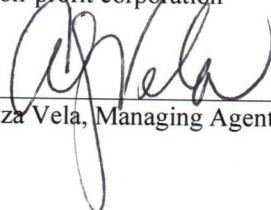


**MANAGEMENT CERTIFICATE FOR
MCALLEN SHARY ESTATES HOA**

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: McAllen Shary Estates
2. Name of the association: McAllen Shary Estates HOA
3. Mailing address: 620 S. 12th Steet
McAllen, TX 78501
4. Subdivision plat information: Document Number 3091336, Map Records of Hidalgo Country, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions for Shary Estates, executed on February 13, 2020, recorded in Document Number 3091331, Official Records of Hidalgo County, Texas
6. Association management or representative: Magnolia Property Management, Inc.
620 S. 12th Steet
McAllen, TX 78501
Telephone: (956) 630-4225
Email: info@magnoliapm.net
7. Website address: <https://magnoliapmnc.appfolio.com/connect/>
8. Property transfer fees: Resale Certificate: \$300.00 (standard); \$500.00 (expedited)

MCALLEN SHARY ESTATES HOA,
a Texas non-profit corporation


By: Arantza Vela, Managing Agent

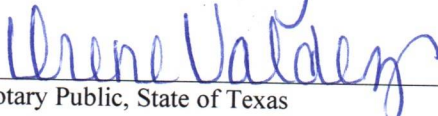
STATE OF TEXAS

COUNTY OF HIDALGO

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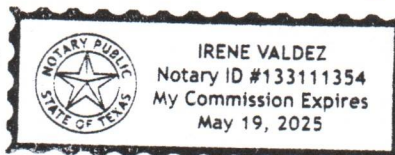
Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of McAllen Shary Estates HOA, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 23rd day of July, 2024.

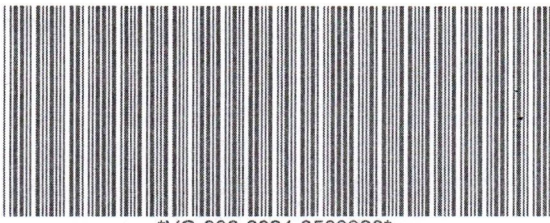

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Allen, Stein & Durbin, P.C.
Attorneys at Law
P.O. Box 101507
San Antonio, TX 78201



06453.0001.2603316.ia



VG-996-2024-3569928

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3569928

Billable Pages: 1

Recorded On: August 02, 2024 04:36 PM

Number of Pages: 2

CERTIFICATE

*****Examined and Charged as Follows*****

Total Recording: \$ 35.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

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 No: 3569928
Receipt No: 20240802000378
Recorded On: August 02, 2024 04:36 PM
Deputy Clerk: Luisa Vazquez
Station: CH-1-CC-K31

Record and Return To:

Allen, Stein, Durbin, PC
6243 IH-10 West, Suite 700
P.O Box 101507
San Antonio TX 78201



STATE OF TEXAS
COUNTY OF HIDALGO

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 Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas