



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
APRIL 7, 2025
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 Monday, April 7, 2025, at 5:30 P.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. The agenda packet will also be posted online no less than 24 hours before the meeting.

1. Consideration/Action of Request in ZONING CHANGE by Victor Banuelos, Mejia and Rose, Inc., representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property – 0.981 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1 El Angel Rancho Viejo Subdivision No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74 Rancho Viejo Subdivision Section 6, recorded in Volume 26 Page 37 of the Map Records of Cameron County, Texas for one single-family lot.
2. Consideration/Action on PRELIMINARY Recommendation to the Board of Aldermen to approve Request for replat by Victor Banuelos, Mejia and Rose, Inc., representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 0.981 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1 El Angel Rancho Viejo Subdivision No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74 Rancho Viejo Subdivision Section 6, recorded in Volume 26 Page 37 of the Map Records of Cameron County, Texas, for one single-family lot.
3. Consideration/Action on Replat Request by Francisco Rios, Rios Surveying, LLC, representative for Asim Zamir, owner of Lot 5 and Lot 1 of replat of Lots 7, 9, 11, Rancho Viejo Subdivision Section 11, Rancho Viejo, Texas, to replat two lots into one lot.
4. Consideration/Action of Request in ZONING CHANGE by Robert Anzak, Halff Associates, Inc. representative for Miguel Ortiz, Jr., owner, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property, 4.413 acre tract of land, more or less, 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 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 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.), for five single-family lots.

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APRIL 7, 2025
5:30 P.M.
Page 2

5. Consideration/Action on PRELIMINARY Recommendation to the Planning and Zoning Commission on Request for replat by Robert Anzak, Halff Associates, Inc. representative for Miguel Ortiz, Jr., owner, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 4.413 Acre tract of land, more or less, 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 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 a 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.), for five single-family lots.
6. Consideration/Action on Request by Anthony DePonce, agent for Carlos A. Barba and Ruby Barba, owners, to obtain PRELIMINARY Recommendation to the Planning and Zoning Commission to approve the Subdivision Plat, Lot 2 Block 1 Paso del Rio Subdivision being for 2.47 acres, lots 1-3 with construction of a road.
7. Adjourn



Isabel Perales, Interim 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 April 4, 2025, 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 April 4, 2025, 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:

Isabel Perales, Interim Town Administrator

February 16, 2025

Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Attn: Town Administrator, Fred Blanco

February 16, 2025
Job# 22671

Re: Request for re-zoning of a 0.981 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1, El Angel Rancho Viejo Subdivision, No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74, Rancho Viejo Subdivision, Section 6, recorded in Volume 26, Page 37 of the Map Records of Cameron County, Texas.

Dear Mr. Blanco:

I am hereby requesting, on behalf of the owner listed below, re-zoning of the above referenced 0.981 acre tract from golf course to single family residential in preparation for platting of same into a one lot subdivision (El Angel Rancho Viejo Subdivision No.4), We would like to place the rezoning and replatting of the above referenced property for the Town of Rancho Viejo. Our client wants to replat 0.981 acre of the former El Angel Golf Course into one single lot. Please accept the following items from *Mejia & Rose, Inc.* on behalf of our client Golf & Resorts Investments LLC.

1. 2 copies of plat 24x36
2. 14 copies of plat on 11x17
3. Title letter
4. Check #28698 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificates

Please call me if you have any questions or comments.

Owner: Golf & Resorts Investments LLC
1 Rancho Viejo Dr.
Rancho Viejo, Tx. 78575

Sincerely,



Victor Banuelos
Mejia and Rose, Inc.
(956) 544-3022
vbanuelos@cngmail.com

RECEIVED

FEB 20 2025

BY: 

TOWN OF RANCHO VIEJO
3301 CARMEN AVE
RANCHO VIEJO, TX. 78755-5203

RECEIPT		DATE <u>2/20/25</u>	No. 848389
RECEIVED FROM <u>Mejia & Rose Inc</u>		\$ <u>75.00</u>	
<u>Seventy Five</u> ⁰⁰ / ₁₀₀		DOLLARS	
<input type="radio"/> FOR RENT		<u>0.981 acre - El Angel Golf Course - Golf & Resorts</u>	
<input checked="" type="radio"/> FOR		# <u>028947</u>	
ACCOUNT	<u>75.00</u>	<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>75.00</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	
		BY <u>Ruben Reble</u>	3-11

AUTHORIZATION TO SUBMIT RE-ZONING APPLICATION

I, the undersigned Liliana de la Garza, owner do hereby authorize James E, Rose, Registered Professional Land Surveyor of Mejia & Rose Inc. to act as my agent in the submittal a re-zoning application for a 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas. and do hereby grant Mejia & Rose Inc., the power to act in my behalf by signing and submitting all necessary Re-zoning Application Forms.

Date: 2/17/2025 BY: Liliana de la Garza

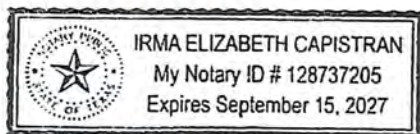
NAME: Liliana de la Garza

TITLE: Owner
GOLF & RESORTS INVESTMENTS LLC
1 RANCHO VIEJO DR.
RANCHO VIEJO, TEXAS 78575

STATE OF Texas

COUNTY OF Cameron §

This instrument was acknowledged before me on the 17 day of February, 2025
by Liliana A. de la Garza



Notary Public, State of Texas

Name Printed: Irma E Capistran

My Commission Expires: September 15, 2027

RECEIVED

FEB 19 2025

BY: IR

**AUTHORIZATION TO SUBMIT AND REVISE
FINAL PLAT APPLICATION**

I, the undersigned Liliana de la Garza, owner do hereby authorize James E, Rose, Registered Professional Land Surveyor of *Mejia & Rose Inc.* to act as my agent in the submittal a re-zoning application for EL ANGEL RANCHO VIEJO SUBDIVISION NO.4, a 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas and do hereby grant *Mejia & Rose Inc.*, the power to act in my behalf by signing and submitting all necessary Final Plat Application Forms.

Date: 2/17/2025

BY: Liliana A. de la Garza

NAME: Liliana A. de la Garza

TITLE: Owner

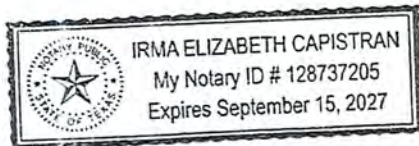
GOLF & RESORTS INVESTMENTS LLC
1 RANCHO VIEJO DR.
RANCHO VIEJO, TEXAS 78575

STATE OF Texas

COUNTY OF Cameron

§

This instrument was acknowledged before me on the 17 day of February, 2025
by Liliana Adela Garza



Notary Public, State of Texas

Name Printed: Irma Elizabeth Capistran

My Commission Expires: September 15, 2027

RECEIVED

FEB 19 2025

BY: [Signature]



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

CAMERON COUNTY TAX OFFICE
Edelmiro "Eddie" Garcia, Assessor
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 52/0050/0050/9010/00
Billing Number: 153693
Alternate Account Number: 000000096109
PID:
Legal Description: 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
Acres: 18.0000
Business Name: EL ANGEL GOLF COURSE
Owner Name: GOLF & RESORTS INVESTMENTS LLC
Mailing Address: 1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575-9740

PAYMENT INFORMATION

Receipt Number: 421960
Reference Number: 8455765
Received By: MDE
Batch Number: 25049MDE
Process Type: MPW
Process Date: 02/18/2025
Process Time: 11:51:24
Effective Date: 02/18/2025

PROPERTY LOCATION: ESCANDON/SANTA ANA

Fees
CERTFEE

Fees Applied:

10.00
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
Check	28936	10.00	MEJIA & ROSE

TAX INFORMATION

- Original Counter Receipt -

A REFUND RESULTING FROM TAX CODE SECTIONS 25.25, 26.07, 26.075, 26.08, 26.15, 31.072, 31.111 OR CHAPTERS 41, 41A AND 42 FOR PAYMENTS RECEIVED BY CHECK, CASH, MONEY ORDER, CASHIERS CHECK, OR CREDIT CARD WILL BE REFUNDED TO PAYER INFORMATION LISTED ON THIS RECEIPT, UNLESS SPECIFICALLY DIRECTED BY THE AUTHORITY GRANTING THE REFUND: MEJIA & ROSE PO BOX 3761 BROWNSVILLE TX 78523

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

PAID
FEB 18 2025
CAMERON COUNTY TAX OFFICE
DEPUTY

RECEIVED

FEB 19 2025

BY:

CAMERON COUNTY TAX OFFICE
Edelmiro "Eddie" Garcia, Assessor
835 E. Levee
Brownsville TX 78520
(956) 544-0800
www.cameroncountytax.org

TAX CERTIFICATE



Account: 52/0050/0050/9010/00 Billing No: 153693 Alt Acct No: 000000096109
Sequence No: 368990 Proc Date: 02/18/2025
Effective Date: 02/18/2025
Acres: 18.0000
Exemption Codes:
Property Owner:
GOLF & RESORTS INVESTMENTS LLC
EL ANGEL GOLF COURSE
1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575-9740

Legal Desc: RANCHO VIEJO - RANCHO VIEJO EL ANG
EL GOLF COURSE SECTION 5-10 AND RA
NCHO VIEJO SEC 7 LOT 132, 142.829
AC OUT OF 144.322 AC OUT OF 146.19
Property Loc: ESCANDON/SANTA ANA
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: 02/18/2025. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spcl. 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 SOUTHWEST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of February, 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of February, 2025							\$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: 02/18/2025

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Ester De Alba Deputy



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FEB 19 2025

BY: 1/1

Edwards | Abstract and Title Co.

3111 W. FREDDY GONZALEZ DRIVE, EDINBURG, TX 78539
PHONE: (956)383-4951 FAX: (956)383-5443
titleevidence@edwardsabstract.com

LIEN SEARCH

GF No.: 957748

Effective Date: January 10, 2025

Jim Rose:

Pursuant to your request, we have checked our title plant for documents filed of record against the following described property located in Cameron County, Texas:

A 0.918 acre tract of land, more or less, and out of Tract I of the RANCHO VIEJO EL ANGEL GOLF COURSE, an addition to the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104, Official Records of Cameron County, Texas; and said 0.918 Acre Tract being more particularly located and described as follows:

COMMENCING at a steel spindle set on the centerline of Avenida Tesoro for the southernmost corner of lot 74 of Section 6, Rancho Viejo Subdivision (Vol. 26, Pgs 33-43, Cameron County Map Records) for the easternmost corner and POINT OF BEGINNING of the tract herein described;

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26 degrees 17 minutes 50 seconds West, a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Rancho Viejo Subdivision No.3 (Cab. I, Slot 4239, Cameron County Map Records) for the southernmost corner of this tract;

THENCE, North 65 degrees 23 minutes 38 seconds West, along the northeast line of El Angel Rancho Viejo Subdivision No. 3, at a distance of 25.00 feet passing a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." found and continuing along the northeast line of El Angel Rancho Viejo Subdivision No.3 a total distance of 219.98 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." set for the westernmost corner of this tract;

THENCE, North 24 degrees 36 minutes 22 seconds East, a distance of 188.88 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." set on the northwesterly projection of the southwest line of the above referenced Lot 74 for the northernmost corner of this tract;

THENCE, South 61 degrees 08 minutes 22 seconds East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the POINT OF BEGINNING.

Company does not represent that the acreage and/or square footage calculations are correct.

Record title of the land on the effective date appears to be vested in:

GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

The only items we find of record as of the effective date are:

Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated July 9, 2021, recorded on August 30, 2021, under Clerk's File No. 2021-37656, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of Ray A. Gonzales, Trustee, securing the payment of one note in the principal amount of \$2,691,000.00, payable as therein provided to the order of Falcon International Bank. (COVERS MORE)

RECEIVED

FEB 19 2025

957748

BY: 18

Security Interest granted to Falcon International Bank, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed August 30, 2021, under, Clerk's File No. 2021-37657, Official Records, Cameron County, Texas. (COVERS MORE)

EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against the names, GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, and found **none**.

[PLEASE CTRL+CLICK HERE TO ACCESS ALL SUPPORTING DOCUMENTS.](#)

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

CAUTION: Edwards Abstract and Title Co. assumes no liability for errors or omissions in this report or for verbal statements. This report is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This report is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described above. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this report, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

By acceptance of this report, the addressee accepts that Edwards Abstract and Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.

EDWARDS ABSTRACT AND TITLE CO.

Authorized Countersignature

RECEIVED

FEB 19 2025

BY: _____

Edwards Abstract and Title Co.

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Edwards Abstract and Title Co..

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to nonaffiliated companies that perform services on our behalf.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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FEB 19 2025
BY: 

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E.&L.S. Reg. No. F-2670

T.B.P.E.&L.S. Reg. No. 10023900

0.918 Acre

El Angel Rancho Viejo Subdivision No.4

January 06, 2025

Job No. 22671

METES AND BOUNDS DESCRIPTION

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas; and said 0.918 Acre Tract being more particularly located and described as follows:

COMMENCING at a steel spindle set on the centerline of Avenida Tesoro for the southernmost corner of lot 74 of Section 6, Rancho Viejo Subdivision (Vol. 26, Pgs 33-43, Cameron County Map Records) for the easternmost corner and **POINT OF BEGINNING** of the tract herein described;

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26 Deg. 17 Min. 50 Sec. West a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Rancho Viejo Subdivision No.3 (Cab.1, Slot 4239, Cameron County Map Records) for the southernmost corner of this tract;

THENCE, North 65 Deg. 23 Min. 38 Sec. West, along the northeast line of El Angel Rancho Viejo Subdivision No.3 at a distance of 25.00 feet passing a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." found and continuing along the northeast line of El Angel Rancho Viejo Subdivision No.3 a total distance of 219.98 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." set for the westernmost corner of this tract;

THENCE, North 24 Deg. 36 Min. 22 Sec. East, a distance of 188.88 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." set on the northwesterly projection of the southwest line of the above referenced Lot 74 for the northernmost corner of this tract;

THENCE, South 61 Deg. 08 Min. 22 Sec. East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the **POINT OF BEGINNING**.

CONTAINING 0.918 Acre of land, more or less.

James E. Rose

Reg. Prof. Land Surveyor No. 2452



RECEIVED

FEB 19 2025

BY:

[Signature]

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumptio Warranty Deed recorded in Volume 19867 Page 104 of the Official Records of Cameron County, Texas, and said 0.918 Acre Tract being more particularly located and described as follows:

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26° 17' 11" Min. 50" Sec. West a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Ranch, Viejo Subdivision No. 3 (Cadastral Plot 4239, Cameron County Map Records) for the southernmost corner of this tract.

THENCE, North 65 Deg. 23 Min. 38 Sec. West, along the northeast line of El Angel Ranch Viejo Subdivision No 3 a distance of 2.5086 passing a 1/2 inch iron pin with yellow plastic cap stamped "M&R,J.N.C." found and continuing along the northeast line of El Angel Ranch Viejo Subdivision No 3 a total distance of 219.98 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R,J.N.C." set for the

TIENCE, North 24 Deg. 36 Min. 22 Sec. East, a distance of 188.63 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." set on the northwesterly projection of the southwest line of the above referenced Lot 74 for the northernmost corner of this tract;

THENCE, South 61 Deg. 08 Min. 22 Sec. East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the POINT OF BEGINNING

CONTAINING 0.918 Acre of Land, more or less

I, JAMES E. ROSE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

JAMES E. ROSE
REG. PROFESSIONAL LAND SURVEYOR
NO. 2452
STATE OF TEXAS

THIS FLAT OF "EL ANGEL PANDERO VENO SUBDIVISION NO.4" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER

DATE _____

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARY OF "EL ANGELO RANCHO VELLO SUBDIVISION NO. 4" DEPICTED HEREIN.

APPROVED _____
EODIE GARCIA
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

DAT

I, SYLVIA GARZA-PÉREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plot bearing this certificate was filed and duly recorded on the ____ day of _____, 2025 at ____ O'clock ____ M in the Map Records of Cameron County, Texas. Document No. ____.

By: _____ Deputy _____

NOTES:

1. MISPLANTATION FOUND ALONG TESORO AND SANTA AVE. WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER THE F.L. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481846, PANEL NO. 04-CF, EFFECTIVE FEBRUARY 16, 2018
3. SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
4. BUILDING SETBACKS:
FRONT - 35 FEET
SIDE - 5 FEET
REAR - 25 FEET



THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OF RANCHO VIEJO SUBDIVISION
RECORDED IN VOL. 26, PG. 33-43 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft



THIS PLAT OF "EL ANCEL RANCHO VIEJO SUBDIVISION NO.4" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR

DATE _____

ATTEST: SECRETARY

DATE _____

PLANNING AND ZONING DEAPERSON

DATE _____

WE, THE UNDERSIGNED, _____ OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "EL ANCEL RANCHO V.E.O. SUBDIVISION NO.4", WITHIN THE TOWN OF RANCHO V.E.O. CAVERICH COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

_____ **NAME**

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS AFFIDAVIT, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC

COUNTS

OWNER:
GOLF & RESORTS INVESTMENTS LLC
1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575

Mejia & Rose, Incorporated

Engineering **Surveying**
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068

G.P. NO. 11/A JOB NO. 72871
VICTOR B.

RECEIVED

FEB 19 2025

BY:

FINAL PLAT
OF
EL ANCEL RANCHO VIEJO SUBDIVISION NO.4

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records, of Cameron County, Texas.

SCALE: 1" = 40'
FEBRUARY 17, 2025
PREPARED FOR:

GOLF & RESORTS INVESTMENTS LLC

RECEIVED
FEB 25 2025

February 25, 2025

BY:AH.....

Town Administrator: Fred Blanco

3301 Carmen Ave

Rancho Viejo, Texas 78575

RE: Proposed One (1) Lot Subdivision, "Replat of Lot 5, Rancho Viejo Subdivision Section XI and Lot 1 of the Replat of Lots 7, 9, & 11, Rancho Viejo Subdivision Section XI"

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:

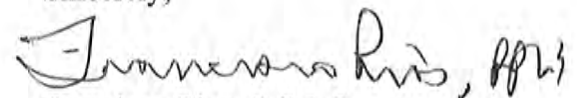
1. Subdivision Name: Replat of Lot 5, Rancho Viejo Subdivision Section XI and Lot 1 of the Replat of Lots 7, 9, & 11, Rancho Viejo Subdivision Section XI
2. Name, address, phone number of owners: Asim Zamir, 4430 E. 14th St, Brownsville, TX. 78520
3. Utilities: Water- Valley Mud #2
Electric-AEP
Sanitary 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 Lot 5 of Rancho Viejo Subdivision Section Xi and Lot 1 of the Replat of Lots 7, 9 & 11, Rancho Viejo Subdivision Section Xi into one. The current owner does not wish to build a fence along the common line of both lots, so he has decided to replat this section into 1 lot.


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



Sincerely,


Francisco Rios, R.P.L.S.

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

RECEIPT		DATE <u>2/25/25</u>	No. 848397
RECEIVED FROM <u>Rios Surveying, LLC</u>		\$ <u>75⁰⁰</u>	
<u>Seventy Five dollars @ 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<input checked="" type="radio"/> FOR <u>Re plat - Lot 5, Section 41; Lot 1 of Replat of</u>	
		<u>Lots 7, 9, 11 - See ZZ</u>	
ACCOUNT	<u>75.00</u>	<input type="radio"/> CASH	<u>#11180</u> FROM _____ TO _____ BY 
PAYMENT	<u>75.00</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

3-11

RECEIVED
FEB 25 2025

BY: AH

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 LOT 5, RANCHO VIEJO SUBDIVISION SECTION XI AND LOT 1 OF THE REPLAT OF LOTS 7, 9, & 11 RANCHO VIEJO SUBDIVISION SECTION XI", AUTHORIZATION SHALL TERMINATE UPON THE COMPLETION OF WORK AND FULL PAYMENT OF SERVICES RENDERED IN THE FINALIZING OF SAID SUBDIVISION.

OWNER'S NAMES: ASIM ZAMIR


ASIM ZAMIR

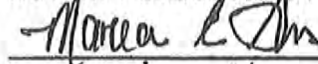
STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED "ASIM ZAMIR", 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.

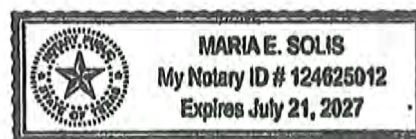
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRINTED NAME: Maria E Solis

MY COMMISSION EXPIRES: July 21, 2027





BROWNSVILLE CHILDREN'S CLINIC, P.A.
ASIM ZAMIR M.D., F.A.A.P.
4430 E. 14th. St., Ste. A • Brownsville, Texas 78520
Ph.: (956) 544-5557 • Fax: (956) 544-5100

RECEIVED
FEB 25 2025

BY: AB

To: The Town of Rancho Viejo, Texas

I, the undersigned, am the sole Manager of A Zamir Real Estate Management, LLC. I authorize the conveyance of Lot 1 Rancho Viejo Subdivision Section XI (property ID 180400) to Asim Zamir who is the owner of the adjacent property (Property ID 96533) legally described as Lot 5 Rancho Viejo Subdivision Section XI.

I have instructed my attorney to transfer the Deed from A Zamir Real Estate Management, LLC to Asim Zamir and expect it to be done in the near future.

AS 02/12/25
Asim Zamir
Manager A Zamir Real Estate Management LLC

STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED "ASIM ZAMIR", 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.

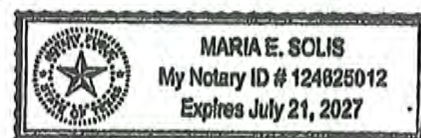
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF February 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Maria E. Solis

PRINTED NAME: Maria E Solis

MY COMMISSION EXPIRES: July 21, 2027



TAX CERTIFICATE



Account: 52/0110/0000/0050/00	Billing No: 154142	Alt Acct No: 000000096533
	Sequence No. 367815	Proc Date: 02/12/2025
		Effective Date: 02/12/2025
Property Owner:		Acres: 0.4579
ASIM ZAMIR		Exemption Codes:
4430 E 14TH ST		
BROWNSVILLE, TX 78520		

Legal Desc: LOT 5 RANCHO VIEJO SUBD SECTION XI Property Loc: SANTA ANA 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: 02/12/2025. 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 February, 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of February, 2025							\$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: 02/12/2025

FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE
 EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Perla Saldana Deputy

RECEIVED
FEB 25 2025

BY: Ad

TAX CERTIFICATE



Account: 52/0110/0000/0071/00	Billing No: 154145	Alt Acct No: 000000353028
	Sequence No. 367817	Proc Date: 02/12/2025
		Effective Date: 02/12/2025
Property Owner:		Acres: 1.0000
AZAMIR REAL ESTATE MANAGEMENT LLC		Exemption Codes:
4430 E 14TH ST		
BROWNSVILLE, TX 78521-3363		

Legal Desc: LOT 1 REPLAT OF 7, 9 & 11 RANCHO V IEJO SUBD SECTION XI (REPLAT C1-28 36A CCMR FILED 7-10-07)	Property Loc: 2013 AV. SANTA ANA AVE BROWNSVILLE TX 78520
---	--

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: 02/12/2025. 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 February, 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of February, 2025							\$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: 02/12/2025

FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE
 EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Perla Saldaña Deputy

RECEIVED
FEB 25 2025

BY: AH

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# 43165

We have reviewed the records in the Office of Guaranty Title Services of Corpus

Christi, as to the following described property, to-wit:

*LOT 1 REPLAT OF 7, 9 & 11 RANCHO VIEJO SUBD SECTION XI (REPLAT C1-
2836A CCMR FILED 7-10-07)
2013 AV. SANTA ANA AVE, BROWNSVILLE TX 78520 / Property ID: 353028*

TITLE APPEARS TO BE VESTED IN:

Azamir Real Estate Management, LLC

VIA: Warranty Deed

Grantor: Asim Zamir, M.D.

Grantee: Azamir Real Estate Management, LLC

Date Executed: 2-13-2008

Date Filed: 5-22-2008

Instrument: OR 15097/216 #2008-00024387

From February 13, 2008 and continuing through the 7th day of February 2025 and

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

Property Documents:

Warranty Deed

Grantor: Asim Zamir, M.D.

Grantee: Azamir Real Estate Management, LLC

Date Executed: 2-13-2008

Date Filed: 5-22-2008

Instrument: OR 15097/216 #2008-00024387

Easements, etc.

RECEIVED
FEB 25 2008
BY: *AK*

RESTRICTIONS RECORDED IN VOLUME 942, PAGE 399 AND VOLUME 964, PAGE 802; CORRECTED IN VOLUME 968, PAGE 20 ALL IN DEED RECORDS; MODIFIED IN VOLUME 106, PAGE 393, MISCELLANEOUS DEED RECORDS, CAMERON COUNTY, TEXAS.

STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND ALL VISIBLE EASEMENTS.

EASEMENTS, SETBACKS, AND RESERVATIONS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLOT 2836A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

RIGHT-OF-WAY EASEMENT FROM ALBERT H. FERNANDEZ, ET AL TO CAMERON COUNTY, TEXAS, FOR ROADWAY PURPOSES DATED APRIL 21, 1948, RECORDED IN VOLUME 443, PAGE 53, DEED RECORDS OF CAMERON COUNTY, TEXAS.

CONTRACT FOR IRRIGATION RIGHTS WITH EASEMENTS DATED APRIL 3, 1944 EXECUTED BY AND BETWEEN L. H. PRICHARD, G D. KIRK, MIGUEL FERNANDEZ, ALBERT H. FERNANDEZ, ET AL, RECORDED IN VOLUME 354, PAGE 128, DEED RECORDS, CAMERON COUNTY, TEXAS.

PARTITION AND CONVEYANCE DATED AUGUST 25, 1961, FILED OF RECORD AUGUST (DAY ILLEGIBLE), 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 A 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 OF RECORD 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, DEED RECORDS OF CAMERON COUNTY, TEXAS AND GRANTS "THE RIGHTS 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."

RECEIVED
FEB 23 2003
BY: *AL*

EASEMENT FOR DRAINAGE DITCHES, GAS PIPELINE, ALL AS NOTED IN
VOLUME 922, PAGE 881, DEED RECORDS OF CAMERON COUNTY, TEXAS.

TAXES COLLECTED BY CAMERON COUNTY: \$0.00 DUE (2024)
ASSESSED VALUE (CAMERON COUNTY): \$676,653

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

Azamir Real Estate Management, LLC

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 25th day of February 2025**

GUARANTY TITLE SERVICES OF CORPUS CHRISTI

RECEIVED
FEB 25 2025
EX: AA

By: 
Jacob Kapusta

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

RECEIVED
FEB 25 2023
EX: *AK*

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# 43164

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

***LOT 5 RANCHO VIEJO SUBD SECTION XI
SANTA ANA AVE, RANCHO VIEJO TX / Property ID: 96533***

**TITLE APPEARS TO BE VESTED IN:
Asim Zamir**

VIA: Warranty Deed

Grantor: Karl G. Colin and wife, Kristina Colin
Grantee: Asim Zamir
Date Executed: 8-10-2007
Date Filed: 8-20-2007
Instrument: OR 14209/122 #2007-00045485

From August 10, 2007 and continuing through the 7th day of February 2025 and find nothing further of record affecting the title to such property except the following:

Property Documents:

Warranty Deed

Grantor: Karl G. Colin and wife, Kristina Colin
Grantee: Asim Zamir
Date Executed: 8-10-2007
Date Filed: 8-20-2007
Instrument: OR 14209/122 #2007-00045485

Easements, etc.

RECEIVED
FEB 25 2008
BY: *AM*

RESTRICTIONS RECORDED IN VOLUME 942, PAGE 399 AND VOLUME 964, PAGE 802; CORRECTED IN VOLUME 968, PAGE 20 ALL IN DEED RECORDS; MODIFIED IN VOLUME 106, PAGE 393, MISCELLANEOUS DEED RECORDS, CAMERON COUNTY, TEXAS.

EASEMENTS, SETBACKS, AND RESERVATIONS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 30, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.

RIGHT-OF-WAY EASEMENT FROM ALBERT H. FERNANDEZ, ET AL TO CAMERON COUNTY, TEXAS, FOR ROADWAY PURPOSES DATED APRIL 21, 1948, RECORDED IN VOLUME 443, PAGE 53, DEED RECORDS OF CAMERON COUNTY, TEXAS.

EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT NO. 2.

CONTRACT FOR IRRIGATION RIGHTS WITH EASEMENTS DATED APRIL 3, 1944 EXECUTED BY AND BETWEEN L. H. PRICHARD, C. D. KIRK, MIGUEL FERNANDEZ, ALBERT H. FERNANDEZ, ET AL, RECORDED IN VOLUME 354, PAGE 128, DEED RECORDS, CAMERON COUNTY, TEXAS.

PARTITION AND CONVEYANCE DATED AUGUST 25, 1961, FILED OF RECORD AUGUST [DAY ILLEGIBLE], 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 A 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 OF RECORD 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, DEED RECORDS OF CAMERON COUNTY, TEXAS AND GRANTS "THE RIGHTS 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."



EASEMENT FOR DRAINAGE DITCHES, GAS PIPELINE, ALL AS NOTED IN
VOLUME 922, PAGE 881, DEED RECORDS OF CAMERON COUNTY, TEXAS.

TAXES COLLECTED BY CAMERON COUNTY: \$0.00 DUE (2024)
ASSESSED VALUE (CAMERON COUNTY): \$136,688

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

Asim Zamir

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 24th day of February 2025**

GUARANTY TITLE SERVICES OF CORPUS CHRISTI

RECEIVED
FEB 25 2025
BY: *Art*

By: 
Jacob Kapusta

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

RECEIVED
FEB 25 2023
BY: ALT





3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone (956) 350-4093 Fax (956) 350-4156
Email: townhall@ranchoviejotexas.com

RECEIVED

MAR 11 2025

BY: 18

DEVELOPMENT APPLICATION FORM

PLAT TYPE (PRELIMINARY OR FINAL PLAT/ Preliminary plat
ZONING CLASSIFICATION(S):

TYPE OF PROPOSED DEVELOPMENT:
Residential subdivision

NAME OF SUBDIVISION:
The Bend Subdivision Phase 2

SUBDIVISION SIZE:
4.41 Acres

NUMBER OF PROPOSED LOTS: 5 Lots	ARE ALL LOTS GREATER THAN 15,000 S.F.? 17,400 S.F. FOR CORNER LOTS? Yes
------------------------------------	--

SMALLEST & LARGEST LOT SIZE:
Smallest lot: 26,500 SF; Largest lot: 42,137 SF

ARE ANY VARIANCES BEING REQUESTED? (YES/NO)
No

STREET CONSTRUCTION? IF SO, DO YOU MEET
TOWN'S ROW & STREET STANDARDS? No street construction

DEVELOPER/CONSULTING FIRM

Name: Halff Associates, Inc.	Phone# 956-303-7100
---------------------------------	------------------------

Email
address: ranzak@halff.com

Address: 1075 Paredes Line Road, Suite B
Brownsville, Tx 78521

CITY STATE ZIP

ADDITIONAL CONTACT INFORMATION

Name: Miguel Ortiz, Jr.	Phone# 956-789-8355
----------------------------	------------------------

Email
address: ortizhunts@gmail.com

Address: 187 Resaca Bend
Ranch Viejo, TX, 78575

CITY STATE ZIP

UTILITIES/Name of Entity and Phone#

Electrical:	AEP	Phone: 877-373-4858
Solid Waste:	Republic Services	Phone: 800-423-7316
Water/Sewer:	Valley Municipal Utility District No. 2	Phone: 956-350-4136
Drainage:	Valley Municipal Utility District No. 2	Phone: 956-350-4136
Irrigation District:	Cameron County Irrigation District N. 6	Phone: 956-399-7186

MINIMUM ITEMS REQUIRED FOR REVIEW: No review will be conducted until all the above is filled out, fees paid and following items are submitted.

- ☒ Authorization Letter with signatures of Owner/Developer and/or Engineer.
- ☒ Copy of the deed records showing the ownership of the land.
- ☒ Drainage Report.
- ☒ PDF of file and all plats
- ☒ Three copies of (preliminary/final) plat 24"x36"
- ☒ Five copies of (preliminary/final) plat 11"x17"
- ☒ Two sets of construction plans with specifications (if construction is required).
- ☒ Location of City Limits and ETJ verification.

After final inspection, copy of recorded Final Plat filed at the Cameron County Clerk's Office.

NOTE: Valley Municipal Utility District#2 Plat Applications are separate from the Town of Rancho Viejo plat review process. It is the responsibility of the Owner/Surveyor/Engineer to comply with their requirements prior to submitting Subdivision Final Plat for approval by the Town of Rancho Viejo.

Owner/Developer/Consulting Firm signature:

ROBERT ANZAK
Name/Title



Signature

3/11/25
Date

FEES as per Town Ordinance Chapter 54. Subdivisions

Subdivision Administrative Concept Review:

The engineer will provide a quote for engineering services. The town will add a \$50.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen on whether the plat is approved or denied.

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MAR 11 2025
BY: 

☒ Preliminary Plat:

The engineer will provide a quote for engineering services. The town will add a \$100.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.

Final Plat:

The engineer will provide a quote for engineering services. The town will add a \$200.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.

Street Installation Request:

Deposit \$750.00 or difference of engineer's costs

Total Development Fees:

FOR OFFICE USE ONLY:

PAID FEES:		PLAT TYPE:		
ARE PLATS LABELED TO VERIFY TYPE OF PLAT:	FOR REVIEW ONLY	PRELIMINARY	FINAL	STREET
FOR A PRELIMINARY PLAT: ARE ALL LOTS GREATER THAN 15,000 S.F./17,400 S.F. FOR CORNER LOTS?				
ANY VARIANCES REQUESTED:				
IF SO, IS ALL DOCUMENTATION PROVIDED PER TOWN ORD.#				

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

RECEIPT

DATE 3/19/25

No. 317624

\$ 75.⁰⁰

RECEIVED FROM

Miguel Ortiz

Seventy five ⁰⁰/₁₀₀

DOLLARS

☐ FOR RENT

☒ FOR

Replate & Rezon Filing fee 4.413 acres The Bend Subd. Ph. 2

ACCOUNT

75.⁰⁰

PAYMENT

75.⁰⁰

BAL. DUE

0

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

717

FROM

TO

BY

Rebecca Peble

3-11



March 18, 2025
58326.001

Fred Blanco
Town Administrator
Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575

Dear Mr. Blanco,

On behalf of AMPF Development LLC, Halff is requesting a zoning change for an undeveloped property located at the intersection of Resaca Bend and Carmen Avenue in Rancho Viejo, TX 78575. The property was recently annexed into the Town of Ranch Viejo and is currently zoned for recreational use. We are proposing a rezone to single-family residential zoning. Attached to this letter is the legal description and an exhibit of the property.

This zoning change is essential as we plan to subdivide the property into five residential single-family lots. The development will include all necessary facilities and amenities to ensure a comfortable living environment. We have taken all necessary steps to ensure compliance with zoning regulations.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Anzak", is written over the word "Sincerely,".

Robert Anzak

Senior Civil Designer

Attachments: Legal Description Of 4.413 Acres, Land Survey

HALFF ASSOCIATES, INC

1075 PAREDES LINE ROAD, SUITE B
BROWNSVILLE TX 78521-2696
TSPELS Firm No. F-312

TEL (956) 303-7100

RECEIVED

MAR 18 2025

BY: A handwritten signature in blue ink is written over the "BY:" label.

WWW.HALFF.COM

March 5, 2025

Fred Blanco
Town Administrator
Town of Rancho Viejo, Texas

Dear Mr. Blanco:

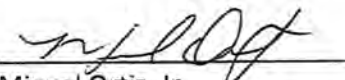
I, Miguel Ortiz, Jr., hereby give authorization to Halff Associates, Inc., to submit to the Town of Rancho Viejo a plat application as well as any other necessary documentation for the platting of 4.41 acres out of the following tracts:

- BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, 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 tracts conveyed to 85 Jacaranda Limited Partnership.

Should you have any questions regarding this matter, please feel free to contact me at 956-789-8355

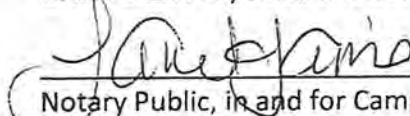
Sincerely,


Miguel Ortiz, Jr.

The State of Texas
County of Cameron

Before me, the undersigned authority, on this day personally appeared Mike Ortiz, Jr., whose names are subscribed above; who by me being duly sworn upon oath says that the statement set forth is true and correct.

Given under my hand and seal of office on this the 5th day March 2025.


Notary Public, in and for Cameron County, Texas

Printed Name: Janet Jaime

My commission expires: 3-23-26



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;

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BY: 

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



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MAR 18 2025

BY: 

If you are a natural person, you may remove or strike any of the following information from the instrument before it is filed for record in the public records: your social security number or your driver's license number

Date: July 12, 2005

Grantor: MIGUEL A. ORTIZ, a widower

Grantor's Mailing Address (including county):

85 Calle Jacaranda
Brownsville, Cameron County, Texas 78521

Grantee: 85 JACARANDA LIMITED PARTNERSHIP

Grantee's Mailing Address (including county):

187 Resaca Bend
Rancho Viejo, Cameron County, Texas 78575

Consideration: For the sum of \$10.00 and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes by this reference.

Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, conditions, easements, mineral and/or royalty reservations shown of record in Cameron County, Texas, and to all zoning laws, leases, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described Property.

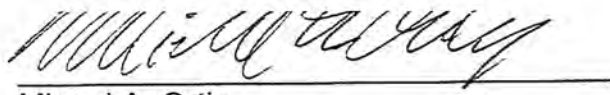
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and

DOC 00040131 BK 11550 VOL 119

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MAR 11 2025

BY: [Signature]


Miguel A. Ortiz

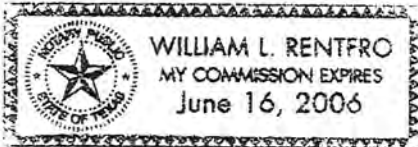
(Acknowledgment)

STATE OF TEXAS

§
§
§

COUNTY OF

This instrument was acknowledged before me on the 12 day of July, 2005 by Miguel A. Ortiz.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

1. All of Grantor's interest, being a 1/4 undivided interest in the North 70 acres out of a 120.71 acre tract of land, more or less, out of the "NORIEGA PLANTATION", said 120.71 acres being part of the 368.16 acres and the 87 acres partitioned to Anita F. de Ortiz as Tract No. 2 and Tract No. 3, respectively, by partition deed dated June 25, 1961, and recorded in Volume 714, Pages 583-589 of the Deed Records of Cameron County, Texas, said 120.71 acres being the same property conveyed by Ricardo Ortiz and Maria Luz de Ortiz to FirstBank by Warranty Deed dated May 31, 1989.
2. Lot Number Nine (9), in Block Two (2), Rio Viejo Subdivision, City of Brownsville, Cameron County, Texas, according to Map of said subdivision recorded in Volume 13, Page 73, Map Records of Cameron County, Texas, commonly known as 85 Calle Jacaranda, Brownsville, Texas.
3. All of Grantor's interest, being an undivided 7/12 interest in 118.02 acres, more or less, known as "El 803", and being all of Blocks 20 and 21 of the Parker Tract, a subdivision in Cameron County, Texas, according to the map or plat thereof recorded in Vol. 4, Page 40 of the Map Records of Cameron County, Texas.

AFTER RECORDING RETURN TO:

85 Jacaranda Limited Partnership
85 Calle Jacaranda
Brownsville, TX 78521

PREPARED IN THE LAW OFFICE OF:

THE RENTFRO FAULK LAW FIRM, LLP
185 E Ruben M Torres Sr Blvd
Brownsville TX 78520

Doc
00040131 OR 11550
Bk Vol
Pg
256

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MAR 11 2025

BY: 

Doc 00040131 Bk 11550 Vol 1 Pg 257

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 14, 2005 at 03:54p

Document Number: 00040131

By
DeAnn Cummins
Joe G Rivera, County Clerk
Cameron County

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MAR 11 2025

BY: 

OWNERS ACKNOWLEDGMENT

BE IT KNOWN THAT THE BEHND SUBDIVISION PHASE 2, BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, 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 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 (O.R.C.C.T.), HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND HEREBY CONFIRM AND ADOPT THIS PLAN OF THE BEHND PHASE 2 AND FURTHER DEDICATE TO THE PUBLIC USE FOREVER STREETS, ALLEYS AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.

OWNER

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO ME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

PLANNING AND ZONING COMMISSION CERTIFICATE

I, CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION TO THE TOWN OF RANCHO VIEJO, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAN OF THE BEHND PHASE 2, WITH SAID PLAN CONSISTING OF 1 SHEET OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAN AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS DAY OF 2025.

CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: CRAIG GROVE
SECRETARY, PLANNING AND ZONING COMMISSION

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE 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 DAY OF 2025 AT O'CLOCK IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO.

BY DEPUTY

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE BEHND PHASE 2.

WITNESS MY HAND ON THIS DAY OF 2025.

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS

BOARD OF ALDERMAN APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN TO THE TOWN OF RANCHO VIEJO, TEXAS, HAS APPROVED THIS VERSION OF THE FINAL PLAN OF THE BEHND PHASE 2, WITH SAID PLAN CONSISTING OF A TOTAL OF ONE SHEET OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAN AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

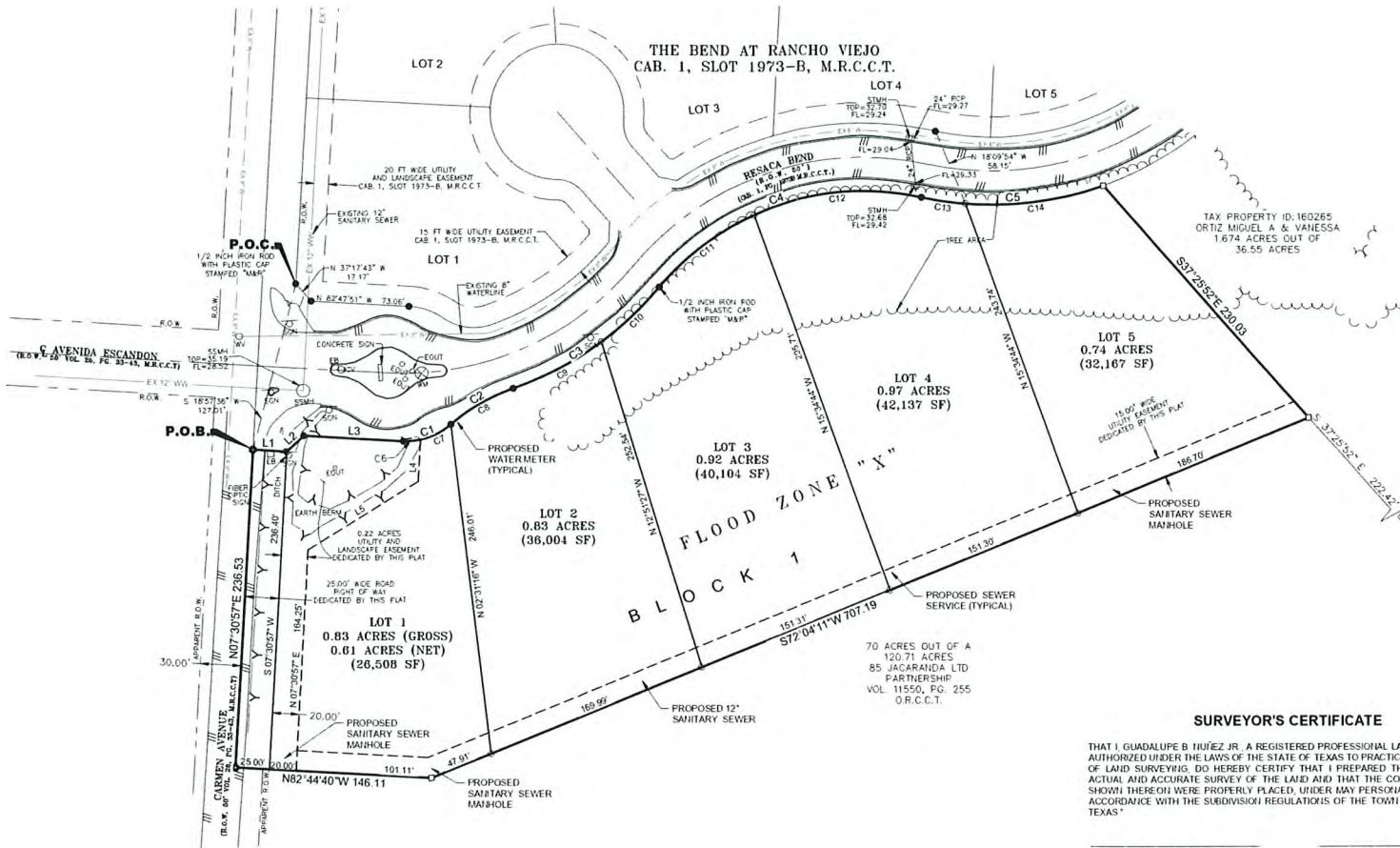
WITNESS MY HAND ON THIS DAY OF 2025.

MARIBEL B. GUERRERO, MAYOR

MUNICIPAL UTILITIES DISTRICT APPROVAL

THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAN APPROVAL FOR THE BEHND PHASE 2 HAVE BEEN MADE BETWEEN THE TOWN OF RANCHO VIEJO AND VALLEY MUNICIPAL UTILITIES DISTRICT NO. 2 FOR WATER AND SANITARY SEWER SERVICES TO BE PROVIDED IN CONFORMANCE WITH ALL THE RULES AND POLICIES OF VALLEY MUNICIPAL DISTRICT NO. 2.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL DISTRICT NO. 2



SURVEYOR'S CERTIFICATE

THAT I, GUADALUPE B. LÓPEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING. DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS.

GUADALUPE B. LÓPEZ, JR.
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5914

ENGINEER'S CERTIFICATE

I, ADAM M. LÓPEZ, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING. DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS.

ADAM M. LÓPEZ, P.E.
TEXAS REGISTRATION NO. 111683

GENERAL NOTES

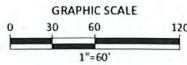
- THE HORIZONTAL DATUM IS THE TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00). ALL DISTANCES AND/OR COORDINATES SHOWN ARE SURFACE VALUES AND BASED ON U.S. SURVEY FEET AND MAY BE TO CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99996.
- THIS SUBDIVISION LIES IN FLOOD ZONE "X" (UNSHADED) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 480610446E, EFFECTIVE DATE FEBRUARY 16, 2018. FLOOD ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND SHOWN FLOOD ZONE LIMITS WERE DIGITIZED ONTO THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF SAID FIRM (S)."
- BUILDING SETBACKS:
MIN. 25' FROM LOT LINES ADJOINING A RIGHT-OF-WAY
MIN. 5' FROM SIDE LOT LINES
MIN. 25' FROM REAR LOT LINES
UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, GF NO. 202007393, EFFECTIVE DATE: SEPTEMBER 3, 2024, ISSUED SEPTEMBER 17, 2024.
- MONUMENTATION FOUND ALONG NORTH AND SOUTH RIGHT-OF-WAY LINE OF RESACA BEHND ROAD, HELD FOR BASIS OF BEARING.

LEGEND

- CAB - CABINET
- IR - IRON ROD
- M.R.C.C.T. - MAP RECORDS OF CAMERON COUNTY, TEXAS
- NO. - NUMBER
- O.R.C.C.T. - OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- STMH - STORM MANHOLE
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- W/CAP. - WITH CAP
- 1/2" FOUND IRON ROD (AS NOTED)
- SET MAG NAIL W/ HALF WASHER
- SET 1/2" IRON ROD W/ HALF CAP IN CONCRETE
- SET 1/2" IRON ROD W/ HALF CAP
- TRAFFIC SIGN (UNLESS LABELED OTHERWISE)
- ASPHALT
- SUBJECT TRACT PROPERTY LINE
- R.O.W. LINE
- CENTER LINE
- ELECTRIC BOX
- IRRIGATION CONTROL BOX
- WATER VALVE
- WATER METER
- ELECTRIC OUTLET
- REINFORCED CONCRETE PIPE

LINE TABLE		
CURVE #	BEARING	DISTANCE
L1	S 82°26'34" E	25.00'
L2	N 52°38'34" E	17.43'
L3	S 82°44'40" E	74.32'
L4	N 07°32'15" E	30.84'
L5	N 82°30'13" E	96.86'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	044°10'30"	50.00'	N 79°10'06" E	37.60'	38.55'
C2	022°07'31"	139.00'	S 44°04'41" E	83.35'	53.68'
C3	030°44'27"	250.00'	N 59°44'16" E	132.81'	134.42'
C4	062°09'47"	200.00'	S 72°38'54" N	210.50'	216.99'
C5	031°28'01"	250.00'	S 89°10'12" E	135.56'	131.30'
C6	014°38'30"	50.00'	N 89°56'06" E	12.74'	12.78'
C7	022°32'00"	50.00'	N 47°50'51" E	25.43'	25.77'
C8	022°07'31"	139.00'	S 44°04'41" N	53.35'	53.68'
C9	07°07'31"	250.00'	N 88°38'44" E	74.45'	74.72'
C10	012°47'56"	250.00'	N 57°14'31" E	59.46'	59.70'
C11	020°32'24"	200.00'	S 57°10'17" N	89.41'	89.15'
C12	020°37'23"	200.00'	S 88°15'08" N	125.47'	127.84'
C13	007°35'26"	250.00'	S 77°13'50" E	33.11'	33.13'
C14	023°52'25"	250.00'	N 87°02'00" E	103.42'	104.17'



LOCATION MAP
SCALE 1"=2000'

METES AND BOUNDS DESCRIPTION

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, 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 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 (O.R.C.C.T.), SAID 4.41 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND 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 BEHND (A VARIABLE WIDTH RIGHT-OF-WAY), SAID RESACA BEHND AID EASTERLY 25 FEET OF CARMEN AVENUE DEDICATED BY THE BEHND 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 BEHND 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 "HALF" WASHER SET FOR THE MOST SOUTHWESTERLY CORNER OF SAID THE BEHND 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 11-16-58, 441 70-1-1-291 556 12, AND BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE DEPARTING SAID CENTERLINE OF CARMEN AVENUE, WITH SAID SOUTH LINE OF THE BEHND AT RANCHO VIEJO SUBDIVISION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF RESACA BEHND, 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 17.43 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 WITH 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 WITH 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 BEIT 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 WITH 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 WITH 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 WITH 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 "HALF" YELLOW PLASTIC 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 BEHND AID WITH THE EAST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH 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 707.16 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC 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 "HALF" WASHER SET IN THE WEST LINE OF SAID 70 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 07 DEGREES 30 MINUTES 57 SECONDS EAST, WITH THE WEST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 236.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND, MORE OR LESS.

PLAT NO. XXXX
BLOCK 1, LOTS 1 - 6

FINAL PLAT
THE BEND SUBDIVISION PHASE 2

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, 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 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 (O.R.C.C.T.).

PREPARED FOR:

MIGUEL ORTIZ, JR.

PREPARED BY:



1075 PARADES LUE RD., SUITE B
BROWNSVILLE, TEXAS 77821-2606
TEL (956) 303-7100
TRIPLES SURVEYING FIRM NO. 1002960

DRAWN BY: M.G.

JOB NO: 58326

JANUARY 2025

SHEET 1 OF 1



3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone (956) 350-4093 Fax (956) 350-4156
Email: townhall@ranchoviejotexas.com

RECEIVED

MAR 12 2025

BY: HR

DEVELOPMENT APPLICATION FORM

PLAT TYPE (PRELIMINARY OR FINAL PLAT/
ZONING CLASSIFICATION(S):

MULTY-FAMILY

TYPE OF PROPOSED DEVELOPMENT:

REPLAT LOT 2, BLOCK 1, PASO DEL RIO SUBDIVISION

NAME OF SUBDIVISION:

PASO DEL RIO AT RANCHO VIEJO, TEXAS

SUBDIVISION SIZE:

LOT 1, BLOCK 1, 2.53 ACRES AND LOT 2, BLOCK 1, 2.47 ACRES

NUMBER OF PROPOSED LOTS:

3

ARE ALL LOTS GREATER THAN 15,000 S.F.? 17,400 S.F. FOR CORNER LOTS?

YES

SMALLEST & LARGEST LOT SIZE:

LOT 1, 0.419 ACRES, LOT 2 0.420 ACRES, LOT 3 1.200 ACRES

ARE ANY VARIANCES BEING REQUESTED? (YES/NO)

ONLY MA SHOWN ON REPLAT PLAT

STREET CONSTRUCTION? IF SO, DO YOU MEET
TOWN'S ROW & STREET STANDARDS?

YES - CONSTRUCT 328 FE OF CANTERO DR.

DEVELOPER/CONSULTING FIRM

Name:

GOLDEN ESTANCIAS, LLC

Phone#

(956) 456-1097

Email

address:

C.ANTHONY@RVHACIENDAS.COM

Address:

608 ZAPATA AVENUE, RANCHO VIEJO, TX 78575

CITY

STATE

ZIP

ADDITIONAL CONTACT INFORMATION

Name:

ROBERTO MEDRANO

Phone#

(956) 778-0812

Email

address:

R.MEDRANO@MUSTARSEEDSA.ORG

Address:

44 ALVARADO AVENUE, RANCHO VIEJO, TX 78575

CITY

STATE

ZIP

UTILITIES/Name of Entity and Phone#

Electrical: AEP (877) 373-4858 - TEXAS GAS COMPANY (956) 238-7191

Solid Waste: VALLEY MUNICIPAL UTILITY DISTRICT #2

Water/Sewer: SAME MUD #2

Drainage: SAME MUD #2

Irrigation District: VALLEY MUNICIPAL UTILITY DISTRICT #2

MINIMUM ITEMS REQUIRED FOR REVIEW: No review will be conducted until all the above is filled out, fees paid and following items are submitted.

- ☒ Authorization Letter with signatures of Owner/Developer and/or Engineer.
- ☒ Copy of the deed records showing the ownership of the land.
- ☒ Drainage Report.
- ☐ PDF of file and all plats
- ☒ Three copies of (preliminary/final) plat 24"x36"
- ☒ Five copies of (preliminary/final) plat 11"x17"
- ☐ Two sets of construction plans with specifications (if construction is required).
- ☒ Location of City Limits and ETJ verification.
- ☒ After final Inspection, copy of recorded Final Plat filed at the Cameron County Clerk's Office.

RECEIVED

MAR 12 2025

BY: 

NOTE: Valley Municipal Utility District#2 Plat Applications are separate from the Town of Rancho Viejo plat review process. It is the responsibility of the Owner/Surveyor/Engineer to comply with their requirements prior to submitting Subdivision Final Plat for approval by the Town of Rancho Viejo.

Owner/Developer/Consulting Firm signature:

GOLDEN ESTANCIAS, LLC. ANTHONY DE PONCE 3/14/2025
 Name/Title Signature Date

FEES as per Town Ordinance Chapter 54. Subdivisions


- ☒ Subdivision Administrative Concept Review:
 The engineer will provide a quote for engineering services. The town will add a \$50.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen on whether the plat is approved or denied.
- ☒ Preliminary Plat:
 The engineer will provide a quote for engineering services. The town will add a \$100.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.
- ☒ Final Plat:
 The engineer will provide a quote for engineering services. The town will add a \$200.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.
- ☒ Street Installation Request:
 Deposit \$750.00 or difference of engineer's costs

Total Development Fees:

FOR OFFICE USE ONLY:

PAID FEES:		PLAT TYPE:		
ARE PLATS LABELED TO VERIFY TYPE OF PLAT:	FOR REVIEW ONLY	PRELIMINARY	FINAL	STREET
FOR A PRELIMINARY PLAT: ARE ALL LOTS GREATER THAN 15,000 S.F./17,400 S.F. FOR CORNER LOTS?				
ANY VARIANCES REQUESTED:				
IF SO, IS ALL DOCUMENTATION PROVIDED PER TOWN ORD.#				

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

RECEIPT		DATE <u>3/20/2025</u>	No. 317626
RECEIVED FROM <u>Golden Estancias LLC - Anthony De Ponce</u>		\$ <u>750⁰⁰</u>	
<u>Seven hundred Fifty dollars @ 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT			
<input checked="" type="radio"/> FOR <u>Subdivision Plat 2.74 acres</u>			
ACCOUNT	<u>750.00</u>	<input type="radio"/> CASH	# <u>2179</u>
PAYMENT	<u>750.00</u>	<input checked="" type="radio"/> CHECK	FROM _____ TO _____
BAL. DUE	<u>X</u>	<input type="radio"/> MONEY ORDER	BY 
		<input type="radio"/> CREDIT CARD	

RANCHO CORDILLERA, LLC.
GOLDEN ESTANCIAS LLC.
608 Zapata Avenue,
Rancho Viejo, TX 78575

SEND VIA-EMAIL TO FRED BLANCO TOWN ADMINISTRATOR (LETTER NO. 2)

February 27th, 2025

Mr. Fred Blanco
Town Administrator,
3301 Carmen Avenue,
Rancho Viejo, Cameron County,
TX 78575

RE: LOT 2, BLOCK 1, (2.47) PASO DEL RIO SUBDIVISION

Dear Mr. Blanco,

In an effort to comply with the subdivision requirements for the referenced proposal, we hereby tender this letter to supply the information needed as outlined in

The following Letter is a correction to the first Letter that was sent by me with the attachment's documents.

The legal owner of Lot 2, Block 1, Paso Del Rio Subdivision is RGV International, Doctor Carlos A. Barba and his wife Ruby Barba, Both Managers Members of the Limited Liability Company, the Lot is Zoned as multi-family. Their personal residence is located at 313 Escandon Avenue, Rancho Viejo, Texas, 78575; Golden Estancias, LLC is the Developer Administrator.

Our current Engineer is Casa Engineer and Surveyors, the owner is Mr. Juan V. Garcia, PE. We are submitting the requested authorization from the Board of Alderman exclusively for the 2.47 acres on Paso Del Rio Subdivision. The owners propose to subdivide the three lots comprising the 2.47 acres in order to allow a boulevard fifty (50') feet in width going from east to west; the boulevard will cut through the three lots. The proposed fifty foot ROW will take twenty-five feet from the two lots on the northern section of the 2.47 acres and twenty-five feet from the lone lot at the southern portion of the 2.47 acres. The proposed boulevard will be a continuation of the existing Canteros Dr. of Las Haciendas Subdivision I. The linear feet of the proposed boulevard is approximately 328 feet that exclusively affect the 2.47 acres; this section will connect with an eventual boulevard that will be constructed in county property. The section of the county's proposed boulevard that will run east to west will be named Canteros Dr. as well, and will intersect with Cordillera Boulevard that will run from south to north, the remaining section of the boulevard in county property. Finally, the current zoning of the three lots in this proposal is multi-family---the owners request that the zoning remain the same.

RECEIVED

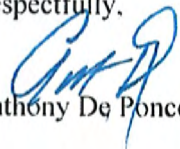
FEB 28 2025


BY: 

We attached the necessary information that may fit the sufficient to comply with the Ordinances Requirements in your letter dated October 25, 2024.

RGV International LLC.
And Golden Estancias, LL.

Respectfully,


Anthony De Ponce, Representative

RECEIVED
FEB 28 2025
BY: 

RGV INTERNATIONAL, LLC.
CARLOS ALBERTO BARBA, MANAGER MEMBER

January 8, 2024

RE: LETTER OF AUTHORIZATION

TO: GOLDEN ETANCIAS, LLC. DEVELOPER PETITIONER.

Subject: Board of Aldermen, Town of Rancho Viejo, SPECIFIC USE PERMIT.

The undersigned hereby gives authorization to Golden Estancias, LLC., to include a tract of land containing 2.47 acres more particularly described as Lot 2, Block 1, Paso Del Rio Subdivision, Rancho Viejo, Texas. Say tract of land is at present time awaiting final approval for SPECIFIC USE PERMIT from the Town of Rancho Viejo for proposed Development Construction and land sales under a Settlement Agreement between the Board of Aldermen and Golden Estancias, LLC.

Should you have any questions regarding this matter, please feel free to contact me at (860) 836-2596.

Sincerely,

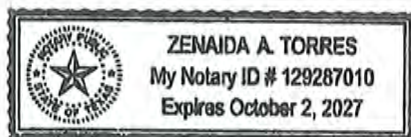


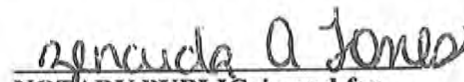
Carlos Alberto Barba, Manager Member

STATE OF TEXAS §

COUNTY OF CAMERON §

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this 6 day of January 2024, appeared Carlos Alberto Barba, , who acknowledged to me that he is the person with full authority to executed the foregoing Document and under the capacities therein stated and for the purposes therein expressed. Certify which witness my hand and seal of office.




NOTARY PUBLIC, in and for
the State of Texas

RECEIVED

OCT 17 2024

BY: 

RECEIVED

OCT 17 2024

BY: 18

REPORT OF TITLE

FILE NO.: TE2024-0538

We hereby certify that we have examined our records through March 5, 2024 as to the hereinafter described real property and find the following, to wit:

RECORD OWNER:

RGV International, LLC

TITLE BY VIRTUE:

Deed dated December 14, 2018, from Monica Holding, LTD., recorded in Volume 23891, Page 222, Official Records, Cameron County, Texas.

DESCRIPTION OF PROPERTY:

Lot Two [2] Block One [1], Paso Del Rio Subdivision, Cameron County, Texas, according to the Map thereof recorded in Cabinet 1, Page 3864 Map Records, Cameron County, Texas.

LIENS:

Vendor's lien retained in Deed dated December 14, 2018, filed for record on December 20, 2018 in the Office of the County Clerk of Cameron County, Texas in Volume 23891, Page 222, Official Records, Cameron County, Texas, from Monica Holding, LTD., to RGV International, LLC, securing the payment of one certain promissory note dated December 14, 2018, in the principal amount of \$112,500.00, payable to the order of Texas Regional Bank; said note and lien being additionally secured by Deed of Trust dated December 14, 2018, Michael K. Lamon, Trustee, filed for record in the Office of the County Clerk of Cameron County, Texas in Volume 23891, Page 227. Official Records Cameron County, Texas. (Company will require prior written consent of lienholder for assumption) Extension dated December 14, 2021, filed for record in the Office of the County Clerk of Cameron County, Texas, under Clerk's Document No. 2022-1193.

EASEMENTS:

Fifteen [15'] foot utility easement along the south side of said lot, according to map or plat of Paso Del Rio Subdivision, recorded in Cabinet 1, Page 3864, Map Records of Cameron County, Texas.

Resaca to Valley Municipal Utility District No.2 along the south side of said lot, according to map or plat of Paso Del Rio Subdivision, recorded in Cabinet 1, Page 3864, Map Records of Cameron County, Texas.

Agreement dated April 3, 1944 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, recorded in Volume 354, Page 128, Deed Records, Cameron County, Texas.

Easement for drainage ditches and gas pipeline described in instrument recorded in Volume 922, Page 881, Deed Records, 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, Cameron County, Texas. Modified and re-filed in Volume 989, Page 205, Deed Records, Cameron County, Texas.

Agreement dated June 6, 1974 between Central Power and Light Company and Valley International Properties, Inc., recorded in Volume 995, Page 168, Deed Records, Cameron County, Texas. Modified on October 16, 1974, recorded in Volume 1005, Page 789, Deed Records, Cameron County, Texas.

Utility Easement dated November 18, 1974 from Valley International Properties, Inc. to Valley Municipal Utility District No. 2, recorded in Volume 1007, Page 851, Deeds Records, Cameron County, Texas.

Easement for irrigation systems, canals, dams and resacas set out in Volume 714, Page 583, Deed Records, Cameron County, Texas.

MISCELLANEOUS:

None of Record.

This Report is made from the examination of the records in the Office of Sierra Title Company of Cameron, Willacy & Kenedy Counties, Inc.. No examination has been made as to the real property taxes, mineral reservations, oil and gas leases, easements, rights-of-way, restrictions, etc. **THIS IS NOT A POLICY OF TITLE INSURANCE, NOR A WARRANTY OF TITLE.** Liability of the Company for errors or omissions in this Report is hereby limited to the cost of said Report.

This Report is issued for the use and shall inure to the benefit of Anthony De Ponce.

PREPARED BY SIERRA TITLE COMPANY OF CAMERON, WILLACY & KENEDY COUNTIES, INC.. on this March 18, 2024.

Sierra Title Company of Cameron, Willacy & Kenedy Counties, Inc.

BY: Laura Canales
Examiner: Laura Canales

FEE \$150.00

RECEIVED

OCT 17 2024

BY: ll



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

CAMERON COUNTY TAX OFFICE
Edelmiro "Eddie" Garcia, Assessor
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 79/0128/0010/0020/00
Billing Number: 318606
Alternate Account Number: 000000422801
PID:
Legal Description: LOT 2 BLK 1 PASO DEL RIO SUBDIVISION (2020 PLAT C1-3864
CCMR FILED 05/02/2019)
Acres: 2.4700

Owner Name: RGV INTERNATIONAL LLC
Mailing Address: 313 ESCANDON AVE
RANCHO VIEJO, TX 78575-9657

PAYMENT INFORMATION

Receipt Number: 405577
Reference Number: 8442879

Received By: JRE
Batch Number: 25010JRE

Process Type: MPW
Process Date: 01/10/2025
Process Time: 10:02:35

Effective Date: 01/10/2025

PROPERTY LOCATION: PASEO DEL RIO

Fees
CERTFEE

Fees Applied:

10.00
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	RGV INTERNATIONAL LLC
Change		-10.00	OWNER

TAX INFORMATION

- Original Counter Receipt -

A REFUND RESULTING FROM TAX CODE SECTIONS 25.25, 26.07, 26.075, 26.08, 26.15, 31.072, 31.111 OR CHAPTERS 41, 41A AND 42 FOR PAYMENTS RECEIVED BY CHECK, CASH, MONEY ORDER, CASHIERS CHECK, OR CREDIT CARD WILL BE REFUNDED TO PAYER INFORMATION LISTED ON THIS RECEIPT, UNLESS SPECIFICALLY DIRECTED BY THE AUTHORITY GRANTING THE REFUND: RGV INTERNATIONAL LLC 313 ESCANDON AVE RANCHO VIEJO TX 78575

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

PAID
JAN 10 2025
CAMERON COUNTY TAX OFFICE
JRE

RECEIVED

FEB 18 2025

BY:

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Anthony De Ponce				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 7105 FM-1732				Company NAIC Number:	
City Town Of Rancho Viejo		State Texas		ZIP Code 78575	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 1, Block 1, Paso Del Rio Subdivision					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential</u>					
A5. Latitude/Longitude: Lat. <u>26°01'02.8"N</u> Long. <u>97°33'47.7"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) _____ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 481646			B2. County Name Cameron		B3. State Texas
B4. Map/Panel Number 48061C0440	B5. Suffix F	B6. FIRM Index Date 07-20-2018	B7. FIRM Panel Effective/ Revised Date 02-16-2018	B8. Flood Zone(s) AO	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 1 ft.
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



G-E&S

**GONZALEZ
ENGINEERING & SURVEYING INC.**

Texas Engineering Firm Reg. No. F-1
Texas Surveying Firm Reg. No. 10044700

May 20, 2022
G-E&S # 3724-G-003-002

EXHIBIT "A-2"
METES AND BOUNDS DESCRIPTION
0.359 ACRES (R.O.W. TRACT 2)

Being a 0.359 Acre Tract of land, more or less, out of of Lot 2, Block 1, Paso Del Rio Subdivision, as per the recorded plat thereof in Cabinet 1, Slot 3864, Map Records of Cameron County, Texas; and said 0.359 Acre Tract being more particularly located and described as follows:

Commencing at a 1/2" iron rod found on the north right-of-way line of Olmito Cavazos Road (F.M. 1732, 120.00' R.O.W.), same being a corner of Lot 1, Block 1, Paso Del Rio Subdivision; thence, North 51°43'37" East, along a right-of-way corner clip located northwest of the intersection of Olmito Cavazos Road and Paso Del Rio Drive (80.00' R.O.W.), a distance of 35.36 feet to a concrete monument found for a corner of Lot 1, Block 1, Paso Del Rio Subdivision; thence, along the west right-of-way line of Paso Del Rio Drive, North 6°43'37" East, at a distance of 256.40 feet, a 1/2" iron rod found for a common boundary corner of Lot 1 and Lot 2, Block 1, Paso Del Rio Subdivision, and a total distance of 410.40 feet to a 1/2" iron rod found for a corner of Lot 2, Block 1, Paso Del Rio Subdivision; thence North 37°44'03" West, a distance of 21.41 feet to a 1/2" iron rod found for a corner of Lot 2, Block 1, Paso Del Rio Subdivision, and the Place of Beginning of this 0.359 acre tract;

Thence, North 83°16'23" West, crossing Lot 2, Block 1, Paso Del Rio Subdivision, a distance of 313.02 feet, to a point on the west boundary line of said Lot 2, marked by a 1/2" iron rod set for a corner of this tract;

Thence, North 6°43'37" East, along the west boundary line of Lot 2, Block 1, Paso Del Rio Subdivision, a distance of 50.00 feet to a 1/2" iron rod set for a corner of this tract;

Thence, South 83°16'23" East, crossing Lot 2, Block 1, Paso Del Rio Subdivision, a distance of 313.02 feet, to a point on the boundary line of said Lot 2, marked by a 1/2" iron rod found for a corner of this tract;

Thence, South 6°43'37" West, along the east boundary line of Lot 2, Block 1, Paso Del Rio Subdivision, a distance of 50.00 feet (50.01' recorded) to the Place of Beginning of this tract;

Containing 0.359 acres of land, more or less.

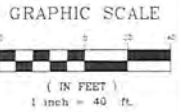
Edmundo R. Gonzalez, R.P.L.S. No. 3732



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OCT 17 2024

BY:



RECEIVED

OCT 17 2024

BY: 18

FLOOD ZONE:

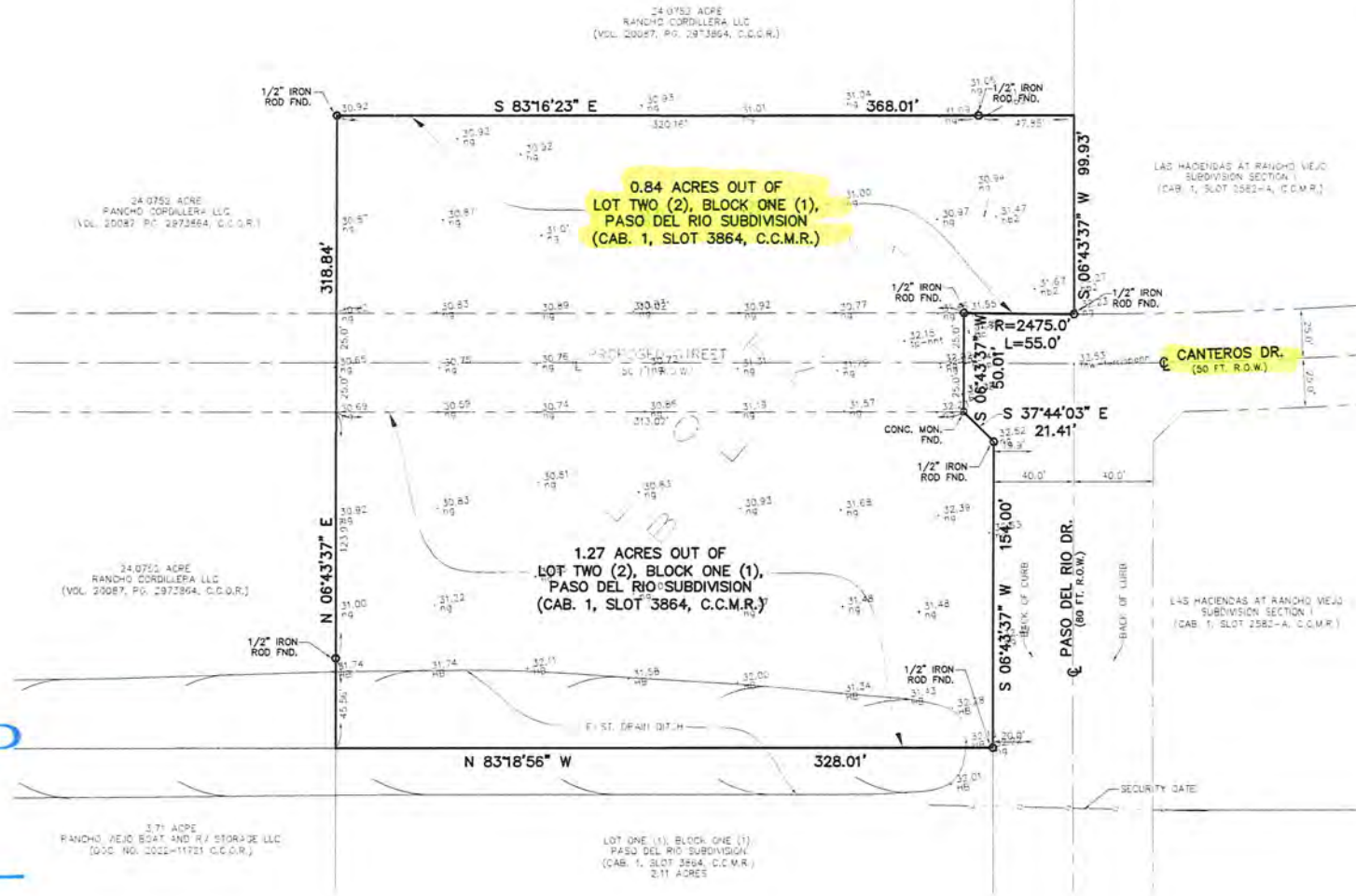
THIS PROPERTY LIES IN FLOOD ZONE "A1" (DEPTH 1) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF "COMMUNITY PANEL NO. 48561C0440," EFFECTIVE FEBRUARY 16, 2018.

BENCH MARK:

ELEVATIONS OBTAINED USING THE ALLTERRA RTK NETWORK (VERTICAL DATUM NAVD 83)

"The undersigned hereby certifies that this survey, as described herein, was made on the ground on 10/17/2022, that there are no visible encroachments, visible overlapping, apparent conflicts or visible easements, except as shown herein," substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors.

EDMUNDO R. GONZALEZ, R.P.L.S. NO. 3732



PRELIMINARY

BOUNDARY & TOPOGRAPHIC SURVEY

OF

BEING A 1.27 ACRE TRACT AND A 0.84 ACRE TRACT OUT OF LOT TWO (2), BLOCK ONE (1), PASO DEL RIO SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3864, MAP RECORDS, CAMERON COUNTY, TEXAS.

FOR: ANTHONY DE RONCE



G-E&S

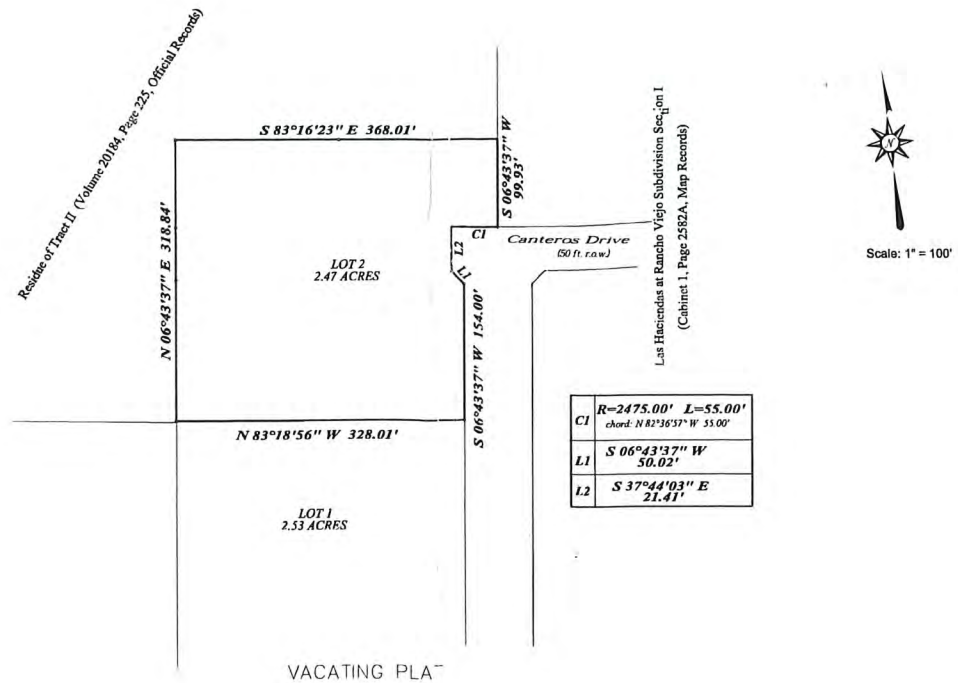
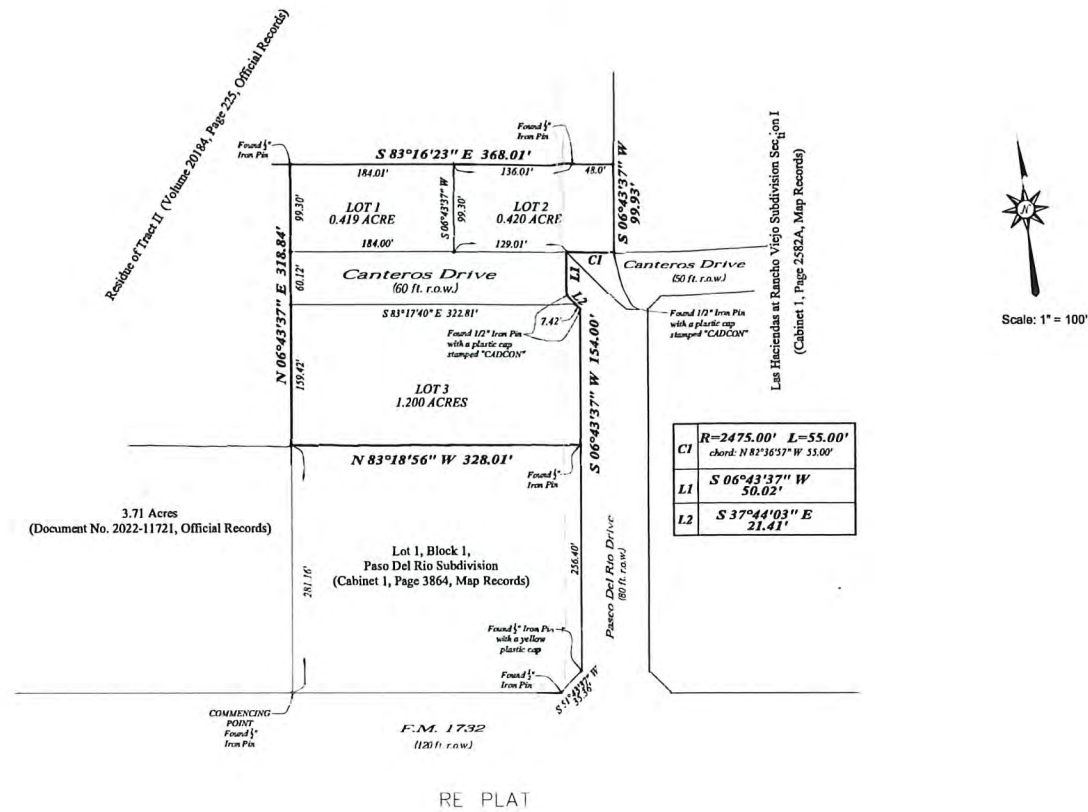
GONZALEZ
ENGINEERING & SURVEYING, INC.
10000 FARM ROAD 100, SUITE 100
PASADENA, TEXAS 77661
TEL: 281.444.1111 FAX: 281.444.1112
WWW.GEASURVEYING.COM

DATE: OCT. 26, 2022 JOB NO. 3754-G-007

Being 2.47 Acres of land, more or less, and being all of Lot 2, Block 1, Paso Del Rio Subdivision in Cameron County, Texas according to the plat recorded in Cabinet 1, Page 3864 of the Cameron County Map Records; said 2.47 Acre Tract being more particularly located and described as follows:


THENCE, along the west line of said Lot 1, N 06°43'37" E a distance of 318.84 feet to a $\frac{1}{2}$ inch iron pin found for the northwest corner of said Lot 2 and for the northwest corner of this tract;

Containing 2.47 Acres of land, more or less.



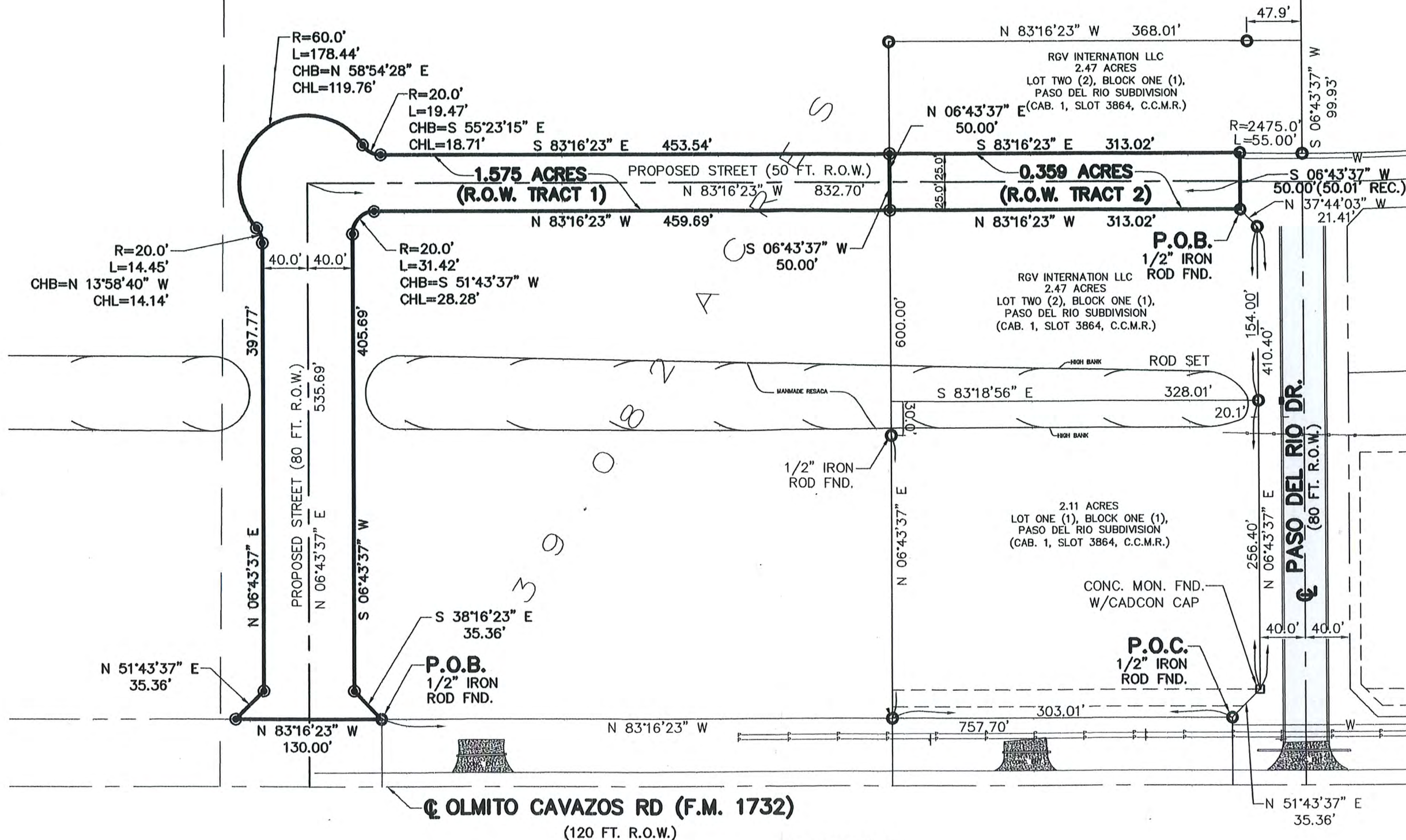
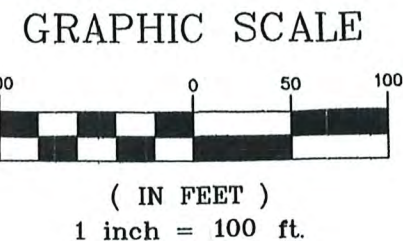
BY: _____

Job No. 7167



Amaya Surveying Co., LLC
 TBPLS Firm No. 10071780
 905 E. Los Ebanos Blvd. Suite C
 Brownsville, TX 78520

office: 956-550-0177 lamaya@jgvr.com



RECEIVED
MAY 13 2024
BY: *[Signature]*

LEGEND	
○	= 1/2" IRON ROD FND.
⊙	= 1/2" IRON ROD SET

EXHIBIT "B"
OF
R.O.W. TRACT 1:

BEING A 1.575 ACRE TRACT, MORE OR LESS, OUT OF A 39.082 ACRE TRACT OF A 119.824 ACRE TRACT (DESCRIBED AS 120.00 ACRES), OUT OF A 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED DECEMBER 3, 1971 (CAMERON COUNTY DEED RECORDS, VOLUME 922, PAGE 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS.

R.O.W. TRACT 2:

BEING A 0.359 ACRE TRACT OF LAND, MORE OR LESS, OUT OF OF LOT 2, BLOCK 1, PASO DEL RIO SUBDIVISION, AS PER THE RECORDED PLAT THEREOF IN CABINET 1, SLOT 3864, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FOR: ANTHONY DE PONCE



G-E&S
GONZALEZ

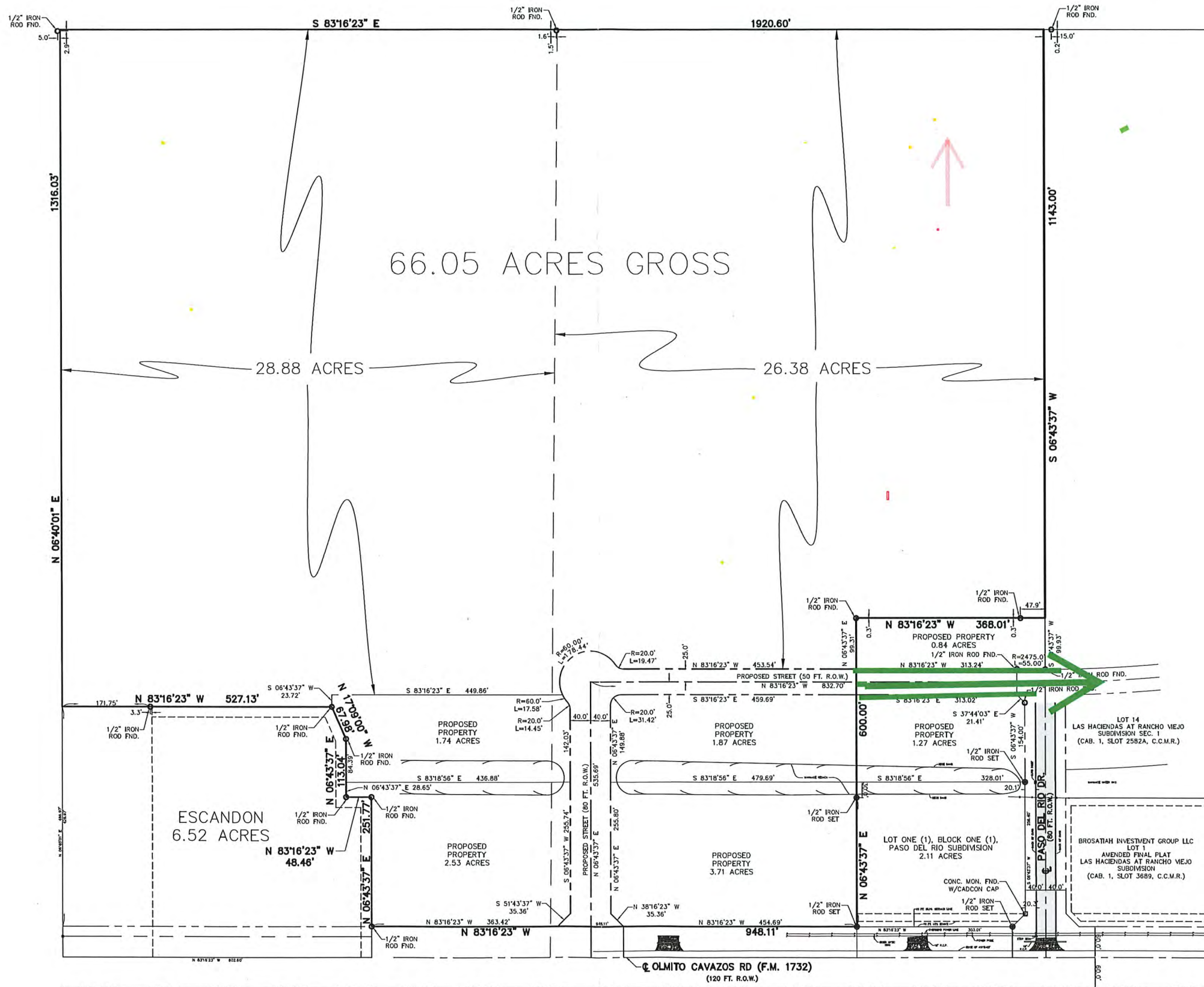
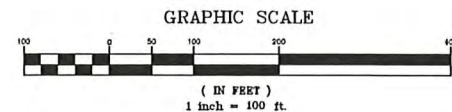
ENGINEERING & SURVEYING, INC.
153 E. PRICE ROAD, BROWNSVILLE, TX. 77821
PHONE: (956) 546-5515 FAX: (956) 546-2804
TEXAS ENGINEERING FIRM REG. NO. F-1
TEXAS SURVEYING FIRM REG. NO. 10044700

DATE: MAY 20, 2022 JOB NO.: 3724-G-003

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE RECORDED PLAT OF PASO DEL RIO SUBDIVISION, THEREOF RECORDED IN CABINET 1, SLOT 3864, MAP RECORDS OF CAMERON COUNTY, TEXAS.

"The undersigned hereby certifies that this survey, as described hereon, was made on the ground on 5/13/2022, that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon." substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors.

[Signature]
EDMUNDO R. GONZALEZ, R.P.L.S. NO. 3732



PRELIMINARY

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OCT 07 2024

BY:

EXHIBIT DRAWING
OF
66.05 ACRES



DATE: MAR. 15, 2022 JOB NO.: 3724-G-002