



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
JANUARY 26, 2023  
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on JANUARY 26, 2023, at 9:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

This Notice and Meeting Agenda are posted online at: [www.ranchoviejotexas.com](http://www.ranchoviejotexas.com). The agenda packet will also be posted online no less than 24 hours before the meeting.

1. Call to Order
2. Roll Call
3. Approval of Minutes – July 13, 2022, July 14, 2022
4. Public Hearing 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
5. 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
6. Public Hearing 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
7. 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
8. Adjourn

Fred Blanco, Town Administrator



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 Planning and Zoning Commission 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 January 12, 2023 at 5:00 P.M. 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. Call to Order

## 2. Roll Call

### 3. Approval of Minutes – July 13, 2022 & July 14, 2022



TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
JULY 13, 2022

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on July 13, 2022, at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER

---

The meeting was called to order by Oscar Gonzalez at 9:05 a.m.

2. ROLL CALL

---

Roll call was made by Fred Blanco, Town Administrator. Members present at the meeting were: Mr. Oscar Gonzalez, Mr. Craig Grove, Mr. Filiberto Conde, and Ms. Paulina Vega

A quorum was present at the meeting.

Legal counsel David Irwin and Town Administrator, Fred Blanco were also present.

Those present in the audience were:  
There was no public in the audience.

3. ADJOURN INTO EXECUTIVE SESSION, AS AUTHORIZED BY SECTION 551.071 (2) OF CHAPTER 551 OF THE GOVERNMENT CODE TO DISCUSS WITH ATTORNEYS MATTERS IN WHICH THE DUTY OF THE ATTORNEYS UNDER THE RULES OF PROFESSIONAL CONDUCT CLEARLY CONFLICTS WITH CHAPTER 551. a. CONSULTATION WITH LEGAL COUNSEL CONCERNING REZONE REQUEST BY GOLF & RESORTS INVESTMENTS, LLC:

---

Motion was made by Oscar Gonzalez, seconded by Paulina Vega, and unanimously carried, to go into Executive Session, as authorized by Section 551.071 (2) of Chapter 551 of the Government Code to discuss with attorneys matters in which the duty of the attorneys under the Rules of Professional Conduct clearly conflicts with Chapter 551. a. Consultation with legal counsel concerning rezone request by Golf & Resorts Investments, LLC.

The meeting was reconvened at 9:45 a.m.

4. ADJOURN:

---

The meeting was adjourned at 9:46 a.m.

BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
Oscar Gonzalez, Chairman

DATE: \_\_\_\_\_

TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
MINUTES OF A REGULAR MEETING  
JULY 14, 2022

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on July 14, 2022, at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER

---

The meeting was called to order by Oscar Gonzalez at 9:00 AM.

2. ROLL CALL

---

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were: Mr. Oscar Gonzalez, Mr. Craig Grove, Mr. Filiberto Conde, and Ms. Paulina Vega

A quorum was present at the meeting.

Legal counsel David Irwin and Town Administrator, Fred Blanco were also present.

Those present in the audience were:

Conrad Bodden	Adriana McDermid	Marcela Lawler	Clifford Rowell
Dixie Rowell	Liliana de la Garza	Winifred Marshall	Jane Hollon
Elizabeth Maldonado	Ted Hollon	Kaye Fullerton	Fred Kennedy
Sarah Graham	Dionel Ortiz	Suzie McDonough	Jimmy McDonough
Antonio Llongueras	Bridget Neubauer	Mariana Tumlinson	Tom Paravato
William R.	David Tumlinson	Lillian Grady	Armando Garza
Luigi Cristiano	Alfredo Trevino	Daniel de Leon	Juanita "Janie" Alvarado
Rita V. Conde	Josefina Barroso	Leo Maldonado	Adriana Cancino
Anthony George	Joseph George	Mehrzad Setayesh	W. T. G?
Benilde Olvera	Rolando Olvera	Patrick Harris	Kirk Hudkins
Angela Nix	Julio Trevino	Tim Tillman	Arturo Hernandez
M. Leticia Rodriguez	Maria T. Perez	Peter Harris	Pedro E. Lire
Pete Sepulveda	Louise Rigney	George Rigney	Rebekkah Sepulveda
Myrna Sepulveda	Yarezi Sepulveda	Gregg N. McCumber	Armando Hernandez
Ruben Rodriguez	Sandra Rodriguez	Marsletta Knapp	Dolores Rodriguez
Nancie Hoover	Don Breeden	Ethel Cantu	Reynaldo Cantu
Doug Penticoff	Michael Stone	Enedelia Dena	Astrid Torres
Betty Lawrence	Janie Hughes	Robert Vastano	Angelica Cristiano
Mark Kroll	Ulrich Weisse/Rosie Weisse	Leonel Alejandro	Gilberto Elizondo
Robert & Christine Slayer	Michael & Edith Costa	Geoff Bogorad	Rossana Bogorad
Star Jones	John & Jessica Shergold	Dr. & Mrs. A. Burgen	Shannon Garret
Hisako Tachibana	Steven	Elizabeth Harris	Maria P. Vicinaiz
Gil Vicinaiz	Burgess	Christine & Damian Galvan	Victor Sanchez
Roberto Medrano	Fred Nunez	Liz A. Nunez	Claudia Krauss
Carmine Auditore	Liliana Auditore	Aide Escalante	Fabio D. Ramos
Annette Nguyen	Chi Nguyen	Larry Jokl	Jerry L. Hatley
Luis Alberto Lash	Edward R. Lash	Edith McCumber	Jorge Mazzini
Aide & Marcos Garcia	Rogelio Castillo Trevino		



### 3. APPROVAL OF MINUTES – AUGUST 6, 2021:

---

Motion was made by Craig Grove, seconded by Filiberto Conde, and unanimously passed, to approve the minutes of a regular P&Z Commission meeting held on August 6, 2021, as written.

### 4. PUBLIC HEARING ON REZONE REQUEST BY BRIDGET NEUBAUER, A REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, OWNER OF RANCHO VIEJO - RANCHO VIEJO EL ANGEL GOLF COURSE SECTION 5-10 AND RANCHO VIEJO SEC 7 LOT 132, 142.829 AC OUT OF 144.322 AC OUT OF 146.195 AC OUT OF 149.844 AC OF 154.296 ACS, TO REZONE FROM RECREATIONAL DISTRICT TO SINGLE-FAMILY DISTRICT:

---

The public hearing was opened. Legal Counsel, David Irwin mentioned that there would be a 3-minute-time limit for public comments. Mr. Conrad Bodden stated that there were about 19 residents that gifted him their minutes and that he would speak and present a PowerPoint on their behalf. Mr. John Shergold objected to the limitations during a public meeting.

Mrs. Marcela Lawler wanted to clarify that the club's rezone request is in the best intentions and for the future of the Town of Rancho Viejo. There is nowhere else for Rancho residents to support the club. There was a lack of communication, the club does not want to downsize and the request to rezone is for single-family lots. The development will be in an orderly fashion, and they will be working with the city and residents.

Mr. Ronne Rodriguez commented on the rules and regulations, and the requirements and conditions for a rezone. There are no plans provided for the development, it is not a small request. He is requesting that the request for rezoning be denied. Mr. Pete Sepulveda talked about a master plan for development and zoning laws to be considered, he requested the rezone request be rejected. Mr. Fred Kennedy talked about the golf course not being maintained and ordinance enforcement, there is no master plan and he stated that he is against the rezoning request. Mr. David Tumlinson mentioned that the land restrictions for the golf course remain in place, the restrictions include public participation and the removal of public officials. Citizens are against the rezoning request. Mr. Peter Harris mentioned the land use restrictions are in place and are binding, he requested they deny the request for rezoning. Mr. John Shergold objected to the open meeting and stated that it should be the will of the people. He also talked about the availability of services and the proper procedures for development. He stated that he is against the rezoning request. Mr. Jimmy McDonough talked about several concerns regarding the rezoning request and that the commission should consider the property values of the existing landowners.

Mr. Conrad Bodden spoke on behalf of several residents, he provided a list of 152 signatures and submitted copies of a PowerPoint slideshow about the land use restrictions that he presented, he asked for these submittals to be taken as part of the record and to be attached to the minutes for this meeting.

Mr. Bodden stated that it should be an easy decision for the commission not to consider a change to a court order that is in place. He talked about Town ordinances established and that the public hearing is for the voice of the people. He also stated that the essential purpose of the restrictions and a final judgment and order was voted on by the residents, and it was the intent to keep green areas. This rezone request would impact everybody. His request is for the P&Z Commission is to reject the rezoning request.



Mrs. Angela Nix stated that she is opposed to the rezoning request, she also mentioned there is conflict of interest. Mr. Tom Paravato, Mr. Victor Sanchez, Mr. Clifford Rowell, Ms. Sandra Rodriguez, Mrs. Leticia Rodriguez, all opposed the rezone request, they mentioned that the property is in violation of town ordinances and that they need to follow current land restrictions with the abandonment of the golf course.

Mr. Luigi Cristiano mentioned that he is opposed to rezoning and commented on his support to the club.

After everyone was given an opportunity to speak on the matter the public hearing was closed.

5. CONSIDERATION/ACTION ON REZONE REQUEST BY BRIDGET NEUBAUER, A REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, OWNER OF RANCHO VIEJO - RANCHO VIEJO EL ANGEL GOLF COURSE SECTION 5-10 AND RANCHO VIEJO SEC 7 LOT 132, 142.829 AC OUT OF 144.322 AC OUT OF 146.195 AC OUT OF 149.844 AC OF 154.296 ACS, TO REZONE FROM RECREATIONAL DISTRICT TO SINGLE-FAMILY DISTRICT:

---

Motion was made by Ms. Paolina Vega, seconded by Mr. Craig Grove, and unanimously carried, to not approve the rezone request. Ms. Vega stated that there is not proper documentation, they need more clear and detailed information.

6. CONSIDERATION/DISCUSSION/ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN TO AMEND THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 14 – BUILDINGS AND BUILDINGS REGULATIONS ARTICLE II. TECHNICAL CODES SEC. 14-21 – INTERNATIONAL RESIDENTIAL CODE. THE TOWN HEREBY ADOPTS THE 2003 INTERNATIONAL RESIDENTIAL CODE FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS AND ALL AMENDMENTS THERETO EXCEPT AS MODIFIED BY ORDINANCE NO. 3E; ALL AMENDMENTS ARE ADOPTED BY REFERENCE AND INCORPORATED HEREIN. ALL RESIDENTIAL CONSTRUCTION WITHIN THE TOWN SHALL BE IN COMPLIANCE WITH SAID CODE. AND SEC. 14-22 – TECHNICAL CODES ADOPTED. THE TOWN HEREBY ADOPTS THE 2003 INTERNATIONAL BUILDING CODE, 2003 INTERNATIONAL FIRE CODE, 2003 INTERNATIONAL MECHANICAL CODE, 2003 INTERNATIONAL FUEL GAS CODE THE 2005 NATIONAL ELECTRICAL CODE AND ALL AMENDMENTS THERETO EXCEPT AS MODIFIED BY ORDINANCE NO. 3E AND LATER AMENDMENTS ADOPTED BY THE BOARD. ALL CONSTRUCTION WITHIN THE TOWN SHALL BE IN COMPLIANCE WITH SAID CODES. AND SEC. 14-23 – SWIMMING POOL CODE ADOPTED. THE TOWN ADOPTS THE STANDARD SWIMMING POOL CODE, 1985 EDITION, AS PUBLISHED BY THE SOUTHERN BUILDING CODE CONGRESS. THE ENCLOSURE REQUIRED BY SECTION 315 OF SAID CODE SHALL COMPLY WITH ANY ORDINANCES, RULES OR REGULATIONS THAT THE TOWN HAS ENACTED REGARDING FENCES, TO UPDATE TO THE 2018 VERSION:

---

Motion was made by Mr. Craig Grove, seconded by Ms. Paolina Vega, and unanimously approved to recommend to the Board of Aldermen to amend the Town of Rancho Viejo Code of Ordinances Chapter 14 – Buildings and Buildings Regulations Article II. Technical Codes Sec. 14-21 – International residential code. The town hereby adopts the 2003 International Residential Code for one-family and two-family dwellings and all amendments thereto except as modified by Ordinance No. 3E; all amendments are adopted by reference and incorporated herein. All residential construction within the town shall be in compliance with said code. AND Sec. 14-22 – Technical codes adopted. The town hereby adopts the 2003 International Building Code, 2003 International Fire Code, 2003 International Mechanical Code, 2003 International Fuel Gas Code the 2005 National Electrical Code and all amendments thereto except as modified by Ordinance No. 3E and later amendments adopted by the board. All construction within the town shall be in compliance with said codes AND Sec. 14-23 – Swimming pool code adopted. The town



adopts the Standard Swimming Pool Code, 1985 edition, as published by the Southern Building Code Congress. The enclosure required by section 315 of said code shall comply with any ordinances, rules or regulations that the town has enacted regarding fences, to update to the 2018 version.

7. CONSIDERATION/DISCUSSION/ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN TO AMEND THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 54- SUBDIVISIONS ARTICLE III. - GENERAL REQUIREMENTS AND DESIGN STANDARDS SEC. 54-21. - LOT SPECIFICATION (A) NO LOT MAY BE PLATTED FOR RESIDENTIAL USE UNLESS THE SAME CONTAINS A MINIMUM OF 15,000 SQUARE FEET OF SURFACE AND HAS A MINIMUM AVERAGE WIDTH OF 80 FEET OR MORE AND A MINIMUM AVERAGE DEPTH OF 80 FEET OR MORE. CORNER LOTS MUST BE 17,400 SQUARE FEET. THE LOT AREA SHALL BE COMPUTED EXCLUSIVE OF ALL EASEMENTS, EXCEPT MAIN LINE EASEMENTS FOR PUBLIC UTILITIES, SUCH AS, ELECTRIC, TELEPHONE AND CABLE TV - TO REDUCE THE 15,000 SQUARE FEET LOT SIZE REQUIREMENT TO 9,600 SQUARE FEET:

---

Mr. Roberto Medrano, representative for Mr. Anthony DePonce, Developer went over their request, this proposal is only for newly annexed land in the future and to reduce the lot specification to be a minimum of 9,600 square feet. The location of Mr. DePonce's proposal is under annexation and is located west of the current Las Haciendas Subdivision. The proposed annexation to be developed would annex 225 lots, not including commercial property.

The Commission members asked several questions regarding the current lot specification and proposed changes. Mr. Oscar Gonzalez said that the current average for properties in the Town are 15,000 square feet to ½ acre lots.

Mr. Ulrich Weisse, Mr. Leonel Alejandro, Mr. Conrad Bodden, Ms. Nancy Hoover and Mr. Jimmy McDonough were all opposed to the reduction of lot sizes.

8. CONSIDERATION/DISCUSSION/ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN TO AMEND THE TOWN OF RANCHO VIEJO CODE OF ORDINANCES CHAPTER 26 – FIRE PREVENTION AND PROTECTION ARTICLE III. – OPEN BURNING SEC. 26-48 – OUTDOOR BURNING PROHIBITED. NO PERSON SHALL BURN ANY WOOD, BRUSH, TRASH, PAPERS, RUBBISH OR GARBAGE OUT-OF-DOORS ANYWHERE IN THE TOWN - TO ALLOW OPEN BURNING FOR NEW DEVELOPMENT:

---

Mr. Roberto Medrano went over their request in regard to the Town's outdoor burning ordinance. He mentioned that the changes would be a tool for them to be able to clear newly developed property at a more reasonable price and that this is typical in other cities and counties.

Mr. Leonel Alejandro, Mr. Peter Harris and Mr. Conrad Bodden were all opposed to any changes to allow burning in Rancho Viejo. They stated that this would be a hazard and that it is concerning for the entire city. This request would be premature if the land is not annexed into Rancho Viejo yet and costs for development should be included when planning any development.

Motion was made by Mr. Craig Grove, seconded by Ms. Paolina Vega, and unanimously carried to close the public comment.

Motion was made by Ms. Paolina Vega, seconded by Mr. Craig Grove, and unanimously carried, to not approve the request to allow open burning for new development.

9. ADJOURN:

---

The meeting was adjourned at 11:26 A.M.

BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
Oscar Gonzalez, Chairman

DATE: \_\_\_\_\_

4. Public Hearing 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 Adminstrator: 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:  .....



OWNER OF LOTS SEVEN (7), AND NINE (9), RANCHO VIEJO SUBDIVISION SECTION 8 & 9, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 28, PAGE 38, MAP RECORDS OF CAMERON COUNTY, TEXAS, HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF "BALANCED YIELD SUBDIVISION, SECTION VIII, RE-PLAT OF LOTS 7 AND 9" AND HEREBY DESIGNATE TO THE PUBLIC USE PARKWAY, THE STREETS, ALLEYS, EASEMENTS FOR THE PURPOSE INDICATED) SHOWN THEREIN ALL SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN AN INSTRUMENT TO BE FILED CONCURRENTLY HEREWITH WITH THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

PAT PACE, JR. \_\_\_\_\_ ELIZABETH GONNER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PAT PACE, JR., KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS \_\_\_\_\_ THE DAY OF \_\_\_\_\_, 2022, A.D.

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AS VALUERS TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

TONY YRAGUIRRE, JR.  
ASSESSOR & COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.

THE STATE OF TEXAS  
COUNTY OF CAMERON

I, SILVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ 2022, WITNESS THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THE MAP RECORDS OF SAID COUNTY, COULD BE \_\_\_\_\_

SILVIA PEREZ  
COUNTY CLERK OF CAMERON COUNTY, TEXAS

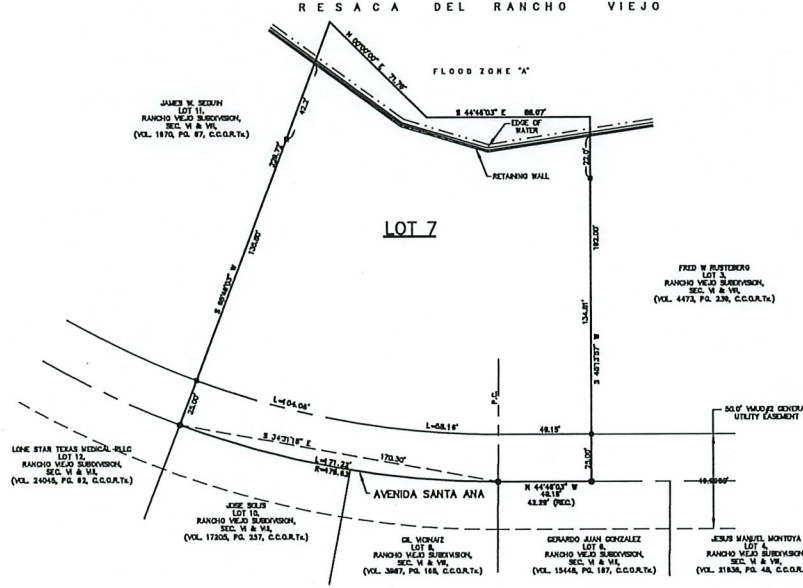
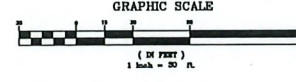
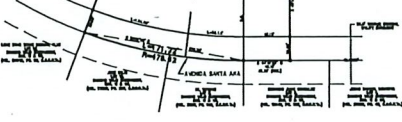
PLANNING AND ZONING COMMISSION APPROVAL

I, \_\_\_\_\_ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF RANCHO VIEJO, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS \_\_\_\_\_ 2022, VERSION OF THE FINAL PLAT OF "BALANCED YIELD SUBDIVISION, SECTION VIII, RE-PLAT OF LOTS 7 AND 9" WITH SAID PLAT CONSISTING OF A TOTAL OF 1 SHEET OF WHICH THIS IS SHEET NUMBER 1 AND HEREBY DECLARE THAT ANY TAMPING WITH SAID PLAT AFTER THE APPROVED DATE, SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL MANAGER  
VALLEY MUNICIPAL DISTRICT NO. 1



BEING 0.848 ACRES OUT OF LOTS SEVEN (7) AND NINE (9) OF RANCHO VIEJO SUBDIVISION SECTION 8 & 9, ACCORDING TO THE MAP ON PLAT RECORDED IN VOLUME 28, PAGE 38, MAP RECORDS OF CAMERON COUNTY TEXAS IN SHAVE 28 OF THE ESPARTE SANTI GRANT IN CAMERON COUNTY, TEXAS, AND SAID 0.848 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF AVENIDA SANTA ANA, NORTH 44°45'00" WEST A DISTANCE OF 48.15 FEET (48.15 FEET RECORDED) TO A POINT ON THE CENTERLINE OF AVENIDA SANTA ANA FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF AVENIDA SANTA ANA, NORTH 44°45'00" WEST A DISTANCE OF 48.15 FEET (48.15 FEET RECORDED) TO A POINT ON THE CENTERLINE OF AVENIDA SANTA ANA, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 478.83 FEET AND CURVE DISTANCE 171.31 FEET (OL BEARING N 33°01'18" W DISTANCE 170.26) TO THE NORTHWEST CORNER OF LOT 9 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE CENTERLINE OF AVENIDA SANTA ANA, NORTH 65°45'00" EAST ALONG THE NORTH BOUNDARY LINE OF LOT 8, AT A DISTANCE OF 33.00 FEET, A CONCRETE MONUMENT SET ON THE EAST RIGHT-OF-WAY LINE OF AVENIDA SANTA ANA, AT AN ADDITIONAL DISTANCE 13.86 FEET TO A CONCRETE MONUMENT SET ON LINE, AND A TOTAL DISTANCE OF 218.77 FEET TO THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; SAID CORNER LIES IN THE RESACA DEL RANCHO VIEJO;

THENCE, ALONG THE EAST BOUNDARY LINE OF LOT 8 AND THE APPROXIMATE CENTERLINE OF THE RESACA DEL RANCHO VIEJO, SOUTH 07°00'00" WEST A DISTANCE OF 717.8 FEET TO THE SOUTHWEST CORNER OF LOT 8, AND A CORNER OF THE TRACT HEREIN DESCRIBED; SAID CORNER LIES IN THE RESACA DEL RANCHO VIEJO;

THENCE, ALONG THE EAST BOUNDARY LINE OF LOT 7 AND THE APPROXIMATE CENTERLINE OF THE RESACA DEL RANCHO VIEJO, SOUTH 44°45'00" WEST A DISTANCE 81.0 FEET TO THE SOUTHWEST CORNER OF LOT 7 AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; SAID CORNER LIES IN THE RESACA DEL RANCHO VIEJO;

THENCE, SOUTH 45°15'37" WEST ALONG THE SOUTH BOUNDARY LINE OF LOT 7, AT A DISTANCE OF 33.18 FEET A CONCRETE MONUMENT SET, AT AN ADDITIONAL 13.86 FEET TO A CONCRETE MONUMENT SET, ON THE EAST RIGHT-OF-WAY LINE OF AVENIDA SANTA ANA; AND A TOTAL DISTANCE OF 192.00 FEET TO THE PLACE OF BEGINNING.

NOTE:  
THIS SUBDIVISION LIES IN FLOOD ZONE "A" (AREAS OF MINIMAL FLOODING) AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY PLAN NO. 48016-01-01, EFFECTIVE FEBRUARY 18, 2018.  
BLANKET GENERAL UTILITY EASEMENT TO VALLEY MUNICIPAL UTILITY DISTRICT #1 RECORDED IN VOLUME 1007, PAGE 851, C.C.O.A.T.s.

LEGEND

- SET 80 D-MALL
- SET CONCRETE MONUMENT

LOT 7, A RE-PLAT OF LOTS 7 AND 9, RANCHO VIEJO SUBDIVISION, SECTION VIII,

0.848 ACRES, BEING ALL OF LOTS SEVEN (7) AND NINE (9) OF THE RANCHO VIEJO SUBDIVISION, SECTION VIII, AS SHOWN ON THE PLAT OF RANCHO VIEJO SUBDIVISION, SECTIONS 8 AND 9, RECORDED IN VOLUME 28, PAGE 38 OF THE CAMERON COUNTY MAP RECORDS, AND LOCATED IN STRAKE 1 OF THE ESPERITU SANTO GRANT.

**G-E&S**  
GONZALEZ  
ENGINEERING & SURVEYING, INC.  
1515 FREE ROAD, SUITE 1111, #101  
PO BOX 181148, DALLAS, TEXAS 75218-1148  
REAL PROPERTY SURVEYING LICENSE NO. 1  
TEXAS EXPIRES 07/31/2024 REG. NO. 59947-02

PREPARED FOR: PAT PACE JR.  
PHONE No. (956) 856-5477  
317 BLANK AVE.  
RANCHO VIEJO, TX. 78076  
DATE: MAY 24, 2022



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)**



**Page 2**

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: Acres: 0.4324  
 PACE PAT L JR & ELIZABETH CONNER Exemption Codes: H  
 317 SANTA ANA AVE  
 RANCHO VIEJO, TX 78575-9763

Legal Desc: LOT 7 RANCHO VIEJO SUBD SECTION VI II Property Loc: 317 SANTA ANA 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
<b>2021 - 0</b>							
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
<b>Grand Total as of May, 2022</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total as of May, 2022</b>							<b>\$0.00</b>

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: Jise 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**

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

<b>PAYMENT TENDER</b>	<b>Tender Reference</b>	<b>Tender Amount</b>	<b>Paid By</b>
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.**



5. 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

6. Public Hearing 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 ATHE NORTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 368.01 FEET TO A ½ INCH IRON ROF 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 ½ INCH IRON ROD SET ON THE NORTH LINE OF SAID 39.082 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

**RECEIVED**  
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.



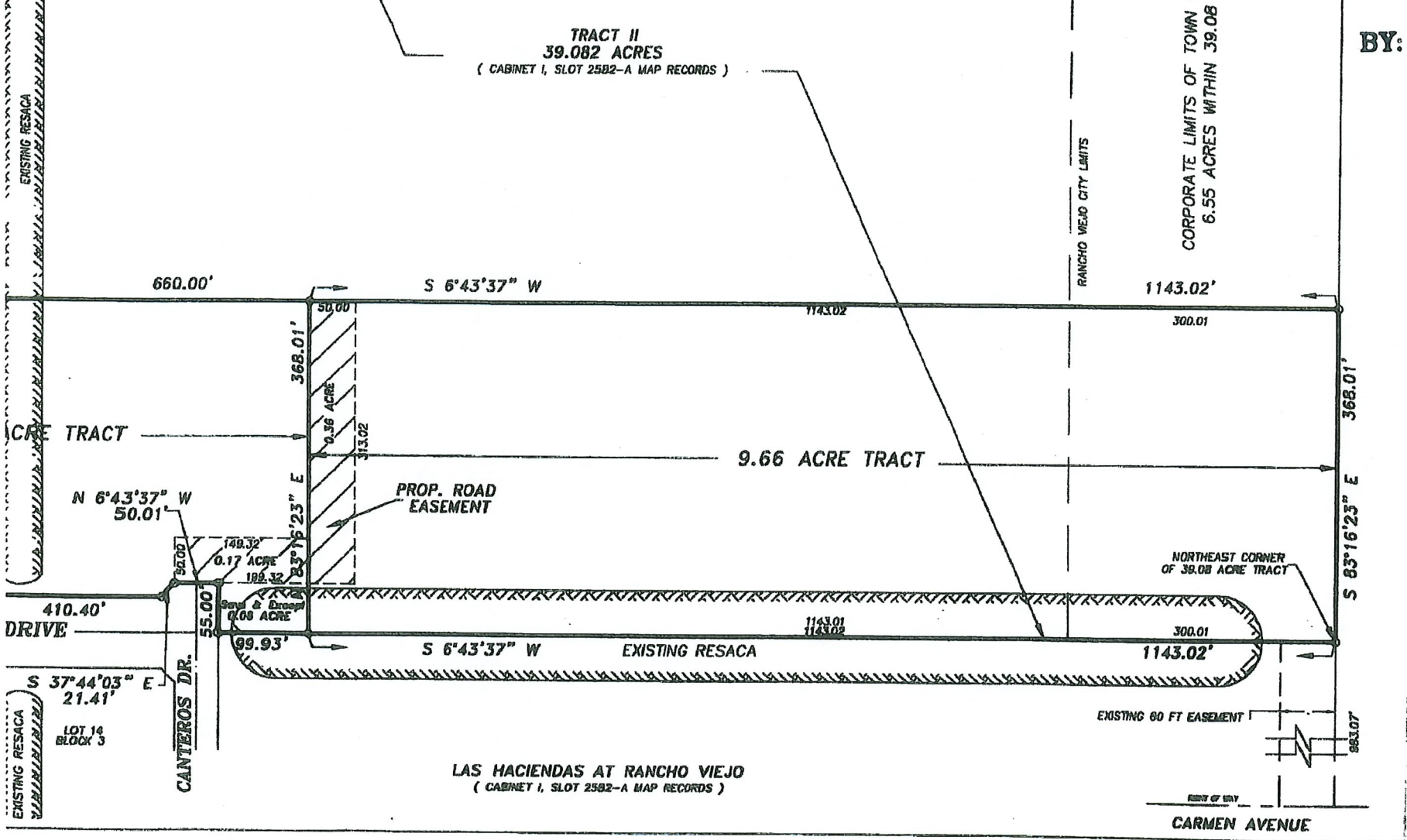
*Handwritten signature of Jose Luis Lozano*

RECEIVED  
OCT 14 2022  
BY: *[Signature]*

BY: ..... *[Signature]* .....

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

CORPORATE LIMITS OF TOWN  
6.55 ACRES WITHIN 39.08



LAS HACIENDAS AT RANCHO VIEJO  
( CABINET I, SLOT 2582-A MAP RECORDS )



7. 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

# 8. Adjourn