

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SHAVANO CROSSING COMMERCIAL CENTER, INC.

THE STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

The undersigned, CAROLYN THACKER, the Director of Community Association Management – San Antonio for RealManage, the Managing Agent for Shavano Crossing Commercial Center, Inc., a nonprofit corporation (the “Association”) organized and existing under the laws of the State of Texas, submits the following information pursuant to TEX. PROP. CODE § 209.004 which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: Shavano Crossing Commercial Center
2. Name of Association: Shavano Crossing Commercial Center, Inc.
3. Recording Data for the Subdivision: Deed and Plat Records of Bexar County, Texas

Subdivision Name / Unit Number	Document Number	Volume	Page
Property described by Metes and Bounds legal description in Amended and Restated Declaration of Protective Covenants for Shavano Crossing Business Center	20140079132		
Subdivision Plat of Shavano Park, Frost Bank		9599	147
Amending Plat of Shavano Park, Frost Bank [amends Lot 2310, Block 44 previously recorded in Volume 9599, Page 147 of the Deed and Plat Records of Bexar County, Texas]		9607	25
Subdivision Plat Establishing Starbucks on Northwest Military		9650	168

4. Recording Data for the Declaration, Amendments, Articles, Bylaws and Policies as of the date hereof: Recorded in the Official Public Records of Real Property of Bexar County, Texas

Covenants, Conditions, and Restrictions	Document Number	Volume	Page
Declaration of Protective Covenants for Shavano Park/Loop 1604 Business Center [Master Declaration]	20010179968	9087	939
Amended and Restated Declaration of Protective Covenants for Shavano Crossing Commercial Center	20140079132	16675	2267

5. Association Fees Related to Property Transfer:

Resale Certificate Fee \$300.00
 Transfer Fee Due at Time of Closing \$310.00

6. Mailing Address for the Association:

Shavano Crossing Commercial Center, Inc.
PO Box 803555
Dallas, Texas 75380-3555

7. Association Management or Representative and Contact Information:

RealManage
c/o CT Corporation
PO Box 803555
Dallas, Texas 75380-3555
866-473-2573 Phone
866-919-5696 Fax
shavccc@CiraMail.com

8. Association Website:
www.ciranet.com

Executed on this 30 day of Nov, 2021.

SHAVANO CROSSING COMMERCIAL CENTER, INC.

By: REALMANAGE

By:



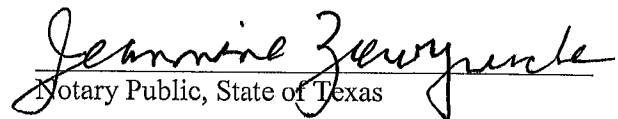
CAROLYN THACKER, Director of Community
Management – San Antonio
RealManage, Managing Agent

STATE OF TEXAS

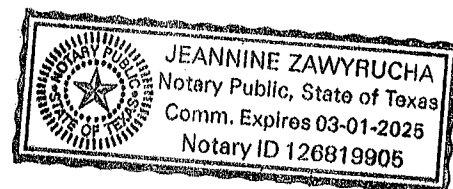
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COUNTY OF BEXAR

BEFORE ME, the undersigned notary public, on this 30 day of Nov, 2021, personally appeared CAROLYN THACKER, Director of Community Association Management – San Antonio of RealManage, the Managing Agent for SHAVANO CROSSING COMMERCIAL CENTER, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210333120
Recorded Date: December 01, 2021
Recorded Time: 8:08 AM
Total Pages: 3
Total Fees: \$30.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/1/2021 8:08 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk