

\*VG-996-2024-3559463\*

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

Document No: 3559463

Billable Pages: 1

Recorded On: June 26, 2024 03:05 PM

Number of Pages: 2

## CERTIFICATE

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

Total Recording: \$ 35.00

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

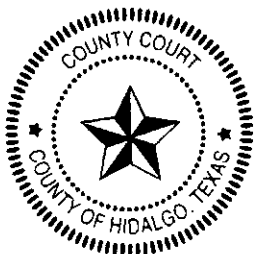
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

## File Information:

Document No: 3559463  
Receipt No: 20240626000295  
Recorded On: June 26, 2024 03:05 PM  
Deputy Clerk: Imelda Leal  
Station: CH-1-CC-K27

## Record and Return To:

Drodz Enterprises Inc  
PO Box 6075  
original returned to customer  
McAllen TX 78502



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.

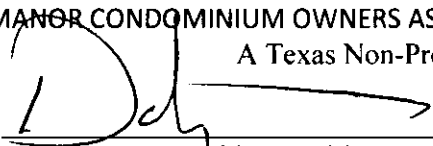
Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

MANAGEMENT CERTIFICATE  
FOR  
EDINBURG MANOR CONDOMINIUM OWNERS ASSOCIATION INC

The following information is being provided pursuant to Section 209, Texas Property Code and supersedes any prior management certificate filed by the Association:

1. Name of Subdivision:EDINBURG MANOR CONDOS - SEB
2. Name of the Association:EDINBURG MANOR CONDOMINIUM OWNERS ASSOCIATION INC
3. Mailing Address:P.O. Box 6075, McAllen, Texas, 78502
4. Subdivision Plat Information:Document No 1973-9493 A tract of land containing 1.64 acres out of lots 5 and 6, Subdivision I, Original Townsite, City of Edinburg, Hidalgo County, Texas: Beginning at the Northeast corner of lot 6, same being the South-east corner of Lot 5; Thence, with and along the East line of lot 6 South a distance of 194.0feet; Thence, with and along a line parallel to the North line of lot 6 West a distance of 243.0 feet; Thence, along a line parallel to the East line of lot 6, a total distance Of 315.8 feet; Thence, along a line parallel to the South line of lot 5 East a Distance of 54.5 feet; Thence, along a line parallel to the East line of lot 5 South A distance of 82.7 feet; Thence, along a line parallel to the North line of lot 5 East a distance of 46.0 feet; Thence, along a line parallel to the East line of lot 5 North a distance of 82.7 feet; Thence, along a line parallel to the South line of Lot 5 East a distance of 142.5 feet to a point in the East line of lot 5; Thence, Along the East line of lot 5 South a distance of 121.8 feet to the place of beginning.
5. Declaration Information:Condominium Declaration 1973-9493  
Bylaws 1973-9493
6. Association Management:Samson Property Management  
306 W. Nolana Avenue  
McAllen, Texas, 78504  
Telephone: (956) 202-0399  
Website:www.samsonpm.com  
E-mails: hoainfo@samsonpm.com  
david@samsonpm.com
7. Website address:www.townsq.io
8. Property transfer fees:Transfer fee charged by  
Samson Property Management: \$200.00  
  
Account Fee charged by  
Samson Property Management: \$100.00

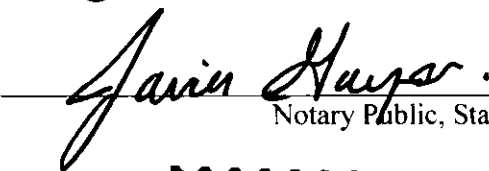
EDINBURG MANOR CONDOMINIUM OWNERS ASSOCIATION INC  
A Texas Non-Profit Corporation

  
By: David R. Rodriguez, Managing Agent

State of Texas §  
§  
County of Hidalgo §

Before me, the undersigned notary public, on this day personally appeared David Rodriguez, Managing Agent of EDINBURG MANOR CONDOMINIUM OWNERS ASSOCIATION INC, known to me or proved to me by presentation to me of 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 20<sup>th</sup> day of June, 2024.

  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:  
EDINBURG MANOR CONDOMINIUM OWNERS ASSOCIATION INC  
c/o Samson Property Management  
P.O. Box 6075  
McAllen, Texas 78502

