public Records for the southwest corner of said 30.180 acre tract and the southeast corner hereof, and from which a 1/2 inch iron rod found with a cap marked "Searchers RPLS 6275" in the west line of that certain 225.00 acre tract described in Instrument No. 180940 of said Official Public Records and the east line of said 175.112 acre tract, for the northeast corner of said 61.011 acre tract and the southeast corner of said 30.180 acre tract bears North 89°15'15" East a distance of 513.00 feet;

THENCE crossing said 175.112 acre tract along the north line of said 61.011 acre tract, the following 2 courses:

1. South 89°15'15" West a distance of 510.79 feet to a 1/2 inch iron rod found;

EXHIBIT "A"
HYE SPRINGS RANCH CONDOMINIUM COMMUNITY, INC.
MANAGEMENT CERTIFICATE

2. South 89°15'10" West a distance of 169.99 feet to a 1/2 inch iron rod set for the southeast corner of that certain 53.740 acre tract surveyed this same day by Searchers Surveying & Engineering LLC, being a portion of said 175.112 acre tract, and the southwest corner hereof and from which a 1/2 inch iron rod found for a corner of said 175.112 acre tract, a corner of said 53.740 acre tract, the northwest corner of said 61.011 acre tract, and the northeast corner of that certain 159.15 acre tract described in Volume 470, Page 580 of said Official Public Records bears South 89°15'10" West a distance of 167.84 feet;

THENCE crossing said 175.112 acre tract along the east line of said 53.740 acre tract, the following 5 courses:

1. North 25°54'38" East a distance of 377.46 feet to a 1/2 inch iron rod set;
2. North 00°20'00" West a distance of 1180.49 feet to a 1/2 inch iron rod set;
3. North 19°33'39" East a distance of 354.37 feet to a 1/2 inch iron rod set
4. North 01°07'19" East a distance of 200.41 feet to a 1/2 inch iron rod set;
5. North 28°22'50" West a distance of 417.49 feet to a 1/2 inch iron rod set in the south line of said U.S. Highway 290 and the north line of said 175.112 acre tract, for the northeast corner of said 53.740 acre tract and the northwest corner hereof, and from which a concrete monument found in the north line of said U.S. Highway 290 for a corner of said 175.112 acre tract and a corner of said 53.740 acre tract bears South 68°59'53" West a distance of 540.20 feet;

THENCE North 68°59'53" East a distance of 563.76 feet along the south line of said U.S. Highway 290 and the north line of said 175.112 acre tract to the POINT OF BEGINNING containing 30.181 acres of land, more or less.

EXHIBIT "A" - P. 2

HYE SPRINGS RANCH CONDOMINIUM COMMUNITY, INC.
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4863-2504-4139v.3 69981-1

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 242753

eRecording - Real Property

CERTIFICAT

Recorded On: August 30, 2024 12:33 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$32.00

***** 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.

File Information:

Document Number: 242753
Receipt Number: 20240830000006
Recorded Date/Time: August 30, 2024 12:33 PM
User: Cynthia W
Station: cclerk03

Record and Return To:

CSC



**STATE OF TEXAS
Blanco County**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla
Blanco County Clerk
Blanco County, TX