

**MANAGEMENT CERTIFICATE
ANTHEM COTTAGES CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being an officer of Anthem Cottages Condominium Association, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

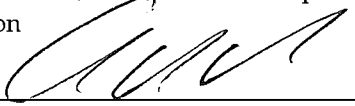
1. The name of the condominium project: Anthem Cottages Condominiums (the "Condominium").
2. The name of the condominium association: Anthem Cottages Condominium Association, Inc., a Texas non-profit corporation (the "Association").
3. The location of the condominium: Kyle, Texas 78640 being all that certain real property located in Hays County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein.
4. The recording data for the declaration: The Association is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Development Area Declaration of Condominium Regime for Anthem Cottages Condominiums, recorded as Document No. 22054606, Official Public Records of Hays County, Texas.
5. The mailing address of the association: Anthem Cottages Condominium Association, Inc., c/o Capital Consultants Management Company (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Corporation (CCMC)
Attn:	Treven Perry
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano TX 75024
Telephone Number::	972.246.3500
Email Address:	ccmctx@ccmcnet.com

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 21 day of November, 2022.

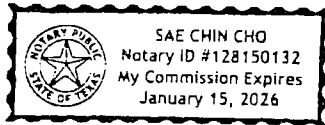
**ANTHEM COTTAGES CONDOMINIUM
ASSOCIATION, INC.**, a Texas non-profit
corporation

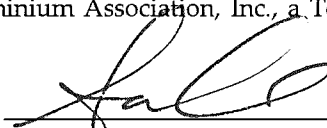
By: 
Clark Wilson, President

THE STATE OF TEXAS §
 §
COUNTY OF Texas §

This instrument was acknowledged before me this 21 day of November, 2022, by Clark Wilson, President of Anthem Cottages Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701

EXHIBIT A

A 21.336 acres (929,413 square feet), tract of land, lying within the Andrew Dunn League, Abstract No. 4, and the John Cooper Survey No. 13, Abstract No. 100, Hays County, Texas, and being a portion of a called 412.992 acre tract conveyed to Kyle 150 LP in Document No. 19035972, Official Public Records of Hays County, Texas (O.P.R.H.C.T.), described as follows:

BEGINNING at a Mag Nail in Concrete found at an angle point of said 412.992 acre tract and of a called 581.00 acre tract conveyed to M I W L S LP in Volume 3319, Page 312, O.P.R.H.C.T., for the most north southwest corner of the herein described tract, from which a found 1/2-inch iron pipe being an angle point of said 412.992 acre tract and said 581.00 acre tract, bears S88°38'02" W, a distance of 25.12 feet;

THENCE, with a west line of said 412.992 acre tract and an east line of said 581.00 acre tract, N01°42'12"W, a distance of 810.35 feet to a 5/8" iron rod set with cap stamped "ATWELL", for the northwest corner of the herein described tract;

THENCE, crossing said 412.992 acre tract nine (9) courses and distances;

1. N88°17'48"E, a distance of 1159.33 feet to a 5/8" iron rod set with cap stamped "ATWELL", at the arc of a curve to the right, for the northeast corner of the herein described tract;
2. With the arc of said curve to the right an arc distance of 448.53 feet, having a radius of 965.00 feet, a central angle of 26°37'52", and a chord bearing S10°12'29"W a distance of 444.51 feet, to a 5/8" iron rod set with cap stamped "ATWELL";
3. S23°31'25"W, a distance of 473.16 feet to a 5/8" iron rod set with cap stamped "ATWELL", for the southeast corner of the herein described tract;
4. N66°28'35"W, a distance of 77.85 feet to a 5/8" iron rod set with cap stamped "ATWELL", at a point of curvature of a curve to the left;
5. With the arc of said curve to the left an arc distance of 146.81 feet, having a radius of 262.50 feet, a central angle of 32°02'41", and a chord bearing N82°29'56"W a distance of 144.91 feet, to a 5/8" iron rod set with cap stamped "ATWELL";
6. S81°28'43"W, a distance of 272.72 feet to a 5/8" iron rod set with cap stamped "ATWELL";
7. S11°03'16"E, a distance of 45.28 feet to a 5/8" iron rod set with cap stamped "ATWELL";
8. S14°39'14"E, a distance of 71.16 feet to a 5/8" iron rod set with cap stamped "ATWELL";
9. S46°00'07"W, a distance of 183.37 feet to a 5/8" iron rod set with cap stamped "ATWELL", on the proposed north line of proposed Anthem Phase 1-A subdivision;

THENCE, continuing to cross said 412.992 acre tract with the proposed north line of proposed Anthem Phase 1-A subdivision four (4) courses and distances;

1. N43°59'47"W, a distance of 284.45 feet to a 5/8" iron rod set with cap stamped "ATWELL", at the arc of a curve to the right;
2. With the arc of said curve to the right an arc distance of 80.88 feet, having a radius of 205.00 feet, a central angle of 22°36'21", and a chord bearing S34°48'19"W a distance of 80.36 feet, to a 5/8" iron rod set with cap stamped "ATWELL";
3. S46°06'29"W, a distance of 27.15 feet to a 5/8" iron rod set with cap stamped "ATWELL";
4. N43°53'31"W, a distance of 50.00 feet to a 5/8" iron rod set with cap stamped "ATWELL", on the proposed west line of proposed Anthem Phase 1-A subdivision and being the proposed east line of proposed Anthem Phase 1-B subdivision;

THENCE, continuing to cross said 412.992 acre tract with the proposed west line of proposed Anthem Phase 1-A subdivision and being the proposed east line and north line of proposed Anthem Phase 1-B subdivision, three (3) courses and distances;

1. N46°06'29"E, a distance of 27.15 feet to a 5/8" iron rod set with cap stamped "ATWELL", at a point of curvature of a curve to the left;

2. With the arc of said curve to the left an arc distance of 97.22 feet, having a radius of 154.89 feet, a central angle of $35^{\circ}57'48''$, and a chord bearing $N28^{\circ}08'37''E$ a distance of 95.63 feet, to a $5/8''$ iron rod set with cap stamped "ATWELL";
3. $S88^{\circ}37'59''W$, a distance of 44.13 feet to the **POINT OF BEGINNING**;

Containing 21.336 acres or 929,413 square feet, more or less.

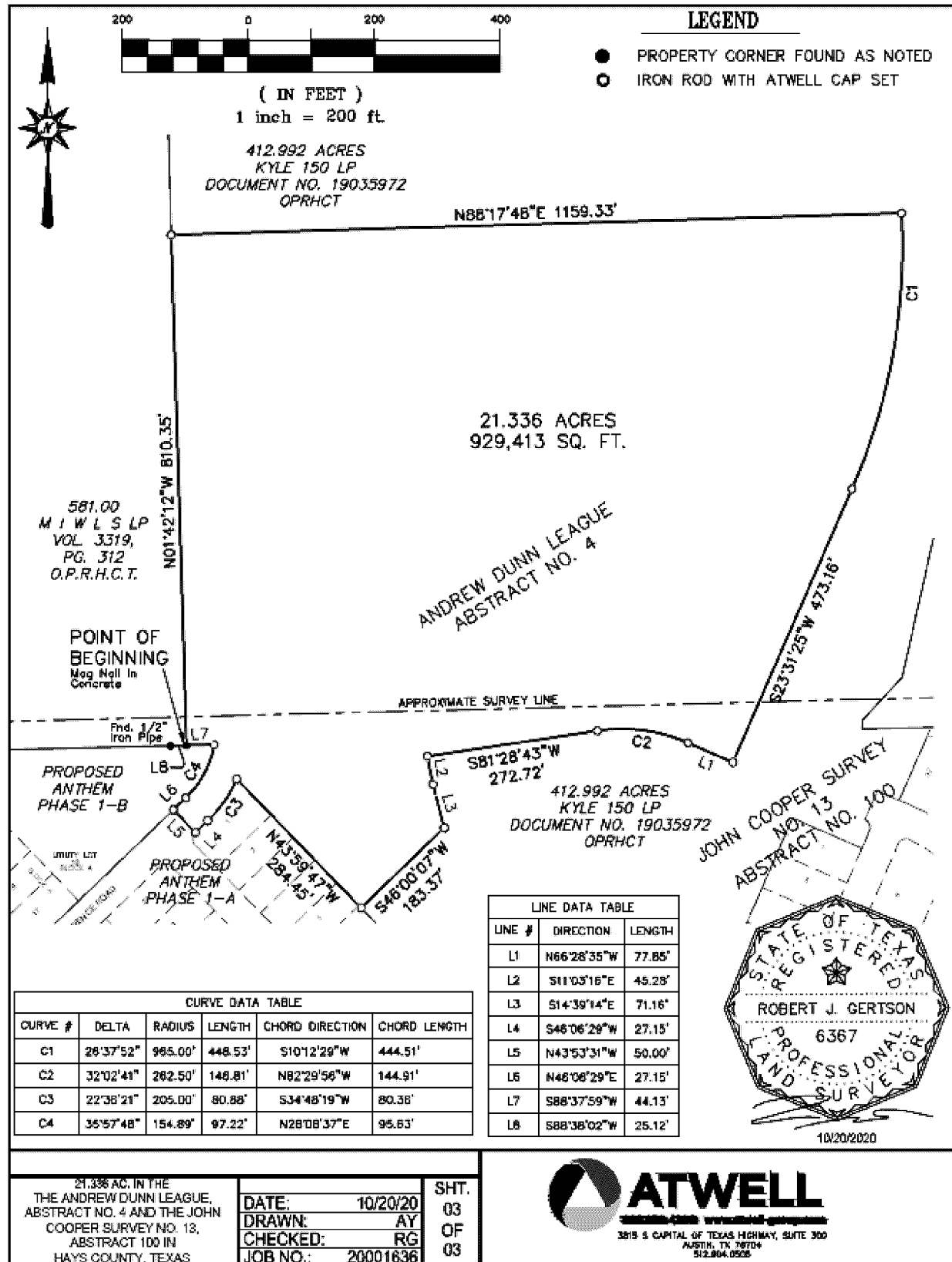
BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), South Central Zone (4204).

Robert J. Gertson, RPLS
 Texas Registration No. 6367
 Atwell, LLC
 3815 Capital of Texas Highway, Suite 300
 Austin, Texas 78704
 Ph. 512-904-0505
 TBPLS Firm No. 10193726



10-20-2020



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

22054618 CERTIFICATE
11/30/2022 01:56:46 PM Total Fees: \$42.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

