

AFTER RECORDING RETURN TO:  
Ronald J. Corcoran  
Essex Management  
1221 N. I-35E. Hwy., Suite 112  
Carrollton, TX 75006

STATE OF TEXAS §            ELECTRONICALLY RECORDED 201400018992  
COUNTY OF DALLAS §        01/27/2014 11:06:17 AM CT 1/6

**Property Owners' Association Management Certificates  
OF Wisdom Creek Homeowners Association Inc.**

This ~~MANAGEMENT~~ CERTIFICATE (this "Certificate") is made effective as of  
1/11/14 by Wisdom Creek Homeowners Association, Inc., a Texas non-  
profit corporation (the "Associations").

WITNESSETH

WHEREAS, Encinos-Wisdom, Ltd. ("Declarant" has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Wisdom Creek Homeowners Association, Inc. dated October 23, 2003 (the "Declaration") recorded in Volume 2003210002457, in the Real Property Records of Dallas County, Texas which Declaration is incorporated herein for all purposes.

Whereas, Declarant has created the Association for the benefit of Wisdom Creek.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Wisdom Creek.
2. Name of the Association. The name of the Wisdom Creek Homeowners Association, Inc.

3. Recording Data for the Subdivision. The recording data for the Subdivision is shown on Exhibit A.
4. Mailing Address. The current mailing address for the Association is Wisdom Creek Homeowners Association, Inc., c/o Ronald J Corcoran, Essex HOA Management LLC 1221 N. I-35E Hwy. Suite 112 Carrollton, TX 75006.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

WISDOM CREEK HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit  
corporation.

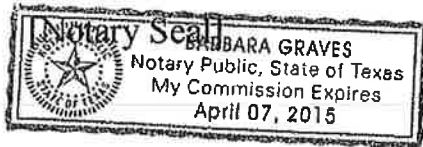
By:

  
\_\_\_\_\_  
Ronald J Corcoran, Managing Agent

STATE OF TEXAS       §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this Jan 2, 2014,  
by Ronald J Corcoran, Essex Association Management LP, dba Essex  
Management, Managing Agent for Wisdom Creek Homeowners Association, Inc.,  
a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
\_\_\_\_\_  
Notary Public Signature

Exhibit A  
[Recording Data for Wisdom Creek]

Plats of Wisdom Creek recorded in the Map or Plat Records of DALLAS County

Exhibit "A"

LEGAL DESCRIPTION (Wisdom Creek Phase 1)

Being a 15.247 acre tract of land situated in the John R. Bell Survey, Abstract No. 123, City of Dallas, Dallas County, Texas and being part of that 44.2206 acre tract conveyed to Camp Wisdom/Bainbridge 43 Joint Venture as recorded in Volume 92212, Page 5006, said 44.2206 acre tract being part of block 3/6929 of Canterbury Village, an addition to the City of Dallas, as recorded in Volume 70071, Page 1444, Deed Records, Dallas County, Texas and being all of a 24.1861 acre tract located in City of Dallas Block 6928, as conveyed to Metroplex Equities, Inc., Trustee, as recorded in Volume 72243, Page 1000, Deed Records, Dallas County, Texas, and being more particularly described as follows;

COMMENCING at a 1/2-inch iron rod found at the intersection of the South line of Camp Wisdom Road (a 95 foot right-of-way) with the West line of Bainbridge Drive (a 60 foot right-of-way);

THENCE South  $34^{\circ}22'00''$  East, leaving the south line of said Camp Wisdom Road and along the west line of said Bainbridge Drive a distance of 16.97 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a non-tangent curve to right having a radius of 257.00 feet and a chord that bears South  $28^{\circ}08'44''$  West a distance of 50.42 feet;

THENCE in a southwesterly direction along said curve to the right with the west line of said Bainbridge Drive, through a central angle of  $11^{\circ}15'32''$  an arc distance of 50.50 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 317.00 feet and a chord that bears South  $16^{\circ}30'45''$  West a distance of 188.14 feet;

THENCE in a southwesterly direction along said curve to the left continuing along the west line of said Bainbridge Drive, through a central angle of  $34^{\circ}31'32''$  an arc distance of 191.02 feet to a 1/2-inch iron rod found for corner;

THENCE South  $00^{\circ}45'00''$  East, continuing along the west line of said Bainbridge Drive a distance of 201.91 feet to a 5/8-inch iron rod with cap (stamped PETTTT\_RPLS 4087) set for the POINT of BEGINNING;

THENCE South  $00^{\circ}45'00''$  East, continuing along the west line of said Bainbridge Drive a distance of 670.77 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South  $89^{\circ}15'00''$  West, leaving the west line of said Bainbridge Drive a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $00^{\circ}45'00''$  East, a distance of 114.16 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $89^{\circ}15'00''$  West, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE North  $00^{\circ}45'00''$  West, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $89^{\circ}15'00''$  West, a distance of 465.65 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $08^{\circ}49'20''$  East, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $81^{\circ}10'40''$  West, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE North  $08^{\circ}49'20''$  West, a distance of 97.28 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $81^{\circ}10'40''$  West, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped set for corner, said point being in the east line of Chaucer Place (a 60 foot right-of-way);

THENCE North  $08^{\circ}49'20''$  West, along the east line of said Chaucer Place a distance of 202.60 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 1030.00 feet and a chord that bears North  $14^{\circ}00'55''$  West a distance of 186.45 feet;

THENCE in a northwesterly direction along said curve to the left and the east line of said Chaucer Place, through a central angle of  $10^{\circ}23'10''$ , an arc distance of 186.71 feet to a 1/2-inch iron rod found for corner;

THENCE North  $19^{\circ}12'30''$  West, continuing along the east line of said Chaucer Place a distance of 275.36 feet to a 1/2-inch iron rod found for corner, said point being the southwest corner of the Independent American Corp. tract as recorded in Volume 83066, Page 2027 of said Deed Records;

THENCE North  $70^{\circ}47'30''$  East, leaving the east line of said Chaucer Place and along the south line of said Independent American tract a distance of 240.69 feet to a 1/2-inch iron rod found for corner;

THENCE North  $89^{\circ}10'40''$  East, continuing along the south line of said Independent American tract a distance of 346.26 feet to a 1/2-inch iron rod found for corner, said point being the southeast corner of said Independent American tract;

THENCE South  $89^{\circ}41'58''$  East, a distance of 402.13 feet to the POINT of BEGINNING and containing 15.247 acres of land, more or less.

Exhibit "B"

LEGAL DESCRIPTION (Wisdom Creek Phase 2).

Being a tract of land situated in the John R. Bell Survey, Abstract No. 123, City of Dallas, Dallas County, Texas and being a part of the 44.2206 acre tract conveyed to Camp Wisdom/Bainbridge 43 Joint Venture as recorded in Volume 92212, Page 5006, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of Wisdom Creek Phase I, and said point being on the west right of way line of Bainbridge Road (60 foot right of way) an addition to the City of Dallas as recorded in Volume 2003-070, Page 110, of Map Records, Dallas County, Texas;

THENCE South  $00^{\circ}45'00''$  East, along the west line of said Bainbridge Drive, a distance of 1302.33 feet to a point for a corner, said point being the beginning of a non-tangent curve to the right;

THENCE Southwesterly, leaving the west line of said Bainbridge Drive, along the north line of Kimwood Drive (60 foot right-of-way) and the southerly boundary of said tract, along said curve to the right which has a chord that bears South  $52^{\circ}36'39''$  West for 277.23 feet, a central angle of  $55^{\circ}02'23''$  and a radius of 300.00 feet, for an arc distance of 288.19 feet to a point for a corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 24.38 feet to a point for corner;

THENCE North  $89^{\circ}56'10''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 153.87 feet to a point for corner;

THENCE North  $00^{\circ}49'20''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 3.47 feet to a point for corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 341.89 feet to a point for the beginning of a tangent curve to the right;

THENCE Northwesterly, leaving the north line of said Kimwood Drive, along said curve to the right which has a chord that bears North  $50^{\circ}16'13''$  West for 22.85 feet, a central angle of  $99^{\circ}11'53''$  and a radius of 15.00 feet, for an arc distance of 25.97 feet to a point, said point being in the east line of Chaucer Place (60 foot right-of-way) and the southwest corner of said tract;

THENCE North  $00^{\circ}49'20''$  West, along the east line of said Chaucer Place and the west line of said tract, a distance of 957.33 feet to a point for the beginning of a tangent curve to the left;

THENCE Northwesterly, continuing along the east line of said Chaucer Place and the west line of said tract, along said curve to the left which has a chord that bears North 04°49'15" West for 143.65 feet, a central angle of 07°59'51" and a radius of 1030.00 feet, for an arc distance of 143.77 feet to a point for a corner,

THENCE North 08°49'20" West, continuing along the east line of said Chaucer Place and the west line of said tract, a distance of 366.59 feet to a point for a corner, said point being the southwest corner of said Wisdom Creek Phase I;

THENCE leaving the east line of said Chaucer Place and along the southerly boundary of said Wisdom Creek Phase I as follows:

North 81°10'40" East, a distance of 115.00 feet to a point for a corner;

South 08°49'20" East, a distance of 97.28 feet to a point for a corner;

North 81°10'40" East, a distance of 56.00 feet to a point for a corner;

North 08°49'20" West, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 465.65 feet to a point for a corner;

South 00°45'00" East, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 56.00 feet to a point for a corner;

North 00°45'00" West, a distance of 114.16 feet to a point for a corner;

North 89°15'00" East, a distance of 115.00 feet to the POINT OF BEGINNING and containing 1,057,702.91 square feet or 24.28 acres of land, more or less.

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
01/27/2014 11:06:17 AM  
\$46.00  
201400018992



## Document Receipt Information

Reference Number: Essex - 28a - Certificate

<b>Instrument Number:</b>	201400018992
<b>No of Pages:</b>	6
<b>Recorded Date:</b>	1/27/2014 11:06:17 AM
<b>County:</b>	Dallas
<b>Officer Name:</b>	EFILELGOODSON
<b>Volume:</b>	
<b>Page:</b>	
<b>Recording Fee:</b>	\$46.00

AFTER RECORDING RETURN TO:

Ronald J. Corcoran  
Essex Management  
1221 N. I-35E. Hwy., Suite 112  
Carrollton, TX 75006

STATE OF TEXAS       §  
COUNTY OF DALLAS §

**Property Owners' Association Management Certificates  
OF Wisdom Creek Homeowners Association Inc.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of 1/11/14 by Wisdom Creek Homeowners Association, Inc., a Texas non-profit corporation (the "Associations").

WITNESSETH

WHEREAS, Encinos-Wisdom, Ltd. ("Declarant" has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Wisdom Creek Homeowners Association, Inc. dated October 23, 2003 (the "Declaration") recorded in Volume 2003210002457, in the Real Property Records of Dallas County, Texas which Declaration is incorporated herein for all purposes.

Whereas, Declarant has created the Association for the benefit of Wisdom Creek.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Wisdom Creek.
2. Name of the Association. The name of the Wisdom Creek Homeowners Association, Inc.



3. Recording Data for the Subdivision. The recording data for the Subdivision is shown on Exhibit A.
4. Mailing Address. The current mailing address for the Association is Wisdom Creek Homeowners Association, Inc., c/o Ronald J Corcoran, Essex HOA Management LLC 1221 N. I-35E Hwy. Suite 112 Carrollton, TX 75006.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

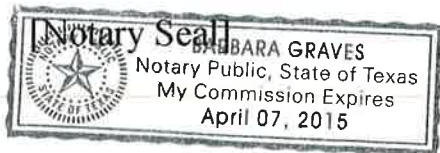
WISDOM CREEK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.

By:   
Ronald J Corcoran, Managing Agent

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this Jan 2, 2014, by Ronald J Corcoran, Essex Association Management LP, dba Essex Management, Managing Agent for Wisdom Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

Exhibit A  
[Recording Data for Wisdom Creek]

Plats of Wisdom Creek recorded in the Map or Plat Records of DALLAS County

Exhibit "A"

LEGAL DESCRIPTION (Wisdom Creek Phase 1)

Being a 15.247 acre tract of land situated in the John R. Bell Survey, Abstract No. 123, City of Dallas, Dallas County, Texas and being part of that 44.2206 acre tract conveyed to Camp Wisdom/Bainbridge 43 Joint Venture as recorded in Volume 92212, Page 5006, said 44.2206 acre tract being part of block 3/6929 of Canterbury Village, an addition to the City of Dallas, as recorded in Volume 70071, Page 1444, Deed Records, Dallas County, Texas and being all of a 24.1861 acre tract located in City of Dallas Block 6928, as conveyed to Metroplex Equities, Inc., Trustee, as recorded in Volume 72243, Page 1000, Deed Records, Dallas County, Texas, and being more particularly described as follows;

COMMENCING at a 1/2-inch iron rod found at the intersection of the South line of Camp Wisdom Road (a 95 foot right-of-way) with the West line of Bainbridge Drive (a 60 foot right-of-way);

THENCE South  $34^{\circ}22'00''$  East, leaving the south line of said Camp Wisdom Road and along the west line of said Bainbridge Drive a distance of 16.97 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a non-tangent curve to right having a radius of 257.00 feet and a chord that bears South  $28^{\circ}08'44''$  West a distance of 50.42 feet;

THENCE in a southwesterly direction along said curve to the right with the west line of said Bainbridge Drive, through a central angle of  $11^{\circ}15'32''$  an arc distance of 50.50 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 317.00 feet and a chord that bears South  $16^{\circ}30'45''$  West a distance of 188.14 feet;

THENCE in a southwesterly direction along said curve to the left continuing along the west line of said Bainbridge Drive, through a central angle of  $34^{\circ}31'32''$  an arc distance of 191.02 feet to a 1/2-inch iron rod found for corner;

THENCE South  $00^{\circ}45'00''$  East, continuing along the west line of said Bainbridge Drive a distance of 201.91 feet to a 5/8-inch iron rod with cap (stamped PETITT\_RPLS 4087) set for the POINT of BEGINNING;

THENCE South  $00^{\circ}45'00''$  East, continuing along the west line of said Bainbridge Drive a distance of 670.77 feet to a 5/8-inch iron rod with cap set for corner;

THENCE South  $89^{\circ}15'00''$  West, leaving the west line of said Bainbridge Drive a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $00^{\circ}45'00''$  East, a distance of 114.16 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $89^{\circ}15'00''$  West, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE North  $00^{\circ}45'00''$  West, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $89^{\circ}15'00''$  West, a distance of 465.65 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $08^{\circ}49'20''$  East, a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $81^{\circ}10'40''$  West, a distance of 56.00 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE North  $08^{\circ}49'20''$  West, a distance of 97.28 feet to a 5/8-inch iron rod with cap stamped set for corner;

THENCE South  $81^{\circ}10'40''$  West, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped set for corner, said point being in the east line of Chaucer Place (a 60 foot right-of-way);

THENCE North  $08^{\circ}49'20''$  West, along the east line of said Chaucer Place a distance of 202.60 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 1030.00 feet and a chord that bears North  $14^{\circ}00'55''$  West a distance of 186.45 feet;

THENCE in a northwesterly direction along said curve to the left and the east line of said Chaucer Place, through a central angle of  $10^{\circ}23'10''$ , an arc distance of 186.71 feet to a 1/2-inch iron rod found for corner;

THENCE North  $19^{\circ}12'30''$  West, continuing along the east line of said Chaucer Place a distance of 275.36 feet to a 1/2-inch iron rod found for corner, said point being the southwest corner of the Independent American Corp. tract as recorded in Volume 83066, Page 2027 of said Deed Records;

THENCE North  $70^{\circ}47'30''$  East, leaving the east line of said Chaucer Place and along the south line of said Independent American tract a distance of 240.69 feet to a 1/2-inch iron rod found for corner;

THENCE North  $89^{\circ}10'40''$  East, continuing along the south line of said Independent American tract a distance of 346.26 feet to a 1/2-inch iron rod found for corner, said point being the southeast corner of said Independent American tract;

THENCE South  $89^{\circ}41'58''$  East, a distance of 402.13 feet to the POINT of BEGINNING and containing 15.247 acres of land, more or less.

2003210 02504

Exhibit "B"

LEGAL DESCRIPTION (Wisdom Creek Phase 2)

Being a tract of land situated in the John R. Bell Survey, Abstract No. 123, City of Dallas, Dallas County, Texas and being a part of the 44.2206 acre tract conveyed to Camp Wisdom/Bainbridge 43 Joint Venture as recorded in Volume 92212, Page 5006, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of Wisdom Creek Phase I, and said point being on the west right of way line of Bainbridge Road (60 foot right of way) an addition to the City of Dallas as recorded in Volume 2003-070, Page 110, of Map Records, Dallas County, Texas;

THENCE South  $00^{\circ}45'00''$  East, along the west line of said Bainbridge Drive, a distance of 1302.33 feet to a point for a corner, said point being the beginning of a non-tangent curve to the right;

THENCE Southwesterly, leaving the west line of said Bainbridge Drive, along the north line of Kimwood Drive (60 foot right-of-way) and the southerly boundary of said tract, along said curve to the right which has a chord that bears South  $52^{\circ}36'39''$  West for 277.23 feet, a central angle of  $55^{\circ}02'23''$  and a radius of 300.00 feet, for an arc distance of 288.19 feet to a point for a corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 24.38 feet to a point for corner;

THENCE North  $89^{\circ}56'10''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 153.87 feet to a point for corner;

THENCE North  $00^{\circ}49'20''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 3.47 feet to a point for corner;

THENCE South  $80^{\circ}07'50''$  West, continuing along the southerly boundary of said tract and the north line of said Kimwood Drive, a distance of 341.89 feet to a point for the beginning of a tangent curve to the right,

THENCE Northwesterly, leaving the north line of said Kimwood Drive, along said curve to the right which has a chord that bears North  $50^{\circ}16'13''$  West for 22.85 feet, a central angle of  $99^{\circ}11'53''$  and a radius of 15.00 feet, for an arc distance of 25.97 feet to a point, said point being in the east line of Chaucer Place (60 foot right-of-way) and the southwest corner of said tract;

THENCE North  $00^{\circ}49'20''$  West, along the east line of said Chaucer Place and the west line of said tract, a distance of 957.33 feet to a point for the beginning of a tangent curve to the left;

THENCE Northwesterly, continuing along the east line of said Chaucer Place and the west line of said tract, along said curve to the left which has a chord that bears North 04°49'15" West for 143.65 feet, a central angle of 07°59'51" and a radius of 1030.00 feet, for an arc distance of 143.77 feet to a point for a corner;

THENCE North 08°49'20" West, continuing along the east line of said Chaucer Place and the west line of said tract, a distance of 366.59 feet to a point for a corner, said point being the southwest corner of said Wisdom Creek Phase I;

THENCE leaving the east line of said Chaucer Place and along the southerly boundary of said Wisdom Creek Phase I as follows:

North 81°10'40" East, a distance of 115.00 feet to a point for a corner;

South 08°49'20" East, a distance of 97.28 feet to a point for a corner;

North 81°10'40" East, a distance of 56.00 feet to a point for a corner;

North 08°49'20" West, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 465.65 feet to a point for a corner;

South 00°45'00" East, a distance of 10.00 feet to a point for a corner;

North 89°15'00" East, a distance of 56.00 feet to a point for a corner;

North 00°45'00" West, a distance of 114.16 feet to a point for a corner;

North 89°15'00" East, a distance of 115.00 feet to the POINT OF BEGINNING and containing 1,057,702.91 square feet or 24.28 acres of land, more or less.