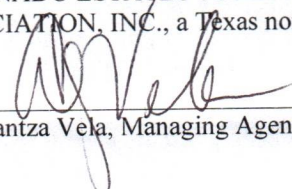


**MANAGEMENT CERTIFICATE FOR  
CORONADO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: Coronado Estates
2. Name of the association: Coronado Estates Subdivision Homeowners Association, Inc.
3. Mailing address: 620 S. 12<sup>th</sup> Street  
McAllen, TX 78501
4. Subdivision plat information: Volume 53, Page 84, amended by Document Number 2831665, Map Records of Hidalgo County, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions for Coronado Estates Subdivision, executed on July 9, 2007, recorded in Document Number 1782059, Official Records of Hidalgo County, Texas, as amended by First Amended Declaration of Covenants, Conditions, and Restrictions for Coronado Estates Subdivision, executed on May 30, 2012, recorded in Document Number 2312822, as re-recorded in Document Number 2319796, Official Records of Hidalgo County, Texas, as further amended by Second Amended Declaration of Covenants, Conditions, and Restrictions for Coronado Estates Subdivision, executed on June 9, 2017, recorded in Document Number 2831639, Official Records of Hidalgo County, Texas
6. Association management or representative: Magnolia Property Management Inc.  
620 S. 12<sup>th</sup> Street  
McAllen, TX 78501  
Telephone: (956) 630-4225  
Email: info@magnoliapm.net
7. Website address: <https://magnoliapmnc.appfolio.com/connect/>
8. Property fees: Transfer fee: \$100.00  
Resale certificate: \$200.00 (standard); \$400.00 (expedited)

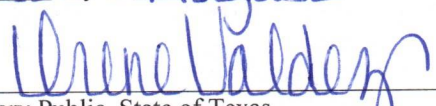
CORONADO ESTATES SUBDIVISION HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

By:  Arantza Vela, Managing Agent

STATE OF TEXAS           §  
   §  
COUNTY OF HIDALGO   §

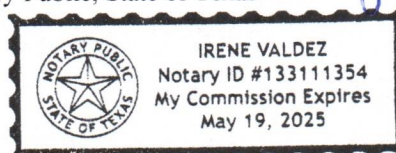
Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of Coronado Estates Subdivision Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed 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 21<sup>st</sup> day of August, 2024.

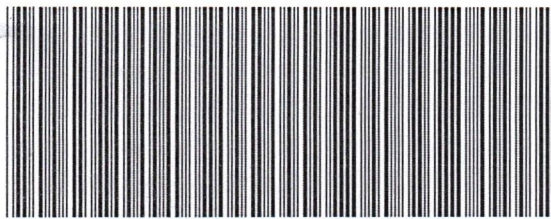
  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

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



06511.0001.2608131.ia



\*VG-996-2024-3577398\*

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

Document No: 3577398

Billable Pages: 1

Recorded On: August 30, 2024 03:28 PM

Number of Pages: 2

CERTIFICATE

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

Total Recording: \$ 35.00

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

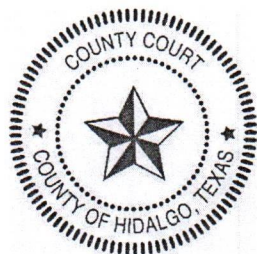
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3577398  
Receipt No: 20240830000283  
Recorded On: August 30, 2024 03:28 PM  
Deputy Clerk: Erika Gonzalez  
Station: CH-1-CC-K35

Record and Return To:

ALLEN, STEIN & DURBIN  
Po Box 101507 6243 IH-10 West, 7th Floor  
original returned to customer  
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