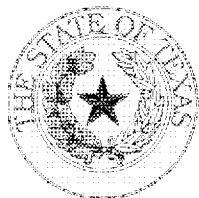


Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2023-0026491

Billable Pages: 11
Number of Pages: 12

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 09/19/2023 at 10:31 AM</p> <p>Document Number: <u>2023-0026491</u></p> <p>Receipt No: <u>23-24703</u></p> <p>Amount: \$ <u>66.00</u></p> <p>Vol/Pg: <u>V:8232 P:452</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

SILVER STAR TITLE, LLC DBA SENDERA TITLE
1409 SUMMIT AVENUE
FORT WORTH, TX 76102



**MANAGEMENT CERTIFICATE
OF
WALDEN POND RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Walden Pond Residential 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 association: Walden Pond Residential Homeowners Association, Inc a Texas nonprofit corporation.
2. The recording data for the subdivision: All that certain real property located in Kaufman County, Texas, as more particularly described on Exhibit "A" to the Walden Pond Residential Homeowners Association, Inc recorded under Document No. 2023-0004883, Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "**Covenant**").
3. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
4. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Essex Association Management L.P.
Mailing Address:	1512 Crescent Dr., Suite 112, Carrollton, TX 75006
Attn.:	Ronald J. Corcoran
Telephone Number:	972-428-2030
Email Address:	Ron@essexhoa.com.

5. Website to access the Association's dedicatory instruments: www.essexhoa.com.
6. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts: Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts: The fees to be charged relating to a property transfer are: (i) a minimum of \$375 for a resale disclosure; (ii) The minimum fee to be charged for transfer is \$200; (iii) The minimum resale fees to be charged for a resale certificate update; is \$75; (iv) The minimum fees to be charged for a rush fee is \$100; (v) The minimum fee to be charged for a Lender Questionnaire – Standard is \$225; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

The Association fees cover all costs that the Association incurs related to a property transfer in the Subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 14th day of September, 2023.

WALDEN POND RESIDENTIAL HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

By: *Connie Kindle*
Name: Connie Kindle, Authorized Representative,
Title: Essex Association Management L.P., it's Managing Agent.

THE STATE OF TEXAS §

§

COUNTY OF KAUFMAN §

This instrument was acknowledged before me on 16 day of September, 2023, by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the Managing Agent for Walden Pond Residential Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Alynn Stapp
Notary Public Signature

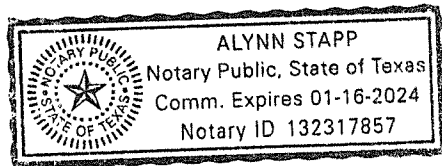


EXHIBIT "A"

DESCRIPTION OF PROPERTY

[TO BE ATTACHED]

LEGAL DESCRIPTION

215.457 ACRES

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and as described in deed to MM Walden Pond, LLC recorded in Volume 5754, Page 226 (Instrument No. 2018-0018683), of the Deed Records of Kaufman County, Texas (DRKCT), and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 (Instrument No. 2011-0009248), DRKCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "BCG 10194538" set at the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC recorded in Volume 3294, Page 159 (Instrument No. 200700027356), DRKCT;

THENCE South 45°06'56" West, with the northwest line of said EQK Windmill Farms, LLC tract, and the northwest line of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276 (Instrument No. 2007-00000857), DRKCT, passing at a distance of 3.87 feet a 5/8 inch iron rod with cap stamped "BGE" found at a southwest corner of a Street and Utility Easement recorded in Volume 3550, Page 243, DRKCT, continuing with said northwest line, in all, a total distance of 2000.33 feet to a 5/8 inch iron rod with cap stamped "BGE" found for corner at the west corner of said 130 Windmill Farms, LP tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC recorded in Volume 3348, Page 65 (Instrument No. 2008-00003679), DRKCT;

THENCE South 45°08'01" West, with the northwest line of said EQK Windmill Farms, LLC tract recorded in Volume 3348, Page 65, DRKCT, the northwest line of Windmill Farms Phase 3A - Section 3, a subdivision of Kaufman County, Texas according to Final Plat recorded in Book 2, Page 682, of the Plat Records of Kaufman County, Texas (PRKCT), and the northwest line of Windmill Farms Phase 3A - Section 2, a subdivision of Kaufman County, Texas according to Final Plat recorded in Book 2, Page 683, of the Plat Records of Kaufman County, Texas (PRKCT), a distance of 1931.98 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 45°58'54" West, with the southwest line of said Harlan Properties, Inc. tract, and the northeast line of that certain tract of land described in deed to Free Life Church, Inc. recorded in Volume 5030, Page 403 (Document No. 2016-0008174), DRKCT, a distance of 2717.36 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and the northerly corner of said Free Life Church, Inc. tract, and being located on the southeast right-of-way line of Farm-to-Market Road No. 548 (FM Road 548 called 100 foot R.O.W.);

THENCE North 44°41'47" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 455.83 feet to a 5/8 inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North 45°10'47" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2702.83 feet to a 5/8 inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE leaving the southeast right-of-way line of FM Road 548, and over and across said Harlan Properties, Inc. tract, the following courses to 5/8 inch iron rods with cap stamped "BCG 10194538" set for corner:

South 46°14'14" East, a distance of 1699.53 feet;

And North 45°08'06" East, a distance of 770.35 feet, said iron rod being located on the northeast line of said Harlan Properties, Inc. tract;

THENCE South 45°44'27" East, with said northeast line of the Harlan Properties, Inc. tract, a distance of 1018.58 feet to the POINT OF BEGINNING of herein described tract, containing 215.457 acres of land.

N:\WALDEN POND Walden Pond East \CCRALEGAL DESCRIPTION 215.457AC Walden Pond.docx

APPENDIX "A-2"
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
WALDEN POND

REAL PROPERTY LEGAL DESCRIPTION OF WALDEN POND SOUTH

LEGAL DESCRIPTION
84.474 ACRES

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain called 93.15 acre tract of land described in deed to MM Forney 92, LLC recorded in Volume 6641, Page 225 (Instrument No. 2020-0032375), of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" set on the southeast right-of-way line of Farm-to-Market Road No. 548 (variable width right-of-way), from which a 1/2-inch iron rod with cap stamped "RCSI" found at the called north corner of said MM Forney 92, LLC tract, and the west corner of that certain called 64.945 acre tract of land described in deed to John Keith Cook and Christie L. Cook recorded in Volume 1266, Page 662, DRKCT, bears North $38^{\circ}58'25''$ West, a distance of 0.95 feet;

THENCE South $45^{\circ}57'58''$ East, with the northeast line of said MM Forney 92, LLC tract, and the southwest line of said John Keith Cook and Christie L. Cook tract, a distance of 2943.18 feet to a 3-inch metal fence corner found for corner, from which a 3-inch metal fence corner found at the east corner of said John Keith Cook and Christie L. Cook tract bears North $45^{\circ}08'43''$ East, a distance of 959.63 feet;

THENCE South $45^{\circ}09'07''$ West, with the southeast line of said MM Forney 92, LLC tract, a distance of 1478.19 feet to a 3/8-inch iron rod found for corner, from which a 60d nail found at the called west corner of that certain called 5.61 acre tract of land described in deed to Cristina Mendez bears South $45^{\circ}00'20''$ West, a distance of 21.93 feet;

THENCE North $45^{\circ}06'48''$ West, with the called southwest line of said MM Forney 92, LLC tract, and generally along Reeder Road (County Road No. 219 - a partially dedicated right-of-way), a distance of 2552.51 feet to a mag nail set for corner at the south corner of that certain tract of land described in deed to Good Luck Exxon, Inc. recorded in Volume 6336, Page 384 (Instrument No. 2020-0007177), DRKCT, from which a 60d nail found at the original west corner of said Good Luck Exxon, Inc. tract bears North $45^{\circ}06'48''$ West, a distance of 380.57 feet;

THENCE North $44^{\circ}43'09''$ East, with the southeast line of said Good Luck Exxon, Inc. tract, a distance of 583.18 feet to a 1/2-inch iron rod found for corner at the east corner of said Good Luck Exxon, Inc. tract, from which a 1/2-inch iron rod found at the original north corner of said Good Luck Exxon, Inc. tract bears North $44^{\circ}58'47''$ West, a distance of 380.90 feet;

THENCE over and across said MM Forney 92, LLC tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

South $45^{\circ}57'57''$ East, a distance of 136.31 feet;

North $44^{\circ}02'03''$ East, a distance of 676.89 feet, said iron rod being the beginning of a non-tangent curve to the right;

With said curve having a central angle of $23^{\circ}07'23''$, a radius of 280.00 feet, a chord which bears North $32^{\circ}48'16''$ West, a chord distance of 112.24 feet, and an arc distance of 113.00 feet to the end of said curve;

North $21^{\circ}14'34''$ West, a distance of 99.43 feet, said iron rod being the beginning of a tangent curve to the left;

With said curve having a central angle of $23^{\circ}56'42''$, a radius of 220.00 feet, a chord which bears North $33^{\circ}12'55''$ West, a chord distance of 91.27 feet, and an arc distance of 91.94 feet to the end of said curve;

North $45^{\circ}11'16''$ West, a distance of 192.85 feet;

And South $89^{\circ}45'37''$ West, a distance of 35.32 feet, said iron rod being located on said southeast right-of-way line of Farm-to-Market Road No. 548, from which a 5/8-inch iron rod with pink plastic "TXDOT" cap found at the north corner of that certain tract of land described as Parcel 31 in deed to the State of Texas recorded in Volume 6894, Page 174 (Instrument No. 2021-0010791), DRKCT, bears South $44^{\circ}42'29''$ West, a distance of 287.16 feet;

THENCE North $44^{\circ}42'29''$ East, with said southeast right-of-way line of Farm-to-Market Road No. 548, said right-of-way line at this point according to deed to the State of Texas recorded in Volume 441, Page 480, DRKCT, a distance of 114.65 feet to the POINT OF BEGINNING, and containing 84.474 acres of land.

APPENDIX "A-3"
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
WALDEN POND
REAL PROPERTY LEGAL DESCRIPTION OF WALDEN POND WEST

Walden Pond West

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS MM Walden Pond, LLC is the owner of that certain tract of land situated in the Juan Lopez Survey, Abstract No. 256, in Kaufman County, Texas, according to deed recorded in Volume 162, Page 349, Instrument No. 2020-00110527) of the Deed Records of Kaufman County, Texas (DRKCT), and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2033, Page 129, oldie Oced Records of Kaufman titllaty, and pan of that cenain tract of land described in deed to Harlan ltoperties, Inc., reconied in Volume 1942, Page 330, DRKCT, and being more particularly described as follows:

BEGINNING in a S.1% inch iron rod with cap skimped "RPLS No. 3111" found on the nanhwest right-of-way lint of Farm to Market Road No. 34i (coiled 100 foot R.O.W n, and being the southeasterly corner of Lot 1, Block I, Sunbelt Storage XVII Addition, an addition to Kaufman County, Texas according to Final Plat recorded in Cabinet 3, Slide 41)2, of the Mat Records of Kaufman County, Texas (PRKCT);

THENCE North 43'44'37" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Lot I, Block 1, a distance of 224.90 fee to a 3ift inch iron rod with cap stamped RPLS No. Sill found for corner

THENCE North 44'40'11" East, with a southeast line of said Lot I, Block I, a distance of 179.77 feet to a 518 inch tree rod with cap stamped RPLS No. Sill found for corner;

THENCE North 43'47'41" West, with a northeast line of said Lois I, Block I, a distance of 590 01 feet to a fliS inch iron rod with cap stamped RPLS No. SI I I found for corner:

THENCE South 44'41'36" West, with a northwest lire of said Lot 1, Block 1, a distance of 449.K9 feet to a 3:\$ inch iron rod wish cap stamped RPLS No. Sill found tor corner

THENCE North 43'31'13" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 330, DRKCT, and the northeast line of that certain tract A land described in deed to William L. Nate, Jr. recorded in Volume 293S, Page 642, DRKCT, a distance of 193.36 feet to a 3.1t inch into rod found for coiner:

THENCE South 44'53'20" West, with a southeast lint of said Harlan !Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, and the northwest line of said W aliens L. Nate, Jr. tract, a distance of 24\$.31 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3137, Page 201, DRKCT;

THENCE North :Wl:D.3113" West, with a northeast Line of said High Point Water Supply Corporation tract, a distance of 273.13 feet to an aluminum post found for corner;

THENCE South 44'09'39" West, with a northwest line of said High lh.lint Water Supply Corporation tract, a distance of 379.91 feet to a VS.inch iron rod with plastic cap stamped nevi 11119431K" found for corner, from which a 30 inch iron rod found bears, South 45'47'03" East, a distance of 1.42 feet:

THENCE North 43'47'03" West, with a southwest tine of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 330, DRKCT, a distance of 2702.7S feet to a 5x1\$- inch iron rod with plastic cap stamped "EICG 1019433S" found for corner, from which a Sit inch iron rod faunal hears South 44'1 r47" West, a distance of 0.37 feet:

THENCE North 44'17'47" East, with the northwest line of said Harlan hope-Enos, Inc. tract recorded in Volume 1942, Page 330, DRKCT, a distance of 1113.39 feet to a tin inch iron rod found for corner;

Thence South 43'47'19" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 330, DRKCT, and the southwest line of Devonshire Village 4.0. & 4131, an addition to Kauhnan County, Texas according to Final Plat recorded is Cabinet 3, Slide 373, PRKCT, a distance of 1276.90 feet to a 1.i2" inch iron rod with cap marked "11(C" found to corner at the suothwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2033, Page 129, DRKCT;

THENCE North 44'42'34" East, with the northwest line of said Harlan Preporties, Inc. tract recorded in Volume 2013, Page 129, DRKCT, a distance of 1474.21 feet to an aluminum disk stamped "Devonshire Village" found for corner at the southwesterly corner *fillet certain tract of land described in deed to Devonshire (Dallas) ASLI VIII, LLC recorded in Volume 39(12, Page 136, (Instrument No. 2019-00003.96k DRKCT;

THENCE South 44'19'33" East, with the southwest line of said Devonshire (Dallas) A51..1 VIII, LLC tract, a distance of 2.519.int feet to a 1.2 inch non rod with yellow cap found for corner, said iron rod being located on said northwest right-of-way line of farm to Market Road No. 545;

THENCE South 44'51'35" West, with said northwest right-away lire of farm to Market Road No. 5415, a distance of 1461.02 thin to a 1d inch iron rod found for corner at the northeasterly corner of said Harlon Properties, Inc. tract recorded in Volutne 1942, Page 330, DRKC

THENCE South 44'32'23" West, continuing with said northwest right-of-way line of Ferro to Market Road No. 544, a distance of 7%1.07 feet to the POINT OF BEGINNING of herein described tract, containing 213.925 acres of land.

ATTACHMENT 1

1. Walden Pond Residential Homeowners Association, Inc., recorded under Document No. 2023-2023-0004883, Official Public Records of Kaufman County, Texas.
2. Walden Pond Residential Homeowners Association Inc., the First Amendment to the declaration recorded as Instrument No. 2023-0017246, Official Public Records of Kaufman County, Texas.

#2023-0026491
Filed for Record in Kaufman County TX
09/19/2023 10:31:48 AM

MANAGEMENT CERTIFICATE
WALDEN POND RESIDENTIAL HOMEOWNERS ASSOCIATION, INC.