

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Wildwood

2. **Name of the Association:** Wildwood of Joshua Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

Wildwood, according to the plat recorded and described in exhibit "A", Official Public Records of Johnson County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in Instrument no. 2019-10350, Official Public Records of Johnson County, Texas.

5. **Name and mailing address of the Association:** Wildwood of Joshua Homeowners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

7. **Website address where all dedicatory instruments can be found:**

<https://dwwoj.sites.townsq.io/> or www.goodwintx.com , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375

Resale Certificate Update: \$75

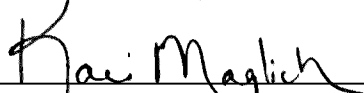
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Johnson County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Wildwood of Joshua Homeowners Association, Inc., Duly Authorized Agent
Signed: May 10, 2024

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was signed before me on 05 / 13 / 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas

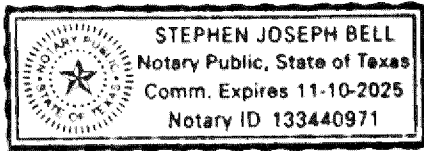


EXHIBIT "A"**PROPERTY DESCRIPTION**

BEING 18.785 acres (818,287 square feet) of land in the Joshua Minett Survey, Abstract No. 547, City of Joshua, Johnson County, Texas; said 18.785 acres (818,287 square feet) of land being all of that certain tract of land described in Enhanced Life Estate to Terissa Johnson, Bobby Lay and Judi Lay (hereinafter referred to as Johnson-Lay tract), as recorded in Instrument Number 2014-21674, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), said 18.785 acres (818,287 square feet) of land being a portion of that certain tract of land described in deed to Bobby Lay and Norma Lay (hereinafter referred to as Lay tract), as recorded in Book 484, Page 127, O.P.R.J.C.T.; said 18.785 acres (818,287 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one inch pipe found for the Easterly corner of said Johnson-Lay tract, same being the Southerly corner of that certain tract of land described as Lot 1, Block 1, Rumfield Place (hereinafter referred to as Lot 1), an addition to the City of Joshua, Johnson County, Texas, according to the plat recorded in Volume 9, Page 34, Plat Records, Johnson County, Texas, same being the recognized Northwesterly right-of-way line of North Main Street, formerly known as Cleburne-Fort Worth Highway, State Highway 174, State Highway 2, same also being on the Northeasterly line of said Minett Survey;

THENCE South 45 degrees 00 minutes 30 seconds West with the common line between said Johnson-Lay tract and the recognized Northwesterly right-of-way line of said North Main Street, a distance of 456.51 feet to a five-eighths inch iron rod with plastic cap stamped "SEMCO" found for the Southerly corner of said Johnson-Lay tract, same being an angle point in the Easterly line of the remainder of that certain tract of land described in a deed to Bobby E. Lay and Norma L. Lay (hereinafter referred to as Lay tract), as recorded Book 484, Page 127, Deed Records, Johnson County, Texas;

THENCE South 46 degrees 54 minutes 17 seconds West with the common line between said Lay tract and the recognized Northwesterly right-of-way line of said North Main Street, a distance of 149.57 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Easterly Northeast corner of that certain tract of land described as Road Easement, as recorded in Book 902, Page 29, D.R.J.C.T.;

THENCE North 89 degrees 01 minute 53 seconds West, departing the recognized Northwesterly right-of-way line of said North Main Street and with the North line of said Road Easement and crossing said Lay tract, a distance of 497.37 feet;

THENCE North 04 degrees 19 minutes 53 seconds West, continue with the North line of said Road Easement and crossing said Lay tract, a distance of 244.91 feet to a one inch iron rod found for the Northerly Northeast corner of said Road Easement;

THENCE South 89 degrees 32 minutes 16 seconds West, continue with the North line of said Road Easement and crossing said Lay tract, a distance of 12.22 feet to a one inch iron rod found

for the Northwest corner of said Road Easement, same being the West line of said Lay tract, same also being the Southeast corner of that certain tract of land described in a deed to E. L. Luck (hereinafter referred to as Luck tract), as recorded in Book 443, Page 36, D.R.J.C.T.;

THENCE North 03 degrees 00 minutes 23 seconds West with the West line of said Minett Survey and with the common line between said Lay tract and said Luck tract for a total distance of 1224.80 feet to a fence post found for the Northerly corner of said Lay tract, same being the Northeasterly corner of said Luck tract, same being the Southwesterly line of that certain tract of land described in a Special Warranty Deed to Emil Horvath and Rosemary Horvath (hereinafter referred to as Horvath tract), as recorded in Book 4344, Page 206, O.P.R.J.C.T.;

THENCE South 43 degrees 59 minutes 48 seconds East with the common line between said Lay tract and said Horvath tract, a distance of 40.83 feet to a one-half inch iron rod found for an angle point, same being the Southerly corner of said Horvath tract, same also being the Westerly corner of that certain tract of land described in a deed to Donald E. Gossett and Ada R. Gossett (hereinafter referred to as Gossett tract), as recorded in Book 1324, Page 253, D.R.J.C.T.;

THENCE South 42 degrees 47 minutes 18 seconds East with the common line between said Lay tract and said Gossett tract, a distance of 148.80 feet to a one-half inch iron rod found for an angle point, same being the Southerly corner of said Gossett tract, same being the Westerly corner of that certain tract of land described in a General Warranty Deed to Danny W. Turpen and wife, Carol A. Turpen (hereinafter referred to as Turpen tract), as recorded in Book 2513, Page 533, O.P.R.J.C.T.;

THENCE South 45 degrees 58 minutes 36 seconds East with the common line between said Lay tract and said Turpen tract, a distance of 138.50 feet to a five-eighths inch iron rod in concrete found for an angle point, same being the Southerly corner of said Turpen tract, same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Donald B. Szurgot et ux (hereinafter referred to as Szurgot tract), as recorded in Book 1171, Page 892, D.R.J.C.T.;

THENCE South 19 degrees 47 minutes 36 seconds East with the common line between said Lay tract and said Szurgot tract, a distance of 3.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for an angle point, same being an angle point in the Southwesterly line of said Szurgot tract;

THENCE South 44 degrees 20 minutes 18 seconds East, continue with the common line between said Lay tract and said Szurgot tract, pass at a distance of 146.85 feet, a five-eighths inch iron rod in concrete found for the Southerly corner of said Szurgot tract, same being the Westerly corner of that certain tract of land described in a Warranty Deed to George Ray Black and Sylvia Joy Black (hereinafter referred to as Black tract), as recorded in Book 849, Page 441, D.R.J.C.T. and continue with said course and the common line between said Lay tract and said Black tract, pass at a distance of 446.65 feet, a three-eighths inch iron rod found for an angle point, same being the Southerly corner of said Black tract, same being the Westerly corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Kendall W. Robinson (hereinafter referred to as Robinson tract), as recorded in Book 3136, Page 872,

O.P.R.J.C.T. and continue with said course and the common line between said Lay tract and said Robinson tract, pass at a distance of 584.15 feet, a five-eighths inch iron rod found for an angle point, same being the Southerly corner of said Robinson tract, same being the Westerly corner of that certain tract of land described in a Special Warranty Deed to Shawn D. Toland and Deanna Kay Toland (hereinafter referred to as Toland tract), as recorded in Instrument Number 2010-14437, O.P.R.J.C.T. and and continue with said course and the common line between said Lay tract and said Toland tract for a total distance of 664.54 feet to a five-eighths inch iron rod with plastic cap stamped "SEMCO" found for the Northeasterly corner of the remainder of said Lay tract, same being the Northerly corner of that certain tract of land described in Enhanced Life Estate to Terissa Johnson, Bobby Lay and Judi Lay (hereinafter referred to as Johnson-Lay tract), as recorded in Instrument Number 2014-21674, O.P.R.J.C.T.;

THENCE South 44 degrees 20 minutes 18 seconds East with the common line between said Johnson-Lay tract and said Toland tract and with the Northeasterly line of said Minett Survey, pass at a distance of 59.46 feet, the Southerly corner of said Toland tract, same being the Westerly corner of that certain tract of land described in a Corrected Warranty Deed to Craig S. Hinkle and Reatha M. Hinkle (hereinafter referred to as Hinkle tract), as recorded in Book 2822, Page 777, O.P.R.J.C.T. and continue with said course and the common line between said Johnson-Lay tract and said Hinkle tract, pass at a distance of 229.46 feet, the Southerly corner of said Hinkle tract, same being the Westerly corner of the aforesaid Lot 1 and continue with said course for a total distance of 471.76 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 18.785 acres (818,287 square feet) of land.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 13044

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: May 13, 2024 01:04 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024 - 13044

Receipt Number: 20240513000116

Recorded Date/Time: May 13, 2024 01:04 PM

User: Kylee R

Station: ccl30

Record and Return To:

Simplifile

5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long