



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
DECEMBER 19, 2024
5:00 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 Thursday, December 19, 2024, at 5:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Consideration/Discussion/Action on Petition for Annexation from Miguel Ortiz, concerning ABST 2 - 4.413 Acre Tract out of a certain 70-acre tract, out of a 368.16 Acre Tract in unsubdivided share 1 Espiritu Santo Grant of 1781, (Noriega Plantation) in accordance with Section 2-164 of the Town's Ordinances
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 December 19, 2024, at 5:00 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 December 16, 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

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF RANCHO VIEJO, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, petition your honorable Body to extend the present city limits so as to include as part of the City of Rancho Viejo, Texas, the following described territory, to wit:

Being a 4.413 acre (192,245 square feet) tract of land situated in Share 1 of the Espiritu Santo Grant, Cameron County, Texas, and being a part of the called 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.), said 70 acre tract described by metes and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T., said 70 acre tract being further described as part of that called 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in Partition Deed to Anita F. de Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), said 4.413 acre tract being more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

We certify that the above described tract of land is contiguous and adjacent to the City of Rancho Viejo, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

AMPF Development, LLC,
a Texas limited liability company

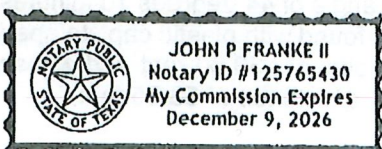
By: _____

Miguel A. Ortiz,
Manager

THE STATE OF TEXAS §
 §
COUNTY OF CAMERON §

BEFORE ME, the undersigned authority, on this day personally appeared Miguel A. Ortiz, Manager of AMPF Development, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

2024. Given under my hand and seal of office, this 19th day of November.



Notary Public
State of Texas



EXHIBIT A

LEGAL DESCRIPTION OF 4.413 ACRES

Being a 4.413 acre (192,245 square feet) tract of land situated in the Jose Salvador De La Garza Survey, Abstract No. 2, being part of the Potrero del Espiritu Santo grant of 1781, Cameron County, Texas, and being a part of the called 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.), said 70 acre tract described by metes and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T., said 70 acre tract being further described as part of that called 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in Partition Deed to Anita F. de Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), said 4.413 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "M&R" found on the east right-of-way line of Carmen Avenue (a called 55 foot wide right-of-way), being the northwesterly end of a corner clip located at the intersection of the said east line of Carmen Avenue and the northerly line of Resaca Bend (a variable width right-of-way), said Resaca Bend and easterly 25 feet of Carmen Avenue dedicated by The Bend at Rancho Viejo subdivision as recorded in Cabinet 1, Slot 1973B, Map Records of Cameron County, Texas, said point also being the westerly southwest corner of Lot 1 of said The Bend at Rancho Viejo Subdivision;

THENCE South 18 degrees 57 minutes 38 seconds West, crossing over Resaca Drive, a distance of 127.01 feet to a mag nail with "HALFF" washer set for the most southwesterly corner of said The Bend at Rancho Viejo subdivision, said mag nail being on the called centerline of Carmen Avenue, 25 feet west of the east right-of-way line of said Carmen Avenue, having GRID State Plane coordinates referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, displayed in U.S. survey feet of N=16,536,441.79 E=1,293,506.12, and being the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE departing said centerline of Carmen Avenue, along said south line of The Bend at Rancho Viejo subdivision and the south right-of-way line of Resaca Bend, the following calls:

South 82 degrees 26 minutes 34 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod in concrete found for corner;

North 52 degrees 38 minutes 34 seconds East, a distance of 17.49 feet to a 1/2 inch iron rod found for corner;

South 82 degrees 44 minutes 40 seconds East, a distance of 74.32 feet to a 1/2 inch iron rod found with plastic cap stamped "M&R" for the beginning of a curve to the left having a radius of 50.00 feet and whose chord bears North 75 degrees 10 minutes 06 seconds East, a distance of 37.60 feet;

Northeasterly along said curve to the left, through a central angle of 44 degrees 10 minutes 30 seconds, an arc length of 38.55 feet to a 1/2 inch iron rod found with plastic cap stamped "M&R" for the beginning of a curve to the right having a radius of 139.00 feet and whose chord bears North 64 degrees 08 minutes 41 seconds East, a distance of 53.35 feet;

Northeasterly along said curve to the right, through a central angle of 22 degrees 07 minutes 37 seconds, an arc length of 53.68 feet to a (bent) 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears North 59 degrees 48 minutes 16 seconds East, a distance of 132.81 feet;

Northeasterly along said curve to the left, through a central angle of 30 degrees 48 minutes 27 seconds, an arc length of 134.42 feet to a 1/2 inch iron rod with cap stamped "M&R" found for the beginning of a curve to the right having a radius of 200.00 feet and whose chord bears North 75 degrees 28 minutes 56 seconds East, a distance of 206.50 feet;

Northeasterly along said curve to the right, through a central angle of 62 degrees 09 minutes 47 seconds, an arc length of 216.99 feet to a 1/2 inch iron rod with cap stamped "M&R" found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears South 89 degrees 10 minutes 12 seconds East, a distance of 135.58 feet;

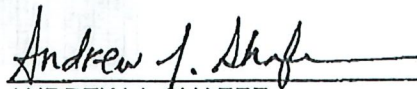
Easterly along said curve to the left, through a central angle of 31 degrees 28 minutes 01 second, an arc length of 137.30 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete on the east line of said 70 acre tract for the northeast corner of the herein described tract;

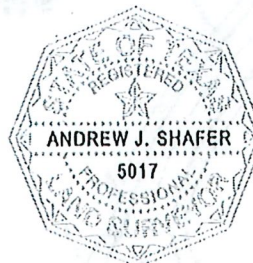
THENCE South 37 degrees 25 minutes 52 seconds East, departing the south line of said subdivision and said south right of way of Resaca Bend and along the east line of said 70 acre tract, a distance of 230.03 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete being the southeast corner of the herein described tract, from which a 1/2 iron rod found at an angle point in the east line of said 70 acre tract bears South 37 degrees 25 minutes 52 seconds East, a distance of 222.42 feet;

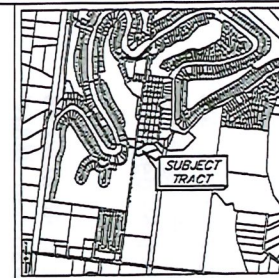
THENCE South 72 degrees 04 minutes 11 seconds West, departing said east line and over and across said 70 acre tract, a distance of 707.19 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete;

THENCE North 82 degrees 44 minutes 40 seconds West, continuing over and across said 70 acre tract, a distance of 146.11 feet to a mag nail with "HALFF" washer set in the west line of said 70 acre tract in the approximate centerline of Carmen Avenue for the southwest corner of the herein described tract;

THENCE North 07 degrees 30 minutes 57 seconds East, along said centerline of Carmen Avenue, same being the west line of said 70 acre tract, a distance of 236.53 feet to the **POINT OF BEGINNING** and containing 4.413 acres (192,245 square feet) of land, more or less.


10/31/2024
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
HALFF, INC.
TBPELS FIRM NO. 10029600





LOCATION AND
NOT TO SCALE

LEGAL DESCRIPTION OF 4.413 ACRES

Being a 4.13 acre (1922 square feet) tract of land situated in the Jose Salazar De La Cruz Survey, Abstract No. 3, being one of the Private del Escribo Grant No. 1751, Common Cause, Texas, and being a part of the ceded 70 acres described in Warranty Deed to E.D. Jaramilla United Partnership as recorded in Volume 11520, Page 252 (41 undivided interest), in Volume 126, Jaramilla (142 undivided interest), and in Volume 173 (144 undivided interest), in Volume 126, Jaramilla (142 undivided interest), said 70 acres being owned by said Jose Salazar De La Cruz, and said 4.13 acre tract being a part of said 70 acres being owned by said Jose Salazar De La Cruz, said 4.13 acre tract being owned by said Jose Salazar De La Cruz by virtue and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 126, Jaramilla, said 70 acre tract being larger described as a part of said 264.15 acre tract being part of a larger tract commonly referred to as "Naranja Florida" in the Public Records of Common Cause, Texas, and said 4.13 acre tract being owned by said Jose Salazar De La Cruz as recorded in said Public Records of Common Cause, Texas, said 4.13 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "JMR" found on the east right-of-way line of Cameron Avenue is called 55 foot wide right-of-way, being the northwesterly end of a corner dip located at the intersection of the said east line of Cameron Avenue and the northerly line of Rosasa Bend (a variance with right-of-way), said Rosasa Bend and easterly 23 feet of Cameron Avenue created by The Band at Rancho Viejo subdivision as recorded in Cabinet 1, Dist E7220, Map Records of Cameron County, Texas, said point also being the westerly southwest corner of Lot 1 of said The Band at Rancho Viejo Subdivision;

THENCE South 18 degrees 27 minutes 38 seconds West, crossing over REAGA Drive, a distance of 127.21 feet to a mag nail with "HALF" washer set for the most southeasterly corner of said The Dots at Rando Vista subdivision, said mag nail being on the easted corraline of Carmen Avenue, 25 feet west of the said right-of-way line of said Carmen Avenue, having GPOD State Plane coordinates referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, displayed in U.S. survey feet of N+16,236,441.79 E+1,203,506.12, and being the POINT OF BEGINNING and the northeast corner of the haven described YAC.

South 82 degrees 26 minutes 34 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod in concrete found for corner;

South 82 degrees 44 minutes 42 seconds East, a distance of 74.32 feet to a 1/2 inch iron rod found with plastic cap stamped "MAR" for the beginning of a curve to the left having a radius of 50.00 feet and whose chord bears North 75 degrees 10 minutes 00 seconds East, a distance of 37.60 feet;

Northwesterly along said curve to the left, through a central angle of 44 degrees 10 minutes 30 seconds, an arc length of 36.03 feet to a 1/2 inch iron rod found with plastic cap stamped "WLR" for the beginning of a curve to the right having a radius of 130.03 feet and whose chord bears North 64 degrees 08 minutes 41 seconds East, a distance of 63.35 feet.

Northwesterly along said curve to the right, through a central angle of 22 degrees 07 minutes 37 seconds, an arc length of 53.55 feet to a (pent) 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears North 59 degrees 48 minutes 16 seconds East, a distance of 122.81 feet;

Northwesterly along a curve to the left, through a central angle of 20 degrees 43 minutes 27 seconds, an arc length of 134.42 feet to a 1/2 inch iron rod with cap stamped "M&T" found at the beginning of a curve to the right having a radius of 220.00 feet and whose chord bears North 75 degrees 23 minutes 55 seconds East, a distance of 206.50 feet.

Approximately along said curve 40 feet N. of the left, with an arc length of 216.00 feet to a 1/2 inch iron rod with cap stamped "M&T" found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears South 82 degrees 10 minutes 12 seconds East, a distance of 135.54 feet;

length of 137.20 feet to a 1/2 inch iron rod with "WALF" cap set in concrete on the west line of said 70 acre tract for the northeast corner of the herein described tract.

THENCE South 77 degrees 04 minutes 11 seconds West, departing said post line and over and across said 70 inch iron rod with "HALF" cap said line in concrete being the southeast corner of the parcel described tract, from which a 1/2" iron rod found on an angle post in the west line of said 70 acre tract bears South 37 degrees 25 minutes 32 seconds East, a distance of 222.42 feet;

THENCE North 62 degrees 44 minutes 40 seconds West, continuing over and across said 70 acre tract, a distance of 145.11 feet to a may nail with "HALF" washer set in the west line of said 70 acre tract in the approximate center of Carmel Avenue for the southwest corner of the herein described tract.

THENCE North 07 degrees 30 minutes 07 seconds East, along said centerline of Carmon Avenue, same being the west line of said 70 acre tract, a distance of 226.55 feet to the POINT OF BEGINNING and containing 4.413 acres (162,245 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED ON

OCTOBER 30, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION IV, STANDARD LAND SURVEY.

ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 5017
TOPGLO FIRM NO. 10029000

STANDARD LAND SURVEY
OF 4.413 ACRES OUT OF A 70 ACRE IN THE
JOSE SALVADOR DE LA GARZA SURVEY,
ABSTRACT NO 2
PART OF THE ESPIRITU SANTO GRANT
CAMERON COUNTY, TEXAS



REVISION

PROJECT NO. M3M001

PROJECT NO. 44101
ISSUED 4/20/74

DRAWN BY: LD

EXERCISE IV: 60

SHEET TITLE

LAND SURVEY

1

[illegible]

PAGE: 1 OF 1

PAGE 1 OF 1

Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

Phone (956) 350-4136 Fax (956) 350-4575

November 1, 2024

RE: ABST 2-4.413 Acre Tract out of a certain 70 Tract, out of a certain 368.16 Acre Tract, in Unsubdivided Share 1 of the Espiritu Santo Grant of 1781, (Noriega Plantation)

To Whom it May Concern:

Valley Municipal Utility District No. 2 (District) owns and maintains water and wastewater infrastructure that is adjacent to and capable of serving the above-mentioned tract of land. In order to receive service, the developer of this property will have to submit a Non-Standard Service Application which can be found in the District's Service Policy Manual. The developer will also have to comply with the rules that are outlined in Section F of said Service Policy Manual.

This letter is solely intended to demonstrate that water and wastewater service exists adjacent to this tract. This letter does not guarantee that any certain amount of water or wastewater capacity exists at this site.

Please note that this tract of land is not currently located in the District's political boundary or either of the District's Certificate Of Convenience and Necessity boundaries. Therefore, the Board of Directors will have to approve any connections to District utility infrastructure. If you have any questions, please contact me at 956-350-4136.

Sincerely,



Scott Fry

General Manager
