

\*VG-996-2024-3593435\*

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

Document No: 3593435

Billable Pages: 1

Recorded On: October 29, 2024 03:08 PM

Number of Pages: 2

CERTIFICATE

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

Total Recording: \$ 35.00

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

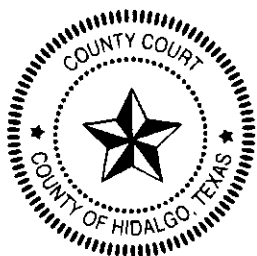
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document No: 3593435  
Receipt No: 20241029000260  
Recorded On: October 29, 2024 03:08 PM  
Deputy Clerk: Imelda Leal  
Station: CH-1-CC-K27

**Record and Return To:**

Canton Heights Subdivision  
306 W. Nolana Ave.  
original returned to customer  
McAllen TX 78504



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.

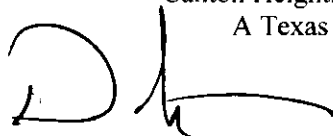
Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, Texas

**MANAGEMENT CERTIFICATE  
FOR  
Canton Heights Subdivision HOA 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: Canton Heights No. 2 Subdivision and Canton Heights No. 3 Subdivision
- 2. Name of the Association: Canton Heights Subdivision HOA, Inc.
- 3. Mailing Address: P.O. Box 6075, McAllen, Texas, 78502
- 4. Subdivision Plat Information: Document Number 3333899, (Canton Heights No. 2 Subdivision) recorded according to the Map and Plat Records in Hidalgo County, Texas on 04/20/2022. Document Number 3333934, (Canton Heights No. 3 Subdivision) recorded to the Map and Plat Records in Hidalgo County, Texas on 04/20/2022.
- 5. Declaration Information: Declaration of Covenants, Conditions and Restrictions for Canton Heights Subdivision, Document Number 3342459, recorded with Official Public Records Real Property of Hidalgo County, Texas on April 20, 2022.
- 6. Association Management: Samson Property Management  
306 W. Nolana Avenue  
McAllen, Texas 78504  
Telephone: (956) 202-0399  
Website: [www.samsonpm.com](http://www.samsonpm.com)  
E-mails: [hoainfo@samsonpm.com](mailto:hoainfo@samsonpm.com)  
[david@samsonpm.com](mailto:david@samsonpm.com)
- 7. Website address: [www.townsq.io](http://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

Canton Heights Subdivision HOA Inc.  
A Texas Non-Profit Corporation

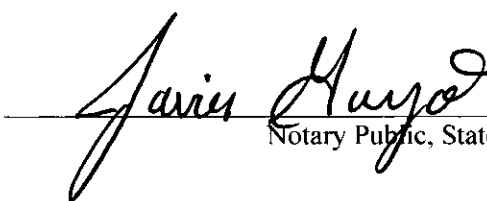


By: David R. Rodriguez, Managing Agent

State of Texas       §  
                              §  
County of Hidalgo   §

Before me, the undersigned notary public, on this day personally appeared David Rodriguez, Managing Agent of Canton Heights Subdivision HOA 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 29<sup>th</sup> day of October, 2024.

  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**  
Canton Heights Subdivision HOA Inc.  
c/o Samson Property Management  
P.O. Box 6075  
McAllen, Texas 78502

