

## **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:** Anglers Point
2. **Name of the Association:** Anglers Point Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

Anglers Point, according to the plat recorded in Instrument no. 2022-2329, Volume 7, Page 17, Official Public Records of Rains County, Texas.

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

Documents recorded in 2022-2918, Official Public Records of Rains County, Texas.

5. **Name and mailing address of the Association:** Anglers Point Property Owners' 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](mailto:Info@goodwintx.com)

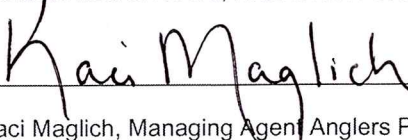
7. **Website address where all dedicatory instruments can be found:**

<https://dagpp.sites.townsq.io/> or [www.goodwintx.com](http://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 Fee: \$340

This management certificate is filed of record in Rains 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.

  
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By: Kaci Maglich, Managing Agent, Anglers Point Property Owners' Association, Inc., Duly Authorized Agent  
Signed: January 18, 2025

**AFTER RECORDING RETURN TO:**

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

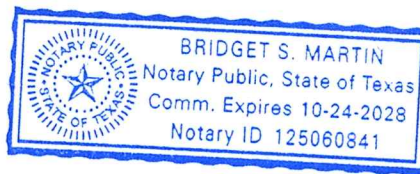
STATE OF TEXAS  
COUNTY OF RAINS

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This instrument was signed before me on January 18, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin  
Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



2025-423  
MANDY SAWYER  
COUNTY CLERK  
2025 Feb 18 at 01:44 PM  
RAINS COUNTY, TEXAS  
By: M. Ferguson, DEPUTY

REC NO: 256684

Rains County, Texas  
Mandy Sawyer, County Clerk

Emory, Texas  
(903) 473-5000



DATE : 02/18/2025

TIME : 01:44pm

YOUR CASHIER WAS: MFERGASON

REGISTER NO : MF

RECVD FROM: GOODWIN AND COMPANY

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS		2025-423	2	\$ 29.00
TOTAL FEES PAID				\$ 29.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 29.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 29.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 29.00
TOTAL FEES PAID	\$ 29.00

CHANGE DUE BACK \$ 0.00

---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 206357	\$ 29.00
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REC NO. 256684 CLOSED

Thank you

*Mandy Sawyer*  
County Clerk

150551

## Amount

29.00

**206357**

Amount

29.00

## 206357

Texas Capital Bank  
2350 Lakeside Blvd Suite 800  
Richardson, TX 75082  
32-1797/1110

DATE: 1/31/2025

\$29.00

TO THE Rains County  
ORDER 220 W. Quitman Street  
OF Ste B  
Emory, TX 75440 US

MEMO: Angler's Point

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