

Management Certificate

of

Bentsen Park Subdivision HOA, a Texas non-profit organization

1. Name of Subdivision: Bentsen Park Subdivision, McAllen, Hidalgo County, Texas
2. Name of HOA: Bentsen Park Subdivision HOA
3. Subdivision recording date: Recorded on May 31, 2022 in Hidalgo County Clerk's Office under instrument number 3323616.
4. Declaration recording date: Recorded on March 23, 2022 in Hidalgo County Clerk's Office under instrument number 3323616.
5. Amendments to Declaration: Recorded on April 6, 2022 in Hidalgo County Clerk's Office under instrument number 3329183 and recorded on May 31, 2022 in Hidalgo County Clerk's Office under instrument number 3347464.
  - A. Association Mailing Address: 5200 N 42<sup>nd</sup> Street McAllen, Tx 78504
6. Manager or Designate Representative of HOA:
  - B. Name: Juan P. Mercado
  - C. Mailing address: 5200 N 42<sup>nd</sup> Street McAllen, Tx 78504
  - D. Telephone number: (956) 888-2373
  - E. E-mail address: [bentsenparkhoa@gmail.com](mailto:bentsenparkhoa@gmail.com)
7. HOA Website address as per 207.006, Tx Property Code: Not Applicable, subdivision does not consist of over 60 lots.
8. Fees:
  - A. Amount and frequency: \$250.00 per year
  - B. Transfer fees: \$125.00
  - C. Original Resale Certificate: \$125.00
  - D. Update Resale Certificate: \$50.00
  - E.
9. Signature:

Bentsen Park Subdivision HOA

By: \_\_\_\_\_

Juan P. Mercado, Director

The State of Texas \*

Acknowledgement

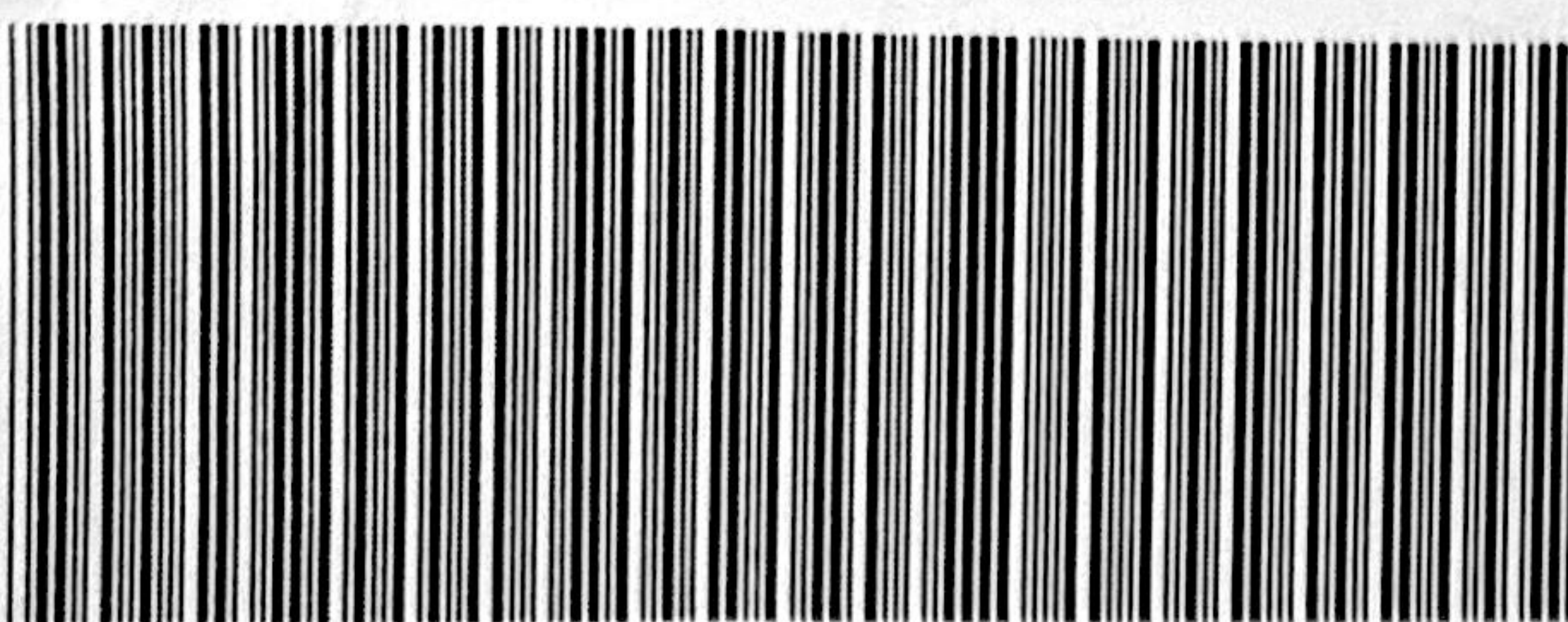
Country of Hidalgo \*

This instrument was acknowledged before me on this 7 day of February, 2025, by Juan P. Mercado, as Director of Bentsen Park Subdivision HOA, on behalf of the Association.



\_\_\_\_\_  
Notary Public, State of Texas





\*VG-996-2025-3620402\*

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

Document No: 3620402

Billable Pages: 1

Recorded On: February 07, 2025 02:45 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: 3620402  
Receipt No: 20250207000300  
Recorded On: February 07, 2025 02:45 PM  
Deputy Clerk: Rene Salinas  
Station: CH-1-CC-K17

Record and Return To:

JUAN P MERCADO  
5200 N. 42ND ST.  
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