

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

Document No: 3393709

Billable Pages: 3

Recorded On: October 31, 2022 03:05 PM

Number of Pages: 4

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

Total Recording: \$ 44.00

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

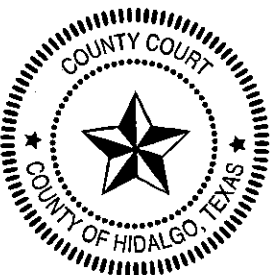
Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3393709
Receipt No: 20221031000321
Recorded On: October 31, 2022 03:05 PM
Deputy Clerk: Olga Garcia
Station: CH-1-CC-K21

Record and Return To:

Corporation Service Company
919 North 1000 West
Logan UT 84321



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
PYXIS HEIGHTS CONDOMINIUMS OWNER'S ASSOCIATION, INC.

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

1. **Name of Condominium:** PYXIS HEIGHTS CONDOMINIUMS

2. **Property:** A Being a 6.44 acre Triangularly Shaped Tract of Land, more or less, out of the Immediate Southeast Corner of Lot 6, Block 15, Steele & Pershing Subdivision, Hidalgo County, Texas, as per the Map or Plat thereof Recorded in Volume 08, Page 115, Deed Records of Hidalgo County, Texas, and, same being all of those lands bound on the North Side by a 50.0 Foot Hidalgo County Irrigation District No. 2 Canal Right-of-way, on the East Side by the Map of Espensen Acres and on the South by Yuma Ave., a 40.0 Foot Public Dedicated Roadway; said 6.44 Acre tract of land is more particularly described by metes and bounds as follows:

Commencing at a Nail Set on the Southeast Corner of Said Lot 6 located within Yuma Ave. same corner being the Southwest Corner of the Map of Espensen Acres, an addition to the City of McAllen, Hidalgo County, Texas, as per the Map or Plat thereof Recorded in Volume 19, Page 84, Map Records of Hidalgo County, Texas, for the Southeast Corner and POINT OF BEGINNING of this herein described triangularly shaped tract of land;

(1) Thence, North 81 Degrees 16 Minutes 56 Seconds West, Coincident with the South Line of said Lot 6 within Said Yuma Ave., a Distance of 882.14 feet to a nail set on intersection with the South Right-of-way Line of that certain 50.0 foot Hidalgo County Irrigation District No. 2 Right-of-way known as "Lateral E" as described by Metes and Bounds in Volume 120, Page 531-576, Deed Records of Hidalgo County, Texas, for the Southwest Corner of this herein described triangularly shaped tract of land;

(2) Thence, North 62 Degrees 52 Minutes 44 Seconds East, Coincident with the South Line of said 50.0 Foot Irrigation District Canal Right-of-way, a Distance of 1,086.36 feet to ½ inch diameter iron rod found on intersection with the East Line of said Lot 6 and further being located on intersection with the Northerly Projection of the West Line of said Map of Espensen Acres for the Northern Corner of this herein described triangularly shaped tract of land;

(3) Thence, South 08 Degrees 35 Minutes 09 Seconds West, Coincident with the East Line of said Lot 6 and with the West Line of said Espensen Acres, a distance of 616.07 feet passing the North Right-of-way line of said Yuma Ave., at a Distance of 636.07 feet in all to the POINT OF BEGINNING, containing 6.44 acres of land, more or less, of which the South 20.0 feet (or 0.78 acres, more or less) are located within the existing Right-of-way of said Yuma Ave., leaving 5.66 net acres of land, more or less.

- 3. **Name of the Association:** PYXIS HEIGHTS CONDOMINIUMS OWNER'S ASSOCIATION, INC., a Texas non-profit corporation

- 4. **Mailing Address:** 5111 N. McColl Rd., McAllen, Texas 78504

- 5. **Property recording information:** Warranty Deed (with Assumption) executed on November 18, 2016, recorded in Document Number 2774305, Official Public Records of Hidalgo County, Texas.

- 6. **Declaration information:** Declaration of PYXIS HEIGHTS CONDOMINIUMS, executed on October 7, 2022, recorded in Document Number 3387018, Official Public Records Real Property of Hidalgo County, Texas.

- 7. **Association management or Representative:**
 - AURORA PROPERTY MANAGEMENT
 - Attn: Eugenia Morales
 - 808 S. Shary Rd., Suite 5 #370
 - Mission, Texas 78572
 - Telephone: (956) 802-3375
 - E-mail: aurorapropertymanagement5@gmail.com

- 8. **Property transfer fees:** \$150.00 transfer fee

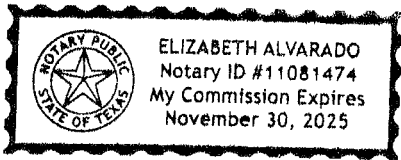
PYXIS HEIGHTS CONDOMINIUMS OWNER'S ASSOCIATION, INC., a Texas non-profit corporation

By: 
Oscar. A. Tamez Guerra, President

STATE OF TEXAS §
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COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day personally appeared Oscar A. Tamez Guerra, President of Pyxis Heights Condominiums Owner’s Association, Inc., a Texas non-profit corporation, known to me or proved to me by presentation to me of a 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 purposes and consideration expressed to it.

Given under my hand and seal of the office the 31st day of October, 2022.



A handwritten signature in black ink, consisting of a stylized, cursive name.

Notary Public, State of Texas

After Recording Return to:
Oscar A. Tamez Guerra
5111 N. McColl Rd.
McAllen, Texas 78504