

Doc-3640198

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

Document No: 3640198

Billable Pages: 1

Recorded On: April 16, 2025 03:56 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: 3640198
Receipt No: 20250416000282
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Deputy Clerk: Elisa Castillo
Station: CH-1-CC-K32

Record and Return To:

Corporation Service Company
919 North 1000 West

Logan UT 84321



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

MANAGEMENT CERTIFICATE FOR SJ VALLEY RANCH HOA INC.

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

1. Name of subdivision: Valley Ranch Subdivision
2. Name of the association: SJ Valley Ranch HOA Inc.
3. Mailing address: 620 S. 12th Street
McAllen, TX 78501
4. Subdivision plat information: Document Number 3215669, Map Records of
Hidalgo County, Texas
5. Declaration information: Declaration of Covenants, Conditions and
Restrictions for Valley Ranch Subdivision, executed
on April 22, 2021, recorded in Document Number
3215790, Official Records of Hidalgo County, Texas
6. Association management or
representative: Magnolia Property Management
620 S. 12th Street
McAllen, TX 78501
Telephone: (956) 630-4225
Email: info@magnoliapm.net
7. Website address: <https://magnoliapm.net/appfolio.com/connect/>
8. Property transfer fees: Resale Certificate: \$300.00 (Standard)
\$500.00 (Expedited)

SJ VALLEY RANCH HOA INC.,
a Texas non-profit corporation

By: Arantza Vela, Managing Agent

STATE OF TEXAS

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COUNTY OF HIDALGO

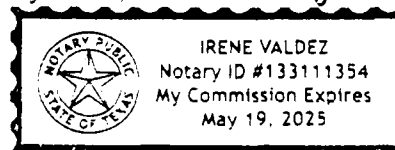
Before me, the undersigned notary public, on this day personally appeared Arantza Vela, Managing Agent of SJ Valley Ranch HOA Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and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

Given under my hand and seal of office the 16th day of April, 2025.

Irene Valdez
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



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