



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
STRATEGIC PLANNING COMMITTEE  
OCTOBER 30, 2024  
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 Wednesday, October 30, 2024, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Discussion/Review on Replat Request by Francisco Rios, Rios Surveying, LLC, representative for Fadi Alfayoumi, owner of Lots 34A & 34B, The Bend at Rancho Viejo Subdivision, to replat two lots into one lot
2. Adjourn

*Fred Blanco*

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 October 30, 2024, 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 October 25, 2024, 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*

Fred Blanco, Town Administrator

October 24, 2024

**Town Administrator: Fred Blanco**

**3301 Carmen Ave**

**Rancho Viejo, Texas 78575**

RE: Proposed One (1) Subdivision, "Replat of Lots 34A & 34B, The Bend at Rancho Viejo Subdivision"

Dear Town Administrator:

This letter is to provide notification of a proposed One (1) lot subdivision, as per the Town checklist, attached is the requested information:

1. Subdivision Name: Replat of Lots 34A & 34B, The Bend At Rancho Viejo Subdivision
2. Name, address, phone number of owners: Fadi Alfayoumi, 713 Santa Ana Avenue, Rancho Viejo, TX 78575
3. Utilities: Water- Valley Mud #2  
Electric-AEP  
Sanitary Sewer- Valley Mud #2
4. Engineer/Surveyor: Francisco Rios, R.P.L.S. 221 S. Williams Road, San Benito, Texas. 78586
5. Proposed Development: Residential

The intent of this replat is to turn the existing Lots 34A & 34B into one lot again. This property was first a single lot then turned into 2 lots. Now the current owners wish to build a new home, which the city is requiring to turn back into 1 lot.

Please feel free to contact me if you should have any questions or concerns.




Sincerely,

A handwritten signature in black ink that reads "Francisco Rios" followed by a stylized monogram.

Francisco Rios, R.P.L.S.

TOWN OF RANCHO VIEJO  
3301 CARMEN AVE  
RANCHO VIEJO, TX 78575-5203

<b>RECEIPT</b>		DATE <u>10/24/2024</u>	No. <b>848288</b>
RECEIVED FROM <u>Rios Surveying, LLC</u>		\$ <u>75<sup>00</sup></u>	
<u>Seventy Five dollars @ 001800</u>		DOLLARS	
<input type="radio"/> FOR RENT		<u>Replat Request- Lot 34A-34B</u>	
<input checked="" type="radio"/> FOR		<u># 10989</u>	
ACCOUNT	<u>75<sup>00</sup></u>	<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>75<sup>00</sup></u>	<input checked="" type="radio"/> CHECK	
BAL. DUE	<u>Ø</u>	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		BY <u></u>	3-11

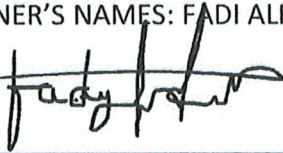
RIOS SURVEYING, LLC  
TEXAS FIRM #10117600  
221 SOUTH WILLIAMS ROAD  
SAN BENITO, TEXAS. 78586

Letter of Authorization

TO WHOM IT MAY CONCERN:

THIS NOTE IS TO SERVE AS "LETTER OF AUTHORIZATION" TO RIOS SURVEYING, LLC AND IT'S REPRESENTATIVES TO ACT ON MY BEHALF ON ALL MATTERS CONCERNING THE PROCESSING, SUBMISSION AND RECORDING OF THE PROPOSED "**REPLAT OF LOTS 34A & 34B, THE BEND AT RANCHO VIEJO SUBDIVISION**", AUTHORIZATION SHALL TERMINATE UPON THE COMPLETION OF WORK AND FULL PAYMENT OF SERVICES RENDERED IN THE FINALIZING OF SAID SUBDIVISION.

OWNER'S NAMES: FADI ALFAYOUMI



FADI ALFAYOUMI

STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED "**FADI ALFAYOUMI**", KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

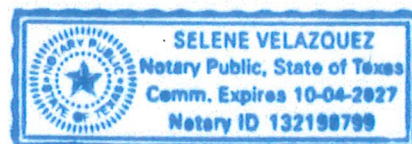
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF October 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRINTED NAME: Selene Velazquez

MY COMMISSION EXPIRES: 10/4/2027





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

## TAX CERTIFICATE



Account: 79/0113/0000/0340/00 Billing No: 227406 Alt Acct No: 000000160477  
Sequence No: 334501 Proc Date: 10/23/2024  
Effective Date: 10/23/2024  
Acres: 1.4630  
Exemption Codes:  
Property Owner:  
ALFAYOUMI FADI  
713 SANTA ANA AVE  
RANCHO VIEJO, TX 78575-9747

Legal Desc: THE BEND AT RANCHO VIEJO SUBD LOT 34A (2016 REPLAT C1-3340 CCMR FILE D 3/23/2015) (CAB 1 SLOT 1973-A&B CCMR)  
Property Loc: 201 RESACA BEND RANCHO VIEJO 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: 10/23/2024. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2024 - 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 October, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of October, 2024							\$0.00

All taxes paid in full prior to and including the year 2024 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: 10/23/2024  
FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE  
ANTONIO "TONY" YZAGUIRRE JR.

BY: Esther De Alba Deputy

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

## TAX CERTIFICATE



Account: 79/0113/0000/0341/00 Billing No: 298717 Alt Acct No: 000000399792  
Sequence No. 334503 Proc Date: 10/23/2024  
Effective Date: 10/23/2024  
Acres: 1.4630  
Exemption Codes:  
Property Owner:  
ALFAYOUMI FADI  
713 SANTA ANA AVE  
RANCHO VIEJO, TX 78575-9747

Legal Desc: THE BEND AT RANCHO VIEJO SUBD LOT 34B (2016 C1-3340 CCMR FILED 3/23/2015)(CAB 1 SLOT 1973-A&B CCMR) Property Loc: 199 RESACA BEND RANCHO VIEJO 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: 10/23/2024. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2024 - 0							
BROWNSVILLE ISD							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 October, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of October, 2024							\$0.00

All taxes paid in full prior to and including the year 2024 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: 10/23/2024

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE  
ANTONIO "TONY" YZAGUIRRE JR.

BY: Esther De la Cruz Deputy



\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

**Cameron County**

Sylvia Garza-Perez  
Cameron County Clerk  
Brownsville, Texas

Document Number: 2015-33155

Recorded As : ELECTRONIC RECORDING

Recorded On: September 04, 2015  
Recorded At: 01:19:31 pm  
Number of Pages: 3  
Book-VI/Pg: Bk-OR VI-21240 Pg-74  
Recording Fee: \$30.00

Parties:

Direct-  
Indirect-

Receipt Number: 744519  
Processed By: Priscilla Flores

\*\*\*THIS PAGE IS PART OF THE INSTRUMENT\*\*\*



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

A handwritten signature in cursive script, appearing to read "Sylvia Garza-Perez", is written over a horizontal line.



**EDWARDS ABSTRACT**

GF # 902322

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED WITH VENDOR'S LIEN**

**Date:** September 1, 2015

**Grantor:** MICHAEL L. HOGAN and wife, LAURA T. HOGAN

**Grantor's Mailing Address (including county):**

**Grantee:** FADI ALFAYOUMI

**Grantee's Mailing Address (including County):** 713 Santa Ana Avenue, Rancho Viejo, Texas 78575  
CAMERON County

**CONSIDERATION:** TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$485,000.00)** and is executed by Grantee, payable to the order of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE**. The note is secured by a vendor's lien retained in favor of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** in this deed and by a deed of trust of even date, from Grantee to **FRED W. RUSTEBERG, Trustee**.

**INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** and are transferred to **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** without recourse on Grantor.

**PROPERTY (including any improvements):**

**Lots Thirty-Four A (34-A) and Thirty-Four B (34-B), replat of Lot Thirty-Four (34), THE BEND AT RANCHO VIEJO SUBDIVISION, an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.**

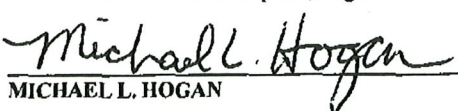
**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made subject to any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in **Cameron County, Texas**; together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the land.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

  
MICHAEL L. HOGAN

  
LAURA T. HOGAN

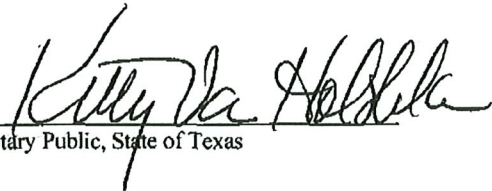


ACKNOWLEDGMENTS

STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on ~~August~~ <sup>Sept</sup> 1, 2015 by MICHAEL L. HOGAN  
and wife, LAURA T. HOGAN.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Dr. Fadi Alfayoumi  
713 Santa Ana Avenue  
Rancho Viejo, TX 78575

PREPARED IN THE OFFICE OF:

MICHELE SANCHEZ  
ATTORNEY AT LAW  
717 N. EXPRESSWAY 83  
BROWNSVILLE, TEXAS 78520

## ***Guaranty Title Services***

***2121 Leopard Street  
Corpus Christi, Texas 78408***

***Phone: (361) 884-1044***

***Fax: (361) 882-7239***

***jacobkapusta@sanjacintotitle.com***

### **PRELIMINARY TITLE REPORT**

**ACC# 42933**

We have reviewed the records in the Office of Guaranty Title Services of Corpus Christi, as to the following described property, to-wit:

**Lots Thirty-Four A (34-A) and Thirty-Four B (34-B), replat of Lot Thirty-Four (34), THE BEND AT RANCHO VIEJO SUBDIVISION, an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.**

201 RESACA BEND, RANCHO VIEJO, TX / Property ID: 160477

199 RESACA BEND, RANCHO VIEJO, TX / Property ID: 399792

#### **TITLE APPEARS TO BE VESTED IN:**

**Fadi Alfayoumi**

#### **VIA: Warranty Deed with Vendor's Lien**

Grantor: Michael L. Hogan and wife, Laura T. Hogan

Grantee: Fadi Alfayoumi

Date Executed: 9-1-2015

Date Filed: 9-4-2015

Instrument: OR 21240/74 #2015-33155

From September 1, 2015 and continuing through the 16th day of October 2024 and

find nothing further of record affecting the title to such property except the following:

#### **Property Documents:**

##### **Warranty Deed with Vendor's Lien**

Grantor: Michael L. Hogan and wife, Laura T. Hogan

Grantee: Fadi Alfayoumi

Date Executed: 9-1-2015

Date Filed: 9-4-2015

Instrument: OR 21240/74 #2015-33155

**\*\*Vendor's Lien released**

Easements, etc.

Restrictions recorded in Volume 6890, Page 157, of the Official Records of Cameron County, Texas.

Statutory rights in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2, pursuant to applicable sections of the Texas Water Code.

Easements in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2.

Easements, setbacks, and reservations, as shown by the map or plat thereof, recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.

CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L. H. Prichard, C D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J. G. Fernandez and Francisca C. De Fernandez, Gonzalez Fernandez and Anita F. De Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. De Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, Page 128, Deed Records of Cameron County, Texas.

PARTITION AND CONVEYANCE dated August 25, 1961, filed August \_\_, 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. De Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, deceased and Anita F. De Ortiz recorded in Volume 714, Page 583, of the Deed Records of Cameron County, Texas. This conveyance grants an undivided interest in the irrigation system and "the right to use the canal and resacas forming part of such irrigation system on the grantor's land."

AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, Page 453, of the Water Rights Records of Cameron County, Texas. This agreement acknowledges the existence of the PARTITION AND CONVEYANCE recorded in Volume 714, Page 583 of the Deed Records of Cameron County, Texas, and grants "the right to use the Noriega Plantation Irrigation System, including the canals, pumps, resacas and dams for the purpose of conveying water, said grant not being limited to conveying water to Noriega Plantation property".

General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. 2, recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.

Easement for drainage ditches and gas pipeline described in instrument recorded in Volume 922, Page 881, Deed Records of Cameron County, Texas.

General Utility Easement from Valley International Properties, Inc. to Valley Municipal Utility District No. 2, recorded in Volume 985, Page 593, Deed Records of Cameron County, Texas, and modified and refiled in Volume 989, Page 205.

CONTRACT, EASEMENT AND USE RESTRICTIONS contract dated June 6, 1994, entered into by and between Central Power and Light Company, a Texas Corporation and Valley International Properties, Inc., recorded in Volume 995, Page 168, Deed Record of Cameron County, Texas, and modified by Modification Agreement dated October 16, 1974, recorded in Volume 1005, Page 789, Deed Records of Cameron County, Texas.

TAXES COLLECTED BY CAMERON COUNTY: \$0.00 / \$0.00 DUE (2023)  
ASSESSED VALUE (CAMERON COUNTY): \$399,193 / \$399,193

A ten (10) year General Index Search made with respect to the following persons or entities:

Fadi Alfayoumi

For outstanding Federal Tax Liens, State Tax Liens, Abstracts of Judgments, District Court Suits, Probate Matters and Bankruptcy Cases reveal the following:

#### **General Index Documents**

Nothing found.

IT IS EXPRESSLY UNDERSTOOD that this Letter is delivered with the understanding, evidenced by the acceptance hereof, that (1) it is neither a guaranty, warranty nor opinion of title and (2) This information is not intended to be representative of a complete abstract of title



nor should it be construed as such and (3) any liability arising hereunder shall be limited to the costs of this Letter, and is issued for the use of and shall inure to the benefit of Rios Surveying.

**Completed in Corpus Christi, Texas  
This 23rd day of October 2024**

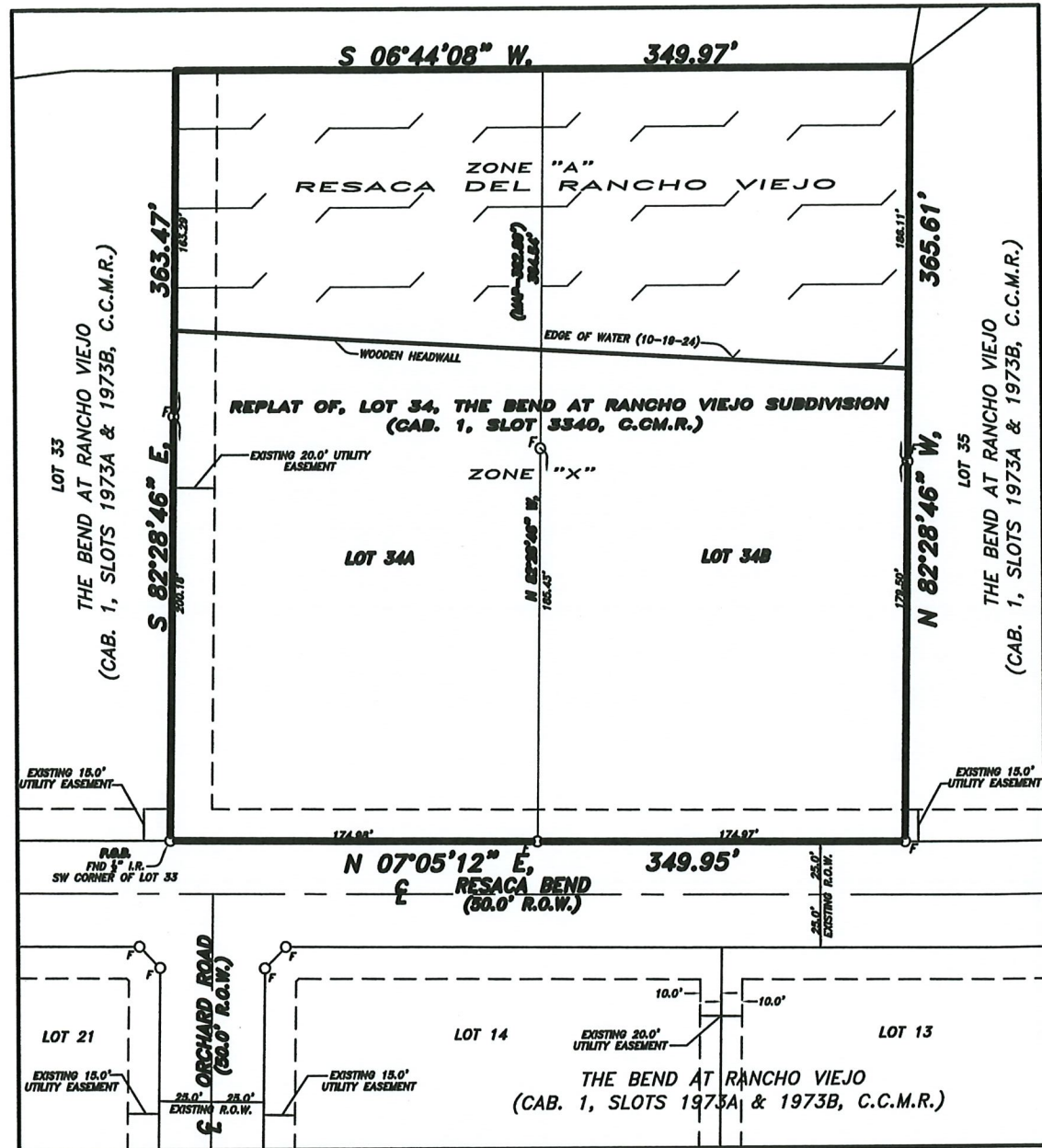
**GUARANTY TITLE SERVICES OF CORPUS CHRISTI**

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

  
**Jacob Kapusta**

**PLEASE NOTE: This report covers surface rights only and does not include mineral rights.**





**SURVEYOR'S SIGNATURE**

STATE OF TEXAS  
COUNTY OF CAMERON

I, Francisco Rios, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.

FRANCISCO RIOS  
Registered Professional Land Surveyor  
Texas Registration No. 4642

**CITY'S APPROVAL (TOWN OF RANCHO VIEJO)**

STATE OF TEXAS  
COUNTY OF CAMERON

THIS PLAT OF "REPLAT OF LOT 34A AND LOT 34B, THE BEND AT RANCHO VIEJO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_ Date \_\_\_\_\_

Planning & Zoning Chairman \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF CAMERON

I, FADI ALFAYOUMI OWNERS OF LOTS 34A AND 34B, REPLAT OF LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DO HEREBY CONFIRM AND SAME ADOPT THIS PLAT OF "REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION AND HEREBY DEDICATE TO THE PUBLIC USE, FOREVER, THE STREETS, ALLEYS, EASEMENTS (FOR THE PURPOSES INDICATED) SHOWN THEREIN AND SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT FILED THEREWITH IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS

FADI ALFAYOUMI

STATE OF TEXAS  
COUNTY OF CAMERON

Before me, the undersigned authority, on this day personally appeared, FADI ALFAYOUMI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, In and for the State of Texas

My Commission Expires: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**REPLAT**

**TAX ASSESSOR & COLLECTOR**

STATE OF TEXAS  
COUNTY OF CAMERON

The undersigned hereby certifies that all ad valorem taxes owed to all of the taxing units represented by the undersigned are currently paid in full for the year 2024, for the area inside the boundaries of "REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION".

Witness my hand on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Tony Yzaguirre, Jr. \_\_\_\_\_ By: Deputy  
Assessor and Collector of Taxes,  
Cameron County, Texas.

**VALLEY MUNICIPAL UTILITY DISTRICT NO. 2**

STATE OF TEXAS  
COUNTY OF CAMERON

THIS PLAT OF "REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON

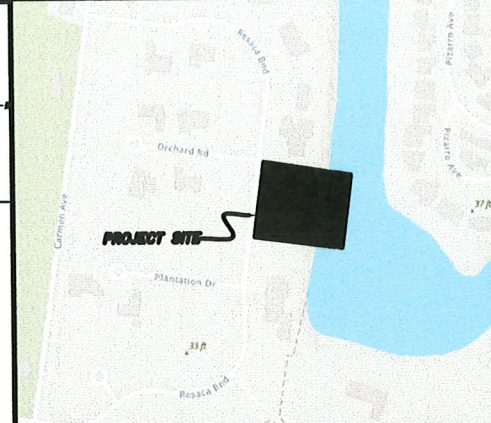
Before me, the undersigned authority, on this day personally appeared, FADI ALFAYOUMI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, In and for the State of Texas

My Commission Expires: \_\_\_\_\_

Printed Name: \_\_\_\_\_

DEVELOPERS INFORMATION:  
FADI ALFAYOUMI  
713 SANTA ANA AVENUE  
RANCHO VIEJO, TX 78578  
936-765-8401



VICINITY MAP: SCALE: 1"=2000'

LEGEND			
ASPH.	ASPHALT	FIN.	FOUND
B.C.	BUILDING	G.M.	GAS METER
B.L.	BLK.	L.F.	IRON ROD
C.	CENTERLINE	L.P.	LIGHT POST
CONC.	CONCRETE	M.O.W.	MONUMENT
E.	ELECTRIC METER	P.D.	POWER POLE
EASMT.	EASEMENT	R.O.W.	RIGHT-OF-WAY
E.L.	ELECTRIC METER	TEMP.	TEMPORARY
F.H.	FIRE HYDRANT	W.F.	WATER METER
S.M.H.	STORM-MANHOLE	TX	TX GAS SERVICE
S.S.-M.H.	SEWANT-SEWER MANHOLE	VAL-0	VALVE
FENCE	FENCE	TOP OF CURB	TOP OF CURB
1/2" IRON ROD	1/2" IRON ROD	TOP OF CURB	TOP OF CURB
1/2" IRON ROD	1/2" IRON ROD	TOP OF CURB	TOP OF CURB
TEMPORARY BENCHMARK	TEMPORARY BENCHMARK	TOP OF CURB	TOP OF CURB
SEWERLINE	SEWERLINE	TOP OF CURB	TOP OF CURB
WATERLINE	WATERLINE	TOP OF CURB	TOP OF CURB
OFFICIAL RECORDER CAMERON COUNTY	OFFICIAL RECORDER CAMERON COUNTY	TOP OF CURB	TOP OF CURB
C.C.D.R.	CAMERON COUNTY DEED RECORDER	TOP OF CURB	TOP OF CURB

- NOTES:
1. THIS AREA LIES IN FLOOD ZONE "X" AND ZONE "A", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C0443F, EFFECTIVE DATE: FEBRUARY 16, 2018.
  2. ALL BEARINGS ARE BASED ON THE REPLAT OF LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 3340, MAP RECORDS OF CAMERON COUNTY, TEXAS.
  3. THIS PROPERTY LIES INSIDE THE TOWN LIMITS OF THE TOWN OF RANCHO VIEJO.
  4. ALL SETBACK SHALL COMPLY WITH THE TOWN OF RANCHO VIEJO.

**METES AND BOUNDS:**

BEING 2.93 ACRES OF LAND CONSISTING OF ALL OF LOTS 34A AND 34B OF THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOT 3340, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1" IRON ROD BEING THE SOUTHWEST CORNER OF LOT 33 OF THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOTS 1973A AND 1973B, MAP RECORDS OF CAMERON COUNTY TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 33, SOUTH 82 DEGREES 28 MINUTES 48 SECONDS EAST, AT A DISTANCE OF 349.97 FEET, PASSING A FOUND 1" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 349.97 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 33 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 33, SOUTH 08 DEGREES 44 MINUTES 08 SECONDS WEST, AT A DISTANCE OF 349.97 FEET, TO A POINT, BEING THE NORTHEAST CORNER OF LOT 33 OF LOT 35, THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOTS 1973A AND 1973B, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 35, NORTH 82 DEGREES 28 MINUTES 48 SECONDS WEST, AT A DISTANCE OF 166.11 FEET, PASSING A FOUND 1" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 365.61 FEET, TO A FOUND 1" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 35 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 35 AND ALONG THE EAST RIGHT-OF-WAY LINE OF RESACA BEND (80.0' FOOT RIGHT-OF-WAY), NORTH 07 DEGREES 05 MINUTES 12 SECONDS EAST, AT A DISTANCE OF 174.97 FEET, PASSING A FOUND 1" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 349.95 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.93 ACRES OF LAND.

**FINAL PLAT OF  
REPLAT OF LOTS 34A & 34B  
THE BEND AT RANCHO VIEJO SUBDIVISION  
BEING 2.93 ACRES OF LAND CONSISTING OF  
ALL OF LOTS 34A AND 34B OF THE BEND AT  
RANCHO VIEJO SUBDIVISION AS RECORDED IN  
CABINET 1, SLOT 3340, MAP RECORDS OF  
CAMERON COUNTY, TEXAS**

DEVELOPERS INFORMATION:  
STATE OF TEXAS  
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

**RIOS SURVEYING, L.L.C.**  
881 S. WILLIAMS ROAD  
SAN BENITO, TEXAS 78686  
PHONE (360) 361-9190 / 1863  
RIOS SURVEYING@GMAIL.COM  
Dates: 10-24-2024 Job No.: 2024-0788  
DRAWN BY: MICHAEL