

MANAGEMENT CERTIFICATE  
OF  
MARBELLA HOMEOWNERS ASSOCIATION, INC.

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

1.     The name of the subdivision: Marbella
2.     The name of the Association: Marbella Homeowners Association, 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 Marbella recorded under Document No. 20180216092, Official Public Records of Bexar County, Texas.
5.     The name and mailing address of the Association: Marbella Homeowners Association, Inc., c/o AAM Community Management, LLC, 8200 Perrin Beitel, Suite 128, San Antonio, Texas 78218.
6.     The mailing address of the person managing the Association: Marbella Homeowners Association, Inc., c/o AAM Community Management, LLC, 8200 Perrin Beitel, Suite 128, San Antonio, Texas 78218.

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

MARBELLA HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation

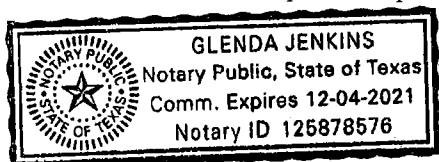
By: [Signature]  
Name: Aaron Webb  
Title: president

THE STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on 3<sup>rd</sup> day of October, 2018, by Aaron Webb, the President of Marbella Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
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](mailto:rburton@winstead.com)

EXHIBIT "A"  
PROPERTY DESCRIPTION

89.773 acres out of the Angel Navarro Survey No. 5, Abstract 12, New City Block 15069, Bexar County, Texas, being a portion of that 90.58-acre tract of land described in deed of record in Volume 4150 at page 942 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an iron bar found set in the ground in the east boundary line of a 46.190-acre tract of land described in deed of record in Volume 8189 at page 1532 of the Real Property Records of Bexar County, Texas, the southwest corner of a 90.58-acre tract of land described in deed of record in Volume 4150 at page 942 of the Real Property Records of Bexar County, Texas and the northwest corner of a 13.000-acre tract of land described in deed of record in Volume 8636 at page 1793 of the Real Property Records of Bexar County, Texas, for the southwest corner of this tract;

Thence N 09°00'00" E with the west boundary line of said 90.58-acre tract and the east boundary line of said 46.190-acre tract a distance of 685.43 feet to an  $\frac{5}{8}$ " iron bar with an orange Sinclair and Associates cap set in the ground, the northwest corner of said 90.58-acre tract, for the northeast corner of this tract;

Thence S 80°17'00" E with the north boundary line of said 90.58-acre tract a distance of 5,706.24 feet to an iron bar found set in the ground in the west right-of-way line of State Hwy. 16 South (Palo Alto Road) for the northeast corner of this tract;

Thence S 09°06'44" W crossing said 90.58-acre tract with the west right-of-way line of State Hwy.16 South (Palo Alto Road) a distance of 685.43 feet to an iron bar found set in the ground in the south boundary line of said 90.58-acre tract, the northeast corner of a 5.0-acre tract of land described in deed of record in Volume 3227 at page 1890 of the Real Property Records of Bexar County, Texas, for the southeast corner of this tract;

Thence N 80°16'59" W with the south boundary line of said 90.58-acre tract and the north boundary lines of said 5.0-acre tract, a 31.506-acre tract of land described in deed of record in Volume 5864 at page 574 of the Real Property Records of Bexar County, Texas, a 31.331-acre tract of land described in deed of record in Volume 6954 at page 1506 of the Real Property Records of Bexar County, Texas and said 13.000-acre tract a distance of 5,704.90 feet to the point of beginning.

Containing 89.773 acres (3,910,522 square feet) of land, more or less.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

**Document Number:** 20180217348  
**Recorded Date:** November 05, 2018  
**Recorded Time:** 10:52 AM  
**Total Pages:** 4  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

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: 11/5/2018 10:52 AM



  
Gerard C. Rickhoff  
Bexar County Clerk