

**MANAGEMENT CERTIFICATE
OF
RIDGE AT BANDERA RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ridge at Bandera Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ridge at Bandera
2. The name of the Association: Ridge at Bandera Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property described on the attached Exhibit "A".
4. The recording data for the Declaration: Declaration of Covenants, Conditions and Restrictions for Ridge at Bandera, recorded under Document No. 20150219569, Official Public Records of Bexar County, Texas.
5. The name and mailing address of the Association: Ridge at Bandera Residential Community, Inc., 4800 Fredericksburg Road, San Antonio, Texas 78209.
6. The mailing address of the person managing the Association: Associa Hill Country, c/o Ridge at Bandera Residential Community, Inc., Attn: Patti Thoms, 300 E. Sonterra Blvd., Ste. 250, San Antonio, Texas 78229.

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

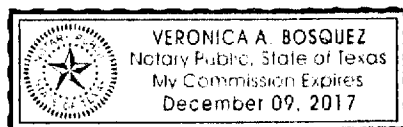
RIDGE AT BANDERA RESIDENTIAL COMMUNITY, INC.
a Texas non-profit corporation

By: Cathy Teague
Name: Cathy Teague
Title: President, HOA

THE STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me on 13th day of November, 2015, by Cathy Teague, the President of Ridge at Bandera Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Veronica A. Bosquez
Notary Public Signature

EXHIBIT A

EXHIBIT A

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead, PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: rburton@winstead.com



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

11550 IH 10 West, Suite 395
San Antonio, TX 78230-1037
T: 210-641-9999 F: 210-641-6440

April 12, 2013
Job No.: E0738300

DESCRIPTION OF A 56.96 ACRE TRACT OF LAND

Being a 56.96 acre tract of land in Bexar County, Texas, being the same tract of land called 56.73812 acres and described in Volume 13088, Page 531, Official Public Records of Real Property, Bexar County, Texas, also being out of the George W. Tindall Survey No. 283, Abstract No. 872, County Block (C.B.) 4573 and the John Hardberger Survey No. 282 3/4, Abstract No. 363, C.B. 4574, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "Pape-Dawson" plastic cap found on the northeasterly right-of-way line of State Highway 16 N (R.O.W.-Varies, 220' min.), at a common corner of said called 56.73812 acre tract and a 63.73 acre tract of land described in Volume 14733, Page 895, Official Public Records of Real Property, Bexar County, Texas, the **POINT OF BEGINNING**, the most westerly corner of this tract;

THENCE North 38°49'14" East, departing said right-of-way line, coincident with the common line of the called 56.73812 acre tract and said 63.73 acre tract, a distance of 221.79 feet to a 1/2" iron pipe found on the southwesterly line of a 57.87 acre tract of land described in Volume 14733, Page 889, Official Public Records of Real Property, Bexar County, Texas, the common corner of the 56.73812 acre and 63.73 acre tract, a corner of this tract;

THENCE South 61°55'59" East, coincident with the common line of the called 56.73812 acre tract and said 57.87 acre tract, a distance of 205.60 feet to a 1/2" iron pipe found, a common corner of the 56.73812 acre and 57.87 acre tracts, a reentrant corner of this tract;

THENCE North 27°51'38" East, continuing coincident with said common line, a distance of 538.76 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of the called 56.73812 acre tract and a 74.271 acre tract of land described in Volume 13189, Page 172, Official Public Records of Real Property, Bexar County, Texas, the most northerly corner of this tract;

THENCE coincident with the common line of the called 56.73812 acre tract and said 74.271 acre tract, the following courses:

South 62°34'41" East, a distance of 97.99 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

South 62°47'41" East, a distance of 159.00 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

South 62°26'41" East, a distance of 276.90 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

South 62°21'41" East, a distance of 335.60 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

South 61°59'41" East, a distance of 645.20 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

South 61°52'41" East, passing at a distance of 196.60 feet, a 1/2" iron pipe found at the common corner of the 74.271 acre tract and a 37.10 acre tract of land described in Volume 15745, Page 845, Official Public Records of Real Property, Bexar County, Texas, and continuing coincident with the common line of the 56.73812 acre tract, said 37.10 acre tract, and a 40.95 acre tract of land described in Volume 8469, Page 1500, Official Public Records of Real Property, Bexar County, Texas, a total distance of 409.10 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of the called 56.73812 acre tract, said 40.95 acre tract, and of this tract;

THENCE South 61°47'40" East, coincident with the common line of the called 56.73812 acre tract and the 40.95 acre tract, a distance of 582.40 feet to a 1/2" iron pipe found, the common corner of the 56.73812 acre tract and a 9.279 acre tract of land described in Volume 12941, Page 1594, Official Public Records of Real Property, Bexar County, Texas, the most easterly corner of this tract;

THENCE South 27°51'27" West, coincident with the common line of the called 56.73812 acre tract, said 9.279 acre tract and a 1.000 acre tract of land described in Volume 4939, Page 475, Deed Records, Bexar County, Texas, a distance of 1,360.34 feet to a 1/2" rebar with a "CEC" plastic cap set on the aforementioned northeasterly right-of-way line of State Highway 16 N, the common corner of the called 56.73812 acre and 9.279 acre tract, the most southerly corner of this tract;

THENCE coincident with the common line of the called 56.73812 acre tract and said northeasterly right-of-way line, the following courses:

North 33°38'23" West, a distance of 382.90 feet to a Texas Department of Transportation (TxDot) Type II right-of-way monument found, an angle point of this tract;

North 25°13'59" West, a distance of 102.60 feet to a TxDot Type II right-of-way monument found, an angle point of this tract;

North 34°40'39" West, a distance of 192.54 feet to a 1/2" rebar with a "CEC" plastic cap set, an angle point of this tract;

North 41°54'11" West, a distance of 193.25 feet to a TxDot Type II right-of-way monument found, an angle point of this tract;

North 50°09'57" West, a distance of 193.03 feet to a TxDot Type II right-of-way monument found, an angle point of this tract;

North 55°36'38" West, a distance of 192.09 feet to a TxDot Type II right-of-way monument found, an angle point of this tract;

North 58°03'41" West, a distance of 191.47 feet to a TxDot Type II right-of-way monument found (broken), an angle point of this tract;

North 60°46'43" West, a distance of 207.12 feet to a TxDot Type II right-of-way monument found (broken), an angle point of this tract;

North 60°46'41" West, a distance of 463.79 feet to a TxDot Type II right-of-way monument found, a point of curvature;

Curving to the right, having a radius of 2,804.98 feet, an arc length of 616.89 feet, a central angle of 12°36'03", a chord bearing of North 54°28'40" West, and a chord distance of 615.64 feet to a point, a point of tangent;

North 48°10'42" West a distance of 135.77 feet to the **POINT OF BEGINNING**, and containing 56.96 acres of land, more or less.

The basis of bearing is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is a plat of survey with like job number.


Dion P. Albertson, RPLS No. 4963

Doc# 20150221240
Pages 7
11/16/2015 3:59PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
11/16/2015 3:59PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff