



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
NOVEMBER 15, 2022
5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on NOVEMBER 15, 2022, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Discussion/Action on Replat Request by Paco Aldape from Gonzalez Engineering, representative for Pat Pace, Jr. and Elizabeth Conner Pace, owners of Lots 7 and 9 Section 8, to replat two lots into one lot
2. Discussion/Action on Rezone Request by Anthony DePonce, representative for Rancho Cordillera, LLC owner of 9.66 acres out of Share 1, Espiritu Santo Grant, to be changed from "A" Recreational District to "C" Multiple Family Dwelling District
3. Adjourn

Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on November 15, 2022, at 5:30 P.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Strategic Planning Committee of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on November 10, 2022 at 5:00 PM and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Fred Blanco, Town Administrator

1. Discussion/Action on Replat
Request by Paco Aldape from
Gonzalez Engineering,
representative for Pat Pace, Jr.
and Elizabeth Conner Pace,
owners of Lots 7 and 9 Section 8,
to replat two lots into one lot

Town of Rancho Viejo Administrator: Fred Blanco

We are requesting to submit a Re-Plat of two lots into one out of Lots Seven (7) and Nine (9), Section Six (6), and Section Eight (8), Rancho Viejo Subdivision, Cameron County, Texas, according to map recorded in Volume 26 , Pages 33 through 43, of the map records Cameron County, Texas.

**PREPARED FOR: PAT PACE Jr.
PHONE No. (956) 535-3477
317 SANTA ANA AVE.
RANCHO VIEJO, TX. 78575**

**Paco Aldape
Gonzalez Engineering
153 E. Price Rd.
Brownsville, Texas 78521
(956) 5465515**

RECEIVED
OCT 05 2022

BY: 

T-4301

RIO GRANDE VALLEY ABSTRACT CO., INC.
905 WEST PRICE RD.
BROWNSVILLE, TEXAS 78520
PHONE (956) 542-4367
FAX (956) 542-7041

CERTIFICATE AS TO TITLE AND LIENS

May 25, 2022

TO: **Gonzalez Engineering & Surveying**
153 E. Price Road
Brownsville, Texas 78521

Attn.: **Paco Aldape**

OWNER: ****PAT L. PACE JR AND ELIZABETH CONNER PACE**** by Texas General Warranty Deed with Vendor's Lien dated April 10, 2017, executed by Charles R. Youker and Lucinda L. Youker, Husband and Wife, recorded in Volume 22517, Page 127, Official Records of Cameron County, Texas. **(As to Lot 7)**

****PAT L. PACE JR AND ELIZABETH CONNER PACE**** by Warranty Deed dated April 10, 2017, executed by Charles R. Youker and Lucinda L. Youker, Husband and Wife, recorded in Volume 22516, Page 143, Official Records of Cameron County, Texas.
(As to Lot 9)

LEGAL: Lots Seven (7), and Nine (9), RANCHO VIEJO SUBDIVISION SECTION 8, Town of Rancho Viejo, Cameron County, Texas, according to map recorded in Volume 26, Page 33 through 43, Map Records, Cameron County, Texas.

LIENS: Deed of Trust dated April 10, 2017, recorded in Volume 22517, Page 130, Official Records of Cameron County, Texas, executed by Pat L. Pace Jr and Elizabeth Conner Pace, husband and wife, to Allan B. Polunsky, Trustee, securing the payment of one note of even date therewith in the sum of Three Hundred Twenty-Eight Thousand and 00/100 (\$328,000.00), payable to Academy Mortgage Corporation. **(As to Lot 7)**

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This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instruments found of record, and pertaining to the subject property.

It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title. By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extend for a one-year period from date herein, and for the amount paid for this information.

SUBJECT TO ERRORS AND OMISSIONS AS OF:

May 17, 2022 at 8:00 AM

RIO GRANDE VALLEY ABSTRACT CO., INC.



Jacqui Dempsey
President
JD/pc

CAMERON COUNTY TAX OFFICE
Antonio "Tony" Yzaguirre Jr.
835 E. Levee
Brownsville TX 78520
(956) 544-0800
www.cameroncountytax.org

TAX CERTIFICATE



Account:	52/0080/0000/0070/00	Billing No:	153889	Alt Acct No:	000000096291
		Sequence No.	115451	Proc Date:	05/25/2022
				Effective Date:	05/25/2022
Property Owner:	PACE PAT L JR & ELIZABETH CONNER			Acres:	0.4324
	317 SANTA ANA AVE			Exemption Codes:	H
	RANCHO VIEJO, TX 78575-9763				

Legal Desc:	LOT 7 RANCHO VIEJO SUBD SECTION VI	Property Loc:	317 SANTA ANA
	II		BROWNSVILLE TX

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 05/25/2022. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2021 - 0							
BROWNSVILLE I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of May, 2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of May, 2022							\$0.00

All taxes paid in full prior to and including the year 2021 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 05/25/2022

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
 ANTONIO "TONY" YZAGUIRRE JR.

BY: Ise Iniguez Deputy



ORIGINAL TAX RECEIPT
CAMERON COUNTY TAX OFFICE
www.cameroncountytax.org

CAMERON COUNTY TAX OFFICE
Antonio "Tony" Yzaguirre Jr.
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 52/0080/0000/0070/00
Billing Number: 153889
Alternate Account Number: 000000096291
PID:
Legal Description: LOT 7 RANCHO VIEJO SUBD SECTION VIII
Acres: 0.4324

Owner Name: PACE PAT L JR & ELIZABETH CONNER
Mailing Address: 317 SANTA ANA AVE
RANCHO VIEJO, TX 78575-9763

PAYMENT INFORMATION

Receipt Number: 778454
Reference Number: 8184329

Received By: IDI
Batch Number: 22145IDI

Process Type: MPW
Process Date: 05/25/2022
Process Time: 09:36:55

Effective Date: 05/25/2022

PROPERTY LOCATION: 317 SANTA ANA

Fees		
CERTFEE		10.00
Fees Applied:		10.00
	Total Applied:	10.00
	Total Amount Paid:	10.00
ACCOUNT BALANCE BEFORE PAYMENT:	10.00	
AFTER PAYMENT:	0.00	***** ACCOUNT PAID IN FULL *****

PAYMENT TENDER

Tender Type	Tender Reference	Tender Amount	Paid By
Cash		20.00	GONZALEZ ENGINEER

TAX INFORMATION

- Original Counter Receipt -

PAID
MAY 25 2022
CAMERON COUNTY TAX OFFICE
DEPUTY

PLEASE CHECK RECEIPTS
IMMEDIATELY THE
RECEIPTS WILL BE
CONSIDERED CORRECT
IF NOT REPORTED WITHIN
24 HOURS TO THE
TAX ASSESSOR.

2. Discussion/Action on Rezone
Request by Anthony DePonce,
representative for Rancho
Cordillera, LLC owner of 9.66
acres out of Share 1, Espiritu
Santo Grant, to be changed from
“A” Recreational District to “C”
Multiple Family Dwelling District

October 10, 2022

RECEIVED
OCT 14 2022
BY:

TO: Mr. Fred Blanco, Administrator,
Town of Rancho Viejo
Planning and Zoning Department

FROM: Rancho Cordillera, LLC
Golden Estancias, LLC
Anthony De Ponce, Development Manager

Dear Mr. Blanco,

On Behalf of Rancho Cordillera, LLC., I hereby request a zoning change for tract described as 9.66 acres out of share No. 1, Espiritu Santo Grant. (See Exhibit "A", which I understand at the time of Annexation was zoned Agricultural.

As you know, we have proposed the construction of Townhome and Duplexes. This project is being presented for approval and to be built therefore approval is and final permit obtained, therefore we are requesting the new zoning changes to Multifamily follow the uses outlined in our proposed improvement plat. We intended to follow these improvements to comply with the building requirements of the Town of Rancho Viejo to ensure the success of this project for the benefit of the adjacent community.

Enclosed you would find a copy of the plat outlined the uses of land according to the requested zoning. Also attached you would find the followings documents pertaining the proposed project:

- Attached:
1. Copy of Official Survey delivered for Annexation
 2. Copy of Certified Metes and Bounds of the 9.66 acres.

We respectfully request that the application be submitted to The Planning and Zoning Board for their consideration and approval. At your earliest opportunity.

Sincerely,


Anthony DePonce, Development Manager

H O M E L A N D
L A N D S U R V E Y I N G C O M P A N Y
P.O. BOX 598, OLMITO, TEXAS 78575
homelandsurveying@aol.com
CELL (956) 341-7683

METES AND BOUNDS DESCRIPTION
9.66 ACRES

BEING A TRACT OR PARCEL OF LAND CONTAINING **9.66 ACRES**, OUT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Volume 20184, page 225, Official Records of Cameron County Texas), OUT OF CERTAIN 119.824 ACRE TRACT (described as 120.00 Acres), OUT OF A CERTAIN 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED 12/03/1971, (Cameron County Deed Records, Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, SAID 9.66 ACRES PARTLY LYING WITHIN THE CORPORATE LIMITS OF THE TOWN OF RANCHO VIEJO. SAID **9.66 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID 39.082 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION (as recorded in Cabinet 1, Slot 2582-A, Map Records of Cameron County, Texas), FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 06degrees 43 minutes 37 seconds WEST, ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 1143.00 FEET, TO A POINT IN THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING ON THE EAST LINE OF SAID 39.082 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF A CERTAIN 5.00 ACRE TRACT (Recorded in Volume 20184, Page 225, official records of Cameron County, Texas), FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF CANTEROS DRIVE (50 FEET OF RIGHT OF WAY), BEARS SOUTH 06 deg. 43 min. 37 sec. WEST, A DISTANCE OF 99.93 FEET;

THENCE, NORTH 83 degrees 16 minutes 23 seconds WEST, LEAVING THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, AND THE EAST LINE OF SAID 39.082 ACRES, AND ALONG THE NORTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 368.01 FEET TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 06 degrees 43 minutes 57 seconds EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, AND EAST LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 1143.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF SAID 39.082 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

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OCT 14 2022
BY:

THENCE, SOUTH 83 degrees 16 minutes 23 seconds EAST, ALONG THE NORTH LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 368.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING WITHIN THESE METES AND BOUNDS 9.66 ACRES, OF LAND, MORE OR LESS.



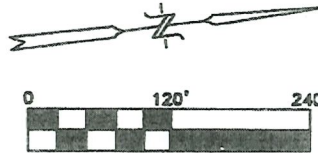
[Handwritten signature]

RECEIVED
OCT 14 2022
BY: *[Signature]*

N 7°16'37" E

TRACT III
39.757 ACRES
(VOLUME 20184, PAGE 225, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS)

NORTHWEST CORNER
OF 39.08 ACRE TRACT
1802.33'
300.01'



TRACT II
39.082 ACRES
(CABINET I, SLOT 2582-A MAP RECORDS)

RECEIVED
OCT 14 2022

BY:

