

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

May 24, 2021 02:29 PM Fee: \$34.00

2021115750

Electronically Recorded

**MANAGEMENT CERTIFICATE
OF
MONTEBELLO CONDOMINIUM OWNERS ASSOCIATION, INC.**

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

1. The name of the Association: Montebello Condominium Owners Association, Inc., a Texas nonprofit corporation.
2. The recording data for the subdivision: That certain real property in Travis County, Texas, as more particularly described on Exhibit A to the Declaration (defined below).]
3. The recording data for the Declaration: Declaration of Covenants, Conditions and Restrictions for Montebello, recorded under Document No. 205173317, Official Public Records of Travis County, Texas.
4. The name and mailing address of the Association: Montebello Condominium Owners Association, Inc., c/o PMP Management, 13785 Research Blvd., Suite 125, Austin, Texas 78750.
5. The mailing address of the person managing the Association: Montebello Condominium Owners Association, Inc., c/o PMP Management, 13785 Research Blvd., Suite 125, Austin, Texas 78750, Attention: Tracie Manriquez.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

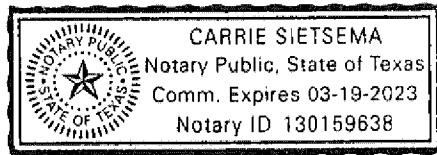
**MONTEBELLO CONDOMINIUM OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation**

By: *Tracie Manriquez*
Name: Tracie Manriquez
Title: V.P.

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 19 day of May, 2021, by Tracie Manriquez, the _____ of MONTEBELLO CONDOMINIUM OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Carrie Sietsema

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT A

DESCRIPTION OF A TRACT OF LAND CONTAINING 49.281 ACRES OUT OF THE A.E. LIVINGSTON SURVEY NO. 455 AND THE G.H. PHILLIPS (a/k/a J.L. PETERSON) SURVEY NO. 14, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 169.874 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 9259, PAGE 84 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 49.281 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found at the northeasterly common corner of Lot 1 and 2, Block A of the RESUBDIVISION OF GRANDVIEW HILLS SECTION 14, per final plat thereof recorded as Document No. 200200032 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said point being the most southerly corner of the 120.622 acre tract conveyed to Travis County per deed recorded as Document No. 2005007774, (O.P.R.T.C.T.), for the **POINT OF BEGINNING** and most westerly corner hereof;

THENCE, along the southeasterly line of said 120.622 acre tract, N19°58'51"E, a distance of 2,937.55 feet to a 1/4-inch iron rod with "Chap" cap found at the most easterly corner of said 120.622 acre tract, and being a point on the 19.494 acre tract conveyed to Wiggins Real Estate Partnership, Ltd. per deed recorded as Document No. 2002251946, (O.P.R.T.C.T.);

THENCE, along the southerly line of said 19.494 acre tract, S34°45'37"E, a distance of 211.93 feet to a 1/4-inch iron rod found at the most southerly corner of said 19.494 acre tract, said point being on the northwesterly line of the 10.74 acre tract conveyed to Vincent J. Stagliano per deed recorded as Document No. 2007048632 (O.P.R.T.C.T.);

THENCE, along the northwesterly line of said 10.74 acre tract the following two (2) courses and distances:

1. S27°52'30"W, a distance of 124.87 feet to a found 1/4-inch iron pipe;
2. S27°40'37"W, a distance of 196.23 feet to a 1/4-inch iron pipe found at the northwesterly common corner of said 10.74 acre tract and a 4.656 acre tract conveyed to Sophias Investments LLC per deed recorded as Document No. 2011082196, O.P.R.T.C.T.;

THENCE, along the northwesterly line of said 4.656 acre tract, S27°18'44"W, a distance of 203.73 feet to a 1/4-inch iron pipe found at the southwest corner of said 4.656 acre tract;

THENCE, along the southwesterly line of said 4.656 acre tract, S64°28'01"E, a distance of 971.53 feet to a 1" iron pipe found at the southeast corner of said 4.656 acre tract, said point being on the northwest right-of-way line of R.M. 620 North, and being the northeast corner of the

5.481 acre right-of-way tract conveyed per deed recorded in Volume 9709, Page 702 of the Real Property Records of Travis County, Texas;

THENCE, along the southeasterly line of said 5.481 acre tract the following three (3) courses and distances:

1. S39°02'39"W, a distance of 545.21 feet to a TxDOT Type 1 concrete monument found at the beginning of a 1,507.39 foot radius curve to the left;
2. Southwesterly along the arc of said 1,507.39 foot radius curve a distance of 622.94 feet through a central angle of 23°40'41", and chord bearing of S27°16'39"W and distance of 618.52 feet to a found TxDOT Type 1 concrete monument;
3. S15°08'15"W, a distance of 1,221.75 feet to a 1/4-inch iron rod with "Chap" cap found at the northeast corner of said Lot 1;

THENCE, along the northeasterly line of said Lot 1, the following three (3) courses and distances:

1. N61°52'33"W, a distance of 825.42 feet to a found cotton spindle;
 2. N61°50'18"W, a distance of 49.64 feet to a found nail;
 3. N47°22'06"W, a distance of 55.15 feet to the **POINT OF BEGINNING**.
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