

After recording return to:**Robert D. Burton, Esq.****WINSTEAD PC****401 Congress Avenue, Suite 2100****Austin, Texas 78701****rburton@winstead.com**

**MANAGEMENT CERTIFICATE
OF
CINNAMON SHORE SOUTH COMMUNITY, INC.**

The undersigned, being an officer of Cinnamon Shore South 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: Cinnamon Shore South.
2. The name of the association: Cinnamon Shore South Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in Nueces County, Texas, as more particularly described on the attached Exhibit "A".
4. The recording data for the documents:
 - (a) Cinnamon Shore South Master Covenant [Residential] recorded under Document No. 2019002199, Official Public Records of Nueces County, Texas.
 - (b) Cinnamon Shore South Development Area Declaration [Residential] recorded under Document No. 2019002225, Official Public Records of Nueces County, Texas.
 - (c) Cinnamon Shore South Community Enhancement Covenant [Residential] recorded under Document No. 2019002224, Official Public Records of Nueces County, Texas.
5. The name and mailing address of the association: Cinnamon Shore South Community, Inc., Attention: FirstService Residential, 7 Lakeway Centre Court, Suite 102, Austin, Texas 78734.
6. The mailing address of the person managing the association: FirstService Residential, 7 Lakeway Centre Court, Suite 102, Austin, Texas 78734.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 11 day of January ^{DN}~~February~~, 2019.

CINNAMON SHORE SOUTH COMMUNITY, INC.,
a Texas nonprofit corporation

By:

Name:

Title:

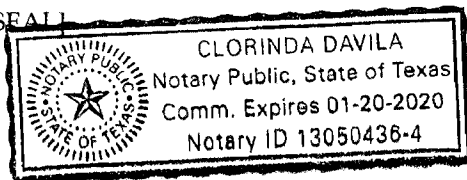
Daniel Mazoch
Daniel Mazoch
Director

THE STATE OF TEXAS

COUNTY OF Nueces

This instrument was acknowledged before me on January 11th, 2019,
by Daniel Mazoch, the Director of Cinnamon Shore
South Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



CDavila

Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

DECLARANT TRACT:

Lots 14, 15 and portions of Lots 16 and 17, of MUSTANG ISLAND, a subdivision on Mustang Island, Nueces County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas; **SAVE AND EXCEPT** the following:

Field notes, for a 5.75 Acre Tract, being portions of Lots 16 and 17, Mustang Island, a map of which is recorded in Volume 38, Page 130-131, of the Map Records of Nueces County, Texas; the said 5.75 Acre Tract being more fully described as follows:

Beginning, at a 5/8-inch Iron Rod Found, on the Southeast Right-of-Way of State Highway 361, a public roadway, being the North corner of Lot 18, of the said Mustang Island, for the West corner of the said Lot 17 and this Tract;

Thence, North 30°17'58" East, with the common line of the Southeast Right-of-Way of the said State Highway 361, and the Northwest line of the said Lot 17, 138.32 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, for the Northwest corner of this Tract, from Whence, a 5/8-inch Iron Rod Found for the North corner of the said Lot 16, bears North 30°17'58" East, 461.84 Feet;

Thence, over and across the said Lots 16 and 17, with the boundary of this Tract as follows :

- South 58°23'02" East, 239.28 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 31°36'58" East, 47.22 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 100.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 49.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 203.75 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 69.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 119.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 31°36'58" East, 69.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 64.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;

EXHIBIT "A" – PROPERTY DESCRIPTION
MANAGEMENT CERTIFICATE
CINNAMON SHORE SOUTH COMMUNITY, INC.

- North 31°36'58" East, 26.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 56.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 23.90 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 62°45'46" East, 298 .80 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 16.05 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 62°45'46" East, 80.23 Feet, to a 5/8-inch Iron Rod stamped "U RBAN ENGR CCTX" Set;
- South 58°23'02" East, 56.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 31°36'58" East, 353.71 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, for the North corner of this Tract;
- South 58°23'02" East, 163.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, for the East corner of this Tract;
- South 31°36'58" West, 241.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 58°23'02" West, 6.50 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 241.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 58°23'02" West, 6.50 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 23.20 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, on the common line of the said Lot 17 and the said Lot 18, for the South corner of this Tract;

Thence, North 58°23'02" West, with the said common line, 1362.79 Feet, to the Point of Beginning, containing 5.75 Acres (250,630 square feet) of Land, more or less.

MUSTANG LLC TRACT:

Lots 9 through 11, of MUSTANG ISLAND, a subdivision on Mustang Island, Nueces County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas.

SEA OATS TRACT:

Lots 12, 13, 18, 19, of MUSTANG ISLAND, a subdivision on Mustang Island, Nueces County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas.

A portion of Lots 16 and 17, of MUSTANG ISLAND, a subdivision on Mustang Island, Nueces County, Texas, according to the map or plat thereof recorded in Volume 38, Pages 130-131, Map Records of Nueces County, Texas, and more particularly described as follows:

Field notes, for a 5.75 Acre Tract, being portions of Lots 16 and 17, Mustang Island, a map of which is recorded in Volume 38, Page 130-131, of the Map Records of Nueces County, Texas; the said 5.75 Acre Tract being more fully described as follows:

Beginning, at a 5/8-inch Iron Rod Found, on the Southeast Right-of-Way of State Highway 361, a public roadway, being the North corner of Lot 18, of the said Mustang Island, for the West corner of the said Lot 17 and this Tract;

Thence, North 30°17'58" East, with the common line of the Southeast Right-of-Way of the said State Highway 361, and the Northwest line of the said Lot 17, 138.32 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, for the Northwest corner of this Tract, from Whence, a 5/8-inch Iron Rod Found for the North corner of the said Lot 16, bears North 30°17'58" East, 461.84 Feet;

Thence, over and across the said Lots 16 and 17, with the boundary of this Tract as follows:

- South 58°23'02" East, 239.28 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 31°36'58" East, 47.22 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 100.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 49.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 203.75 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 31°36'58" West, 69.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- South 58°23'02" East, 119.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
- North 31°36'58" East, 69.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
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- North 31°36'58" East, 353.71 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, for the North corner of this Tract;
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- South 31°36'58" West, 241.00 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set;
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- South 31°36'58" West, 23.20 Feet, to a 5/8-inch Iron Rod stamped "URBAN ENGR CCTX" Set, on the common line of the said Lot 17 and the said Lot 18, for the South corner of this Tract;

Thence, North 58°23'02" West, with the said common line, 1362.79 Feet, to the Point of Beginning, containing 5.75 Acres (250,630 square feet) of Land, more or less.

Doc# 2019002241

Pages 7

01/17/2019 2:34PM

e-Filed & e-Recorded in the

Official Public Records of

NUECES COUNTY

KARA SANDS

COUNTY CLERK

Fees \$31.00

Any provision herein which restricts the Sale, Rental
or use of the described REAL PROPERTY because of
Race, Color, Religion, Sex, Handicap, Familial Status
or National Origin is invalid and unenforceable
under FEDERAL LAW, 3/12/89

STATE OF TEXAS

COUNTY OF NUECES

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED IN FILE NUMBER SEQUENCE ON THE DATE AND
AT THE TIME STAMPED HEREON BY ME AND WAS DULY
RECORDED IN THE OFFICIAL PUBLIC
RECORDS OF NUECES COUNTY TEXAS



Kara Sands
COUNTY CLERK
NUECES COUNTY, TEXAS