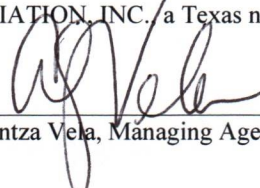


**MANAGEMENT CERTIFICATE FOR  
THE WOODLANDS ON MCCOLL HOMEOWNERS ASSOCIATION, INC.**

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

1. Name of subdivision: Woodlands Estates Subdivision
2. Name of the association: The Woodlands on McColl Homeowners Association, Inc.
3. Mailing address: 620 S. 12<sup>th</sup> Street  
McAllen, TX 78504
4. Subdivision plat information: Document Number 2023-3422632, Map Records of Hidalgo County, Texas
5. Declaration information: Declaration of Covenants, Conditions, and Restrictions for Woodlands Estates Subdivision, executed on April 6, 2023, recorded in Document Number 2023-3437042, Official Records of Hidalgo County, Texas, as amended by Amendment to Declaration of Covenants, Conditions, and Restrictions for Woodlands Estates Subdivision, executed on June 1, 2023, recorded in Document Number 2023-3452981, Official Records of Hidalgo County, Texas
6. Association management or representative: Magnola Property Management, Inc.  
620 S. 12<sup>th</sup> Street  
McAllen, TX 78504  
Telephone: (956) 630-4225  
Email: info@magnoliapm.net
7. Website address: <https://magnoliapminc.appfolio.com/connect/>
8. Property fees: Transfer fee: \$100.00  
Resale certificate: \$200.00 (standard); \$400.00 (expedited)

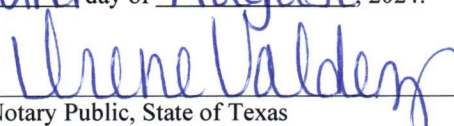
THE WOODLANDS ON MCCOLL HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation

  
By: Arantza Vela, Managing Agent

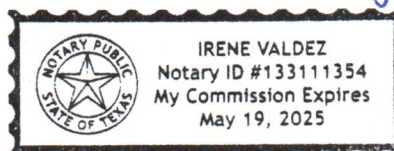
STATE OF TEXAS       §  
                                  §  
COUNTY OF HIDALGO   §

Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of The Woodlands on McColl 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.

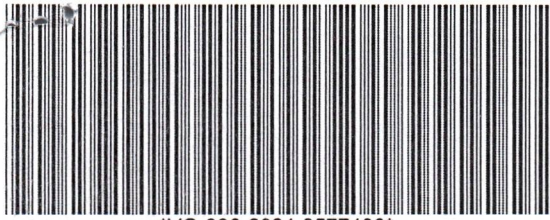
Given under my hand and seal of office the 22nd day of August, 2024.

  
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



06513.0001.2609309.ia



\*VG-996-2024-3577400\*

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

Document No: 3577400

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: 3577400  
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