

After recording return to:

Robert D. Burton, Esq.
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Austin, Texas 78701
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**MANAGEMENT CERTIFICATE
OF
BIG SKY RANCH RESIDENTIAL COMMUNITY, INC.**

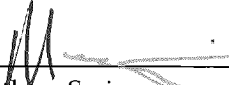
The undersigned, being an officer of Big Sky Ranch Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Big Sky Ranch.
2. The name of the association: Big Sky Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Hays County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
4. The recording data for the documents:
 - (a) Big Sky Ranch Master Covenant [Residential] recorded under Document No. 20002752, Official Public Records of Hays County, Texas.
 - (b) Big Sky Ranch Development Area Declaration [Residential] recorded under Document No. 20002813, Official Public Records of Hays County, Texas.
5. The name and mailing address of the association: Big Sky Ranch Residential Community, Inc., c/o Meritage Homes, 8920 Business Park Drive, Suite 350, Austin, Texas 78759.
6. The mailing address of the person managing the association: Big Sky Ranch Residential Community, Inc., c/o Goodwin & Company, 11149 Research Blvd., Suite 100, Austin, Texas 78759, Attn.: Community Manager.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 23rd day of January, 2020.

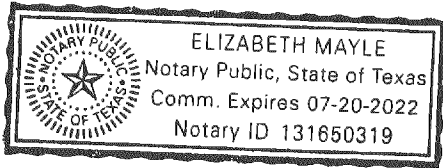
BIG SKY RANCH RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation

By: 
Name: Matthew Scrivener
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on 23rd day of January, 2020 by Matthew Scrivener, President of Big Sky Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

EXHIBIT "A"

DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION:

BEING A 200.4-ACRE [8,731,530 SQUARE FEET] TRACT OF LAND OUT OF THE PHILIP A. SMITH LEAGUE, SURVEY NUMBER 26, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAID TRACT BEING THAT CALLED 200-ACRE TRACT DESCRIBED TO WILLIAM R. SCOTT AND BESSIE E. SCOTT, HUSBAND AND WIFE AS RECORDED IN VOLUME 171, PAGE 229 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS [D.R.H.C.T.], SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH ROD FOUND IN THE NORTH LINE OF THAT CALLED 277.23-ACRE TRACT DESCRIBED TO KATHERINE BERKLEY CANNON, ET. AL. IN VOLUME 198, PAGE 151 D.R.H.C.T., FOR THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 1714, PAGE 289 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS [O.P.R.H.C.T.], SAME BEING THE SOUTHWEST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF SAID 200-ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) WITH THE EAST LINE OF SAID 1.978-ACRE TRACT, N01°31'26"W, PASSING AT A DISTANCE OF 174.47 FEET THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 11.61-ACRE TRACT DESCRIBED TO CITY OF DRIPPING SPRINGS AS RECORDED IN VOLUME 733, PAGE 101 OF THE REAL PROPERTY RECORDS OF HAYS COUNTY, TEXAS [R.P.R.H.C.T.], CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 11.61-ACRE TRACT, AN ADDITIONAL DISTANCE OF 545.86 FEET, FOR A CUMULATIVE DISTANCE OF 720.33 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 11.61-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 3.00-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 968, PAGE 267 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 2) WITH THE EAST LINE OF SAID 3.00-ACRE TRACT, N01°45'01"W, PASSING AT A DISTANCE OF 306.69 FEET THE NORTHEAST CORNER OF SAID 3.00-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.978-ACRE TRACT DESCRIBED TO FRIENDS OF THE POUNDHOUSE FOUNDATION AS RECORDED IN VOLUME 1714, PAGE 295 O.P.R.H.C.T., CONTINUING WITH SAID WEST LINE OF THE 200-ACRE TRACT, SAME BEING THE EAST LINE OF SAID 1.978-ACRE TRACT, AN ADDITIONAL DISTANCE OF 294.03 FEET, FOR A CUMULATIVE DISTANCE OF 600.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.978-ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 17.185-ACRE TRACT DESCRIBED TO H.C. CARTER AS RECORDED IN VOLUME 3030, PAGE 809 O.P.R.H.C.T., FOR AN ANGLE POINT IN SAID WEST LINE OF THE 200-ACRE TRACT AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN,
- 3) WITH THE EAST LINE OF SAID 17.185-ACRE TRACT, N01°58'39"W A DISTANCE OF 585.27 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N02°20'12"W A DISTANCE OF 179.64 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT, AND
- 5) N00°32'10"E A DISTANCE OF 182.06 FEET TO A 3/4-INCH IRON PIPE FOUND IN THE SOUTH LINE OF LOT 2E, BLOCK C, POUNDHOUSE HILLS SECTION TWO, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 15, PAGE 204 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 17.185-ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 200-ACRE TRACT AND THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE NORTH LINE OF SAID 200-ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) WITH THE SOUTH LINE OF SAID LOT 2E, N82°51'36"E A DISTANCE OF 344.40 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 2) N82°39'51"E A DISTANCE OF 133.82 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 3) N85°01'43"E A DISTANCE OF 292.10 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 4) N83°52'54"E A DISTANCE OF 253.24 FEET TO A 3/4-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 5) N83°51'55"E A DISTANCE OF 484.41 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 6) S85°37'07"E A DISTANCE OF 675.37 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT,
- 7) S86°18'31"E A DISTANCE OF 104.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2E, SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 206.2-ACRE TRACT DESCRIBED TO ANARENE INVESTMENTS, LTD., AS RECORDED IN VOLUME 2639, PAGE 403 O.P.R.H.C.T.,
- 8) CONTINUING WITH SAID NORTH LINE OF THE 200-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 206.2-ACRE TRACT, S85°59'43"E A DISTANCE OF 589.04 FEET TO A 600 NAIL FOUND IN TREE,
- 9) S85°55'43"E A DISTANCE OF 425.43 FEET TO A 600 NAIL FOUND IN TREE, AND
- 10) S88°36'33"E, PASSING AT A DISTANCE OF 481.93 FEET A 1-INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 206.2-ACRE TRACT, AND CONTINUING AN ADDITIONAL DISTANCE OF 31.81 FEET FOR A CUMULATIVE DISTANCE OF 513.74 FEET TO A POINT IN THE APPARENT EAST LINE OF SAID PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF THE I.V. DAVIS SURVEY, ABSTRACT NUMBER 673 AND THE WEST LINE OF THAT CALLED 291 1/3-ACRE TRACT DESCRIBED TO CYNOSURE CORPORATION AS RECORDED IN VOLUME 258, PAGE 123 D.R.H.C.T., FOR THE NORTHEAST CORNER OF SAID 200-ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE WEST LINE OF SAID 291 1/3-ACRE TRACT, THE EAST LINE OF SAID 200-ACRE TRACT AND THE EAST LINE OF THE TRACT DESCRIBED HEREIN, S0°52'46"E, PASSING AT A DISTANCE OF 1809.00 FEET AN OLD FENCE POST FOR THE APPARENT SOUTHWEST CORNER OF SAID I.V. DAVIS SURVEY, SAME BEING THE APPARENT NORTHWEST CORNER OF THE C.H. MALOTT SURVEY, ABSTRACT NUMBER 693, FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 277.23-ACRE TRACT, CONTINUING WITH SAID EAST LINE OF THE 200-ACRE TRACT AND SAID APPARENT EAST LINE OF THE PHILIP A. SMITH LEAGUE, SAME BEING THE APPARENT WEST LINE OF SAID C.H. MALOTT SURVEY AND THE NORTH LINE OF SAID 277.23-ACRE SURVEY, AN ADDITIONAL DISTANCE OF 386.65 FEET, FOR A CUMULATIVE DISTANCE OF 2,195.65 FEET TO AN ANGLE POINT IN SAID NORTH LINE OF THE 277.23-ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 200-ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH THE NORTH LINE OF SAID 277.23-ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 200-ACRE TRACT, S88°34'56"W A DISTANCE OF 3,774.08 FEET TO SAID POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, AND CONTAINING 200.4 ACRES [8,731,530 SQUARE FEET].

EXHIBIT "A"

MANAGEMENT CERTIFICATE
BIG SKY RANCH RESIDENTIAL COMMUNITY, INC.

**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.

20002853 CERTIFICATE
01/24/2020 11:52:33 AM Total Fees: \$34.00

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

