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

Document No: 3642583 Billable Pages: 2

Recorded On: April 25, 2025 10:18 AM Number of Pages: 3

CERTIFICATE

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

Total Recording: \$39.00

*****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: Record and Return To:

Document No: 3642583 Corporation Service Company

Receipt No: 20250425000073 919 North 1000 West

Deputy Clerk: Emmanuel Garza Logan UT 84321

Station: CH-1-CC-K31



Recorded On:

STATE OF TEXAS
COUNTY OF HIDALGO

April 25, 2025 10:18 AM

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.

Aster Burjuk J

Arturo Guajardo Jr. County Clerk

Hidalgo County, Texas

MANAGEMENT CERTIFICATE FOR ELDORADO AT THOUSAND OAKS BLOCK I HOMEOWNER'S ASSOCIATION, INC

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

1. Name of Subdivision: Block I of Eldorado at Thousand Oaks I, II, III

2. Name of the Association: Eldorado at Thousand Oaks Block I Homeowner's Association, Inc.

3. Mailing Address: 620 S. 12th Street
McAllen, TX 78501

McAllen, 1X 7630

4. Subdivision Plat Information: Document Number 3466554, Map Records of Hidalgo County,

Texas

5. Declaration Information: Declaration of Covenants, Conditions, and Restrictions for Block I

of Eldorado at Thousand Oaks I, II, III, executed on July 5, 2023, recorded in Document Number 3466530, Official Records of

Hidalgo County, Texas

6. Association Management or Magnolia Property Management

Representative: 620 S. 12th Street

McAllen, TX 78501 Telephone: (956) 630-4225 Email: info@magnoliapm.net

7. Website Address: https://magnoliapminc.appfolio.com/connect/

8. Property Transfer Fees: Resale Certificate: \$300.00 (Standard)

\$500.00 (Expedited)

ELDORADO AT THOUSAND OAKS BLOCK I

HOMEOWNER'S 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 Eldorado at Thousand Oaks Block I Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons 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 May of

AFTER RECORDING RETURN TO:

Tom L. Newton, Jr. Allen, Stein & Durbin, P.C. PO Box 101507 San Antonio, TX 78201

IRENE VALDEZ Notary ID #133111354 My Commission Expires May 19, 2025

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