

VG-996-2025-3641439

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

Document No: 3641439

Billable Pages: 1

Recorded On: April 22, 2025 10:37 AM

Number of Pages: 2

CERTIFICATE

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

Total Recording: \$ 35.00

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

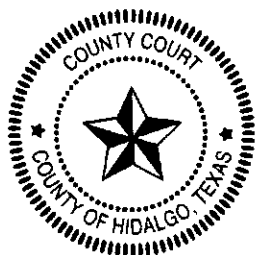
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3641439
Receipt No: 20250422000124
Recorded On: April 22, 2025 10:37 AM
Deputy Clerk: Imelda Leal
Station: CH-1-CC-K27

Record and Return To:

DRODZ Enterprises Inc.
P. O .Box 6075
original returned to customer
Mcallen TX 78502-6075



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
PECAN COVE HOMEOWNER'S ASSOCIATION, INC.

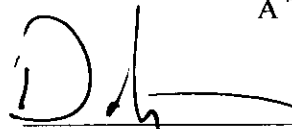
The following information is being provided pursuant to Section 209, Texas Property Code and supersedes any prior management certificate filed by the Association:

- 1. Name of Subdivision: Pecan Cove Subdivision
- 2. Name of the Association: Pecan Cove Homeowner's Association, Inc.
- 3. Mailing Address: P.O. Box 6075, McAllen, Texas, 78502
- 4. Subdivision Plat Information: Filed with Hidalgo County Texas on 02/27/2023 with Document Number 3425079
- 5. Declaration Information: Filed with Hidalgo County Texas on 03/08/2023 with Document Number 3428299
- 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.

Account Fee charged by Samson Property Management: \$100.00

Transfer fee charged by Pecan Cove Homeowner's Association, Inc.: \$100.00

Pecan Cove Homeowner's Association, Inc.
A Texas Non-Profit Corporation

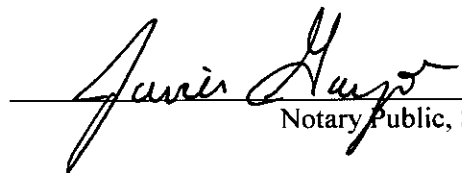


By: David R. Rodriguez, Managing Agent

State of Texas §
County of Hidalgo §

Before me, the undersigned notary public, on this day personally appeared David Rodriguez, Managing Agent of Pecan Cove Homeowner's 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 22nd day of April, 2025.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Pecan Cove Homeowner's Association, Inc.
c/o Samson Property Management
P.O. Box 6075
McAllen, Texas 78502

