

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on JUNE 10, 2025, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

- 1. Call to Order
- 2. Roll Call
- 3. Invocation and Pledge
- 4. Recognition of TORV Police Officer
- 5. May 2025 Police Report Police Chief
- 6. Public Comment
- Executive Session, as authorized by Section 551.071 of the Government Code to discuss with attorney, matter(s) in which the duty of the attorney under the Rules of Professional Conduct clearly conflict with Chapter 551
- 8. Possible Action on Matters Discussed in Executive Session
- 9. Approval of Minutes- Regular Meeting May 13, 2025
- 10. Resolution of the Town of Rancho Viejo Authorizing Intervention In AEP Texas Inc.'s Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities Before the Commission; Approving Cooperation with the cities Served by AEP Texas; Hiring Lloyd Gosselink Attorneys and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; Requiring Reimbursement of Cities' Rate Case Expenses; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to Legal Counsel
- 11. American Rescue Plan Act (ARPA) Multi-Use Facility Project Update and Possible Action related Thereto – Rudy Gomez, GMS Architects, and Dee Dee Arismendez, GrantWorks
- 12. Review/Possible Action Concerning the Bids for Town of Rancho Viejo Street and Drainage Repairs Santa Ana Avenue and Plantation Drive and Award of Contract – Award Bid to New Contractor (cancellation of agreement)
- 13. Street Study Update Jose Muñoz, Guzman & Muñoz Engineering
- 14. 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.
- 15. Consideration/Action on Request by Anthony DePonce, agent for Carlos A. Barba and Ruby Barba, owners, to obtain Preliminary Recommendation 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.

NOTICE OF A PUBLIC MEETING TOWN OF RANCHO VIEJO BOARD OF ALDERMEN REGULAR MEETING JUNE 11, 2025 6:00 P.M. PAGE 2

16. Consideration/Appointment/Reappointment of Members to the Building Committee

- 17. Consideration/Appointment of Members to the Strategic Planning Committee
- 18. Consideration/Appointment/Reappointment of Members to the Board of Adjustments and Appeals
- 19. Rabies Vaccination Clinic Announcement

20. Adjourn erim Town Administrator



State of Texas County of Cameron Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Board of Aldermen 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 June 6, 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.

Town Administrator

1. Call to Order by Mayor Todd Day

2. Roll Call by Isabel Perales

Alderwoman Christi Burnias Alderman Abelardo Gonzalez Alderman Peter Harris Alderman Mark Johnson Alderman Javier Vera

Legal Counsel, David Irwin

Police Chief, Robert Tyler.

Interim Town Administrator, Isabel Perales

3. Invocation and Pledge:

The pledge of allegiance to the United States Flag: *"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all."*

AND the pledge of allegiance to the Texas State Flag:

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

4. Recognition of TORV Police Officer

5. May 2025 Police Report – Police Chief

6. Public Comment

7. Executive Session, as authorized by Section 551.071 of the Government Code to discuss with attorney, matter(s) in which the duty of the attorney under the Rules of Professional Conduct clearly conflict with Chapter 551

8. Possible Action on Matters Discussed in Executive Session

9. Approval of Minutes- Regular Meeting May 13, 2025

TOWN OF RANCHO VIEJO BOARD OF ALDERMEN MINUTES OF A REGULAR MEETING MAY 13, 2025

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on May 13, 2025, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. CALL TO ORDER:

The meeting was called to order by Mayor Maribel Guerrero at 6:00 PM.

2. ROLL CALL:

Roll call was made by Isabel Perales, Interim Town Administrator.

Members present at the meeting were: Christi Burnias, Todd Day, Mark Johnson, Marcos Ricoy, and Javier Vera.

A quorum was present at the meeting.

Legal Counsel David Irwin, Police Chief Robert Tyler, and Interim Town Administrator Isabel Perales, were also present at the meeting.

Those present in the audience were:

Peter Harris	Liz Harris	Judy Kennedy	Fred Kennedy
Roy Green	Mario Maldonado	Esteban Delgadillo	Jason Martinez, GrantWorks

3. INVOCATION AND PLEDGE:

Mayor Guerrero led the group in the invocation and the pledge of allegiance to the American and Texas Flags.

4. ACTION ON CANVASS RESULTS OF MAY 3, 2025, ELECTION OF TOWN OFFICIALS AND ADOPT RESOLUTION DECLARING RESULTS OF ELECTION:

Mayor Guerrero read the canvass results of May 3, 2025, election and the resolution to adopt said results.

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously carried, to accept the results of the May 3, 2025, election and approve Resolution No. 412 - A RESOLUTION AND ORDER CANVASSING RETURNS AND DECLARING RESULTS OF THE GENERAL ELECTION HELD IN THE TOWN OF RANCHO VIEJO, TEXAS ON MAY 3, 2025, FOR ONE MAYOR AND TWO ALDERMAN FOR A TWO-YEAR TERM.

5. ACTION OF ISSUANCE OF CERTIFICATES OF ELECTION:

Mayor Guerrero issued the Certificates of Election to Mayor Todd Day, Alderman Javier Vera, and Alderman Abelardo "Lalo" Gonzalez.

6. ADMINISTER OATH OF OFFICE AND INSTALLATION OF ELECTED OFFICIALS:

Rancho Viejo Municipal Judge, Javier Gonzalez administered the Oath of Office to the newly elected officials, Mayor Todd Day, Alderman Javier Vera, and Alderman Abelardo "Lalo" Gonzalez.

7. BOARD OF ALDERMAN RECOGNITION:

Mayor Todd Day recognized Alderman Marcos Ricoy for his years of service and work for the Town. He also recognized Mayor Maribel Guerrero for her many years of exceptional service and contributions and serving on different committees as Alderwoman and Mayor for the Town of Rancho Viejo.

8. CONSIDERATION/APPOINTMENT TO FILL THE VACANCY FOR THE UNEXPIRED TERM OF TODD DAY AS ALDERMAN UNTIL THE NEXT GENERAL ELECTION (MAY 2026) IN ACCORDANCE WITH TEXAS LGC § 22.010:

Motion was made by Alderman Vera, seconded by Alderman Johnson, and unanimously carried to appoint Peter Harris, to fill the vacancy for the unexpired term of Todd Day as Alderman until the next general election, May 2026, in accordance with Texas LGC § 22.010.

9. ADMINISTER OATH OF OFFICE AND INSTALLATION OF PERSON APPOINTED IN ACCORDANCE WITH TEXAS LGC § 20.010:

Judge Gonzalez administered the Oath of Office to Peter Harris, appointed Alderman, in accordance with Texas LGC § 20.010

10. CONSIDERATION/APPOINTMENT OF MAYOR PRO-TEM:

Mayor Day recommended the appointment of Javier Vera as Mayor Pro-Tem.

Motion was made by Alderman Johnson, and seconded by Alderwoman Burnias, and unanimously approved, to appoint Alderman Javier Vera, as Mayor Pro-Tem.

11. APRIL 2025 POLICE REPORT- CHIEF OF POLICE:

Police Chief Tyler went over the April 2025 Police Report. He talked about the speed trailer and state of the fleet.

12. PUBLIC COMMENT

Aldermen Vera and Alderman Johnson opened the meeting for public comments.

Robert Opel introduced himself as a new resident to Rancho Viejo and he is a photographer. He asked about a 'photo club' and maybe having a photo contest, he also asked about the Beautification Committee.

Motion was made by Alderman Johnson, seconded by Alderman Vera, and unanimously carried, to close public comment.

13. APPROVAL OF MINUTES - REGULAR MEETING APRIL 8, 2025:

Motion was made by Alderman Johnson, seconded by Alderman Vera, and unanimously carried, to approve the minutes of the Regular Meeting held on April 8, 2025, as written.

14. CONSIDERATION/ADOPTION OF A RESOLUTION OF THE BOARD OF ALDERNMAN OF THE TOWN OF RANCHO VIEJO, TEXAS, AUTHORIUZING BANK ACCOUNTS AND DEPOSITORY HERETOFORE ESTABLISHED AND AUHTORIZING CERTAIN PERSONS TO SIGN CHECKS AND OTHER NECESSARY TRANSACTIONS FOR SAME:

MAY 13, 2025

A motion was made by Alderman Johnson, seconded by Alderman Burnias, and unanimously carried, to approve Resolution No. 413 – A RESOLUTION OF THE BOARD OF ALDERMEN AUTHORIZING THE CONTINUATION OF EXISTING BANK ACCOUNTS AND DEPOSITORY ARRANGEMENTS, AND DESIGNATING AUTHORIZED SIGNATORIES FOR CHECKS AND RELATED FINANCIAL TRANSACTIONS.

15. AMERICAN RESCUE PLAN ACT (ARPA) MULTI-USE FACILITY PROJECT UPDATE – RUDY GOMEZ, GMS ARCHITECTS, JASON MARTINEZ, GRANTWORKS:

Mr. Jason Martinez of GrantWorks provided an update on the ARPA-funded Multi-Use Facility Project. He noted that \$71,013.66 in funds remain available, with obligations in place for pending change orders. These funds may be used for engineering payments and parking lot upgrades.

16. REVIEW/POSSIBLE ACTION OF BIDS FOR TOWN OF RANCHO VIEJO STREET AND DRAINAGE REPAIRS SANTA ANA AVENUE AND PLANTATION DRIVE AND AWARD OF CONTRACT:

Mr. Jose Munoz of Munoz Engineering gave a brief summary of the 4 bids that were submitted bids. He recommended G&T Paving was identified as the lowest responsible bidder. The project may commence upon contract execution, which is expected to be finalized within 2–3 weeks following the bond posting and preconstruction meeting. Construction duration is estimated at about 60 days.

Alderman Vera raised concerns regarding slope and drainage, emphasizing the need to replace the existing system with improved valley gutters and inlet channels.

Motion was made by Alderman Vera, seconded by Alderwoman Burnias, and unanimously approved, to accept the bid from G&T Paving and proceed with an agreement to commence construction.

17. STREET STUDY UPDATE – JOSE MUNOZ, GUZMAN & MUNOZ ENGINEERING:

Mr. Munoz, Guzman & Munoz Engineering gave a progress update. They are currently reviewing the header program and will be working on a reconstruction in coordination with VMUD #2, and a comprehensive maintenance program.

18. CONSIDERATION/ACTION ON A RESOLUTON BY THE TOWN OF RANCHO VIEJO, TEXAS SUSPENDING THE JUNE 24, 2025, EFFECTIVE DATE OF PROPOSAL BY THE TEXAS GAS SERVICE COMPANY, A DIVISON OF ONE GAS, INC. – RIO GRANDE VALLEY SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL:

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously carried, to approve Resolution No. 414 - A RESOLUTION SUSPENDING the JUNE 24, 2025, EFFECTIVE DATE OF THE TEXAS GAS SERVICE COMPANY, A DIVISION OF ONCE GAS, INC. – RIO GRANDE VALLEY SERVICE AREA, TO IMPLEMENT INTERIM RATE FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL. THE RESOLUTION ALSO DIRECTS THAT A COPY BE DELIVERED TO THE COMPANY AND LEGAL COUNSEL.

19. ADJOURN:

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously caried to adjourn at 7:07 PM.

BY: _____

Isabel Perales, Interim Town Administrator

APPROVED: ______ Todd Day, Mayor

DATE: _____

10. Resolution of the Town of Rancho Viejo Authorizing Intervention In AEP Texas Inc.'s **Application to Amend its Rider** Mobile Temporary Emergency **Electric Energy Facilities Before the Commission; Approving Cooperation** with the cities Served by AEP Texas; Hiring Lloyd Gosselink Attorneys and **Consulting Services to Negotiate with** the Company and Direct Any Necessary Litigation and Appeals; **Requiring Reimbursement of Cities'** Rate Case Expenses; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to Legal Counsel

RESOLUTION NO.

RESOLUTION OF THE TOWN OF RANCHO VIEJO AUTHORIZING INTERVENTION IN AEP TEXAS INC.'S APPLICATION TO AMEND ITS RIDER MOBILE TEMPORARY EMERGENCY ELECTRIC ENERGY FACILITIES BEFORE THE COMMISSION; APPROVING COOPERATION WITH THE CITIES SERVED BY AEP TEXAS; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO LEGAL COUNSEL

WHEREAS, on or about May 7, 2025, AEP Texas Inc. ("AEP Texas" or "Company"), pursuant to Public Utility Regulatory Act ("PURA") §36.001 and §39.918 filed with the Public Utility Commission of Texas an Application to Amend its Rider Mobile Temporary Emergency Electric Energy Facilities to change the revenue requirement related to its Rider Mobile TEEE Facilities, effective September 1, 2025; and

WHEREAS, the Town is a member of the Cities Served by AEP Texas ("Cities"), a membership of similarly situated cities served by AEP that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in AEP Texas' service area; and

WHEREAS, PURA §33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN, OF THE TOWN OF RANCHO VIEJO, TEXAS:

SECTION 1. That the Town joins other Cities Served by AEP Texas ("Cities") in this proceeding and, subject to the right to terminate employment at any time, hereby authorizes the hiring of Jamie Mauldin of Lloyd Gosselink Rochelle and Townsend, P.C, and consultants to review the Company's filing, negotiate with the Company, make recommendations regarding a reasonable revenue requirement and to direct any necessary administrative proceedings or court litigation associated with an appeal of city action.

SECTION 2. That the Town shall work with Cities Served by AEP Texas in the review and evaluation of whether the proposed revenue requirement is appropriate, fair, just, and reasonable; and intervene as a necessary party in the Public Utility Commission of Texas' consideration of AEP Texas' Application in Docket No. 58076 as it affects the customers in AEP Texas' service territory.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed by AEP Texas.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. A copy of this Resolution shall be sent to Jamie Mauldin, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (jmauldin@lglawfirm.com).

PASSED, ADOPTED, AND APPROVED this 10th day of June, 2025.

ATTEST:

Todd Day, Mayor

Isabel Perales, Town Secretary/Administrator

APPROVED AS TO FORM:

City Attorney

11. American Rescue Plan Act (ARPA) Multi-Use Facility Project Update and Possible Action related Thereto – Rudy Gomez, GMS Architects, and GrantWorks 12. Review/Possible Action Concerning the Bids for Town of Rancho Viejo Street and Drainage Repairs Santa Ana Avenue and Plantation Drive and Award of Contract – Award Bid to New Contractor (cancellation of agreement)



G & T PAVING, LLC SITE WORK UTILITIES & PAVING BROWNSVILLE, TEXAS 78523



May 28, 2025

Guzman & Munoz Engineering Jose L. Munoz, Project Manager 2020 East Expressway 83 Mercedes, Tx. 78570

RE: Town of Rancho Viejo Street and Drainage Repairs Santa Anna Avenue and Plantation Drive

It is with great regret, at this time we are unable to sign the NOA for the Project referenced above due to our overwhelming work schedule. We would not be available to commence work on this project until another 4 to 5 months.

If you have any questions regarding this matter, please feel free to contact me at my office.

Thank you,

Abel Gonzales, President

GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, INC. Texas Registered Engineering Firm F-S017

GN

2020 E. ENPRESSWAY 63 MERCEDES, TENAS 78570

PHONE: (956) 565-4637 FAN: (956) 565-4636

-

SANTA ANNA AVE& PLANTATION DR IMPROVEMENT

P972-04

Bid Opening Date: April 15, 2025 at 3:00 PM

Item No.	Description	Est. Qty.	Units	Unit Pric	e	Total Price	Unit Price	Tota	I Price	Uni	it Price	Total Price	Unit	Price	Total Price
GENERAL		G	G&T PAVING AJ3 CC		AJ3 CONST				LOSNER & SONS		PEDERSON CONSTRUCT				
1	MOBILIZATION, BONDING AND INSURANCE (NOT TO EXCEED 5% OF TOTAL BID AMOUNT)	1	L.S.	\$ 25,0	00.00 \$	25,000.00	\$ 17,535.49	\$	17,535.49		10,000.00		\$	37,430.00 \$	37,430.0
	GENER	AL SUB	FOTAL	\$		25,000.00	\$		17,535.49	\$		10,000.00	\$		37,430.0
DEMOLITIC	ON ITEM		_												
1A	SCARIFY, REMOVE, ASPHALT PAVEMENT	721	S.Y.	s	8.00 \$	5,768.00	\$ 10.80	•	7,786.80	•	10.00	\$ 7,210.00	0	12.86 \$	9,272.0
2	REMOVE AND DISPOSE CONCRETE PAVERS	25	S.Y.		36.00 \$		\$ 10.80	5	270.00	\$		\$ 2,000.00	5	166.00 \$	4,150.0
		25	0.1.		1000			U		\$			•		
3	REMOVE AND DISPOSE EXISTING 2' VALLEY GUTTER	821	L.F	S	12.00 \$	9,852.00	\$ 19.20	S	15,763.20	\$	40.00	\$ 32,840.00	\$	11.30 \$	9,277.3
4	REMOVE AND DISPOSE EXISTING DRIVE WAY (2' WIDE)	198	S.Y.	\$	20.00 \$	3,960.00	\$ 72.00	\$	14,256.00	\$	20.00	\$ 3,960.00	\$	57.77 \$	11,438.4
5	REMOVE AND DISPOSE EXISTING METAL CORRUGATED PIPE, FILL AND COMPACTED WITH CALICHE TO 95% STD	886	L.F	\$	22.00 \$	19,492.00	\$ 32.00	\$	28,352.00	\$	35.00	\$ 31,010.00	\$	41.43 \$	36,706.9
6	PLUG AND ABANDON EXISTING STORM LINE	439	L.F	\$	22.00 \$	9,658.00	\$ 25.60	\$	11,238.40	\$	45.00	\$ 19,755.00	\$	41.43 \$	18,187.7
7	PLUG AND ABANDON EXISTING STORM LINE	3	EA	\$ 8	50.00 \$	2,550.00	\$ 240.00	\$	720.00	\$	1,500.00			250.00 \$	750.0
8	REMOVE EXISTING GRATE INLET, FILL AND COMPACTED WITH CALICHE TO 95% STD	2	EA	\$ 1,2	50.00 S	2,500.00	\$ 2,400.00	\$	4,800.00	\$	2,400.00	\$ 4,800.00	\$	5,355.00 \$	S 10,710.0
9	REMOVE EXISTING GRATE INLET	1	EA	\$ 1,2	00.00 \$	1,200.00	\$ 1,600.00	\$	1,600.00	\$	1,200.00	\$ 1,200.00	\$	3,000.00 5	3,000.0
	DEMOLITION I	TEM SUI	BTOTAL	5		55,880.00	\$		84,786.40	\$		107,275.00	\$		103,492.5
DRAINAGE	E IMPROVEMENTS							_					-		
10	INSTALL TYPE "C" INLET	11	EA	\$ 45	00.00 \$	4,500.00	\$ 8,000.00	C	8,000.00	¢	10,700.00	\$ 10,700.00	S	5,358.00 5	5,358.0
11	TIE-IN EXSITING RCP TO PROPOSED INLET	2	L.F.		00.00 \$		\$ 1,600.00			\$	2,700.00			1,160.00	
	DRAINAGE IMPROVEME	NTS SUI	BTOTAL			6,900.00		4		\$	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	16,100.00		.,	7,678.0
DAVEMENT	TIMPROVEMENT			1											
12	2" HOT MIX ASPHALT CONCRETE	745	S.Y.	15	24.00 \$	17,880.00	\$ 43.20	15	32,184.00	\$	25.00	\$ 18,625.00	s	28.88	21,515.6
13	5" CONCRETE PAVEMENT	25	S.Y.		90.00 \$		\$ 240.00		6,000.00	ŝ	155.00			115.00	
										\$	70.00			91.80	
14	CALICHE (FOR PLANTATION DR AND STORM STRUCTURE)	361.00	Ton	\$	75.00 \$	27,075.00	\$ 40.00	9							
	CALICHE (FOR PLANTATION DR AND STORM STRUCTURE) PRIME COAT (MC-30) (0.2 GAL/SY)	361.00	Ton Gal.	\$ \$	75.00 \$ 6.00 \$	27,075.00 894.00			2,682.00	\$	7.00	\$ 1,043.00	\$	7.75	1,
14 14A 15		-	Gal. L.F.	\$ \$	6.00 \$ 20.00 \$	894.00 26,600.00	\$ 18.00 \$ 28.80	\$ \$	2,682.00 38,304.00	\$ \$	7.00 30.00			21.50	
14 14A	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY	149 1330 198	Gal. L.F. S.Y.	\$ \$ \$	6.00 \$	894.00 26,600.00 18,216.00	\$ 18.00 \$ 28.80 \$ 80.00	\$ \$ \$	2,682.00 38,304.00 15,840.00	\$		\$ 39,900.00 \$ 28,710.00	\$ \$		\$ 28,595.0
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER	149 1330 198	Gal. L.F. S.Y.	\$ \$ \$	6.00 \$ 20.00 \$	894.00 26,600.00	\$ 18.00 \$ 28.80 \$ 80.00	\$ \$ \$	2,682.00 38,304.00	\$	30.00	\$ 39,900.00	\$ \$	21.50	\$ 28,595.0 \$ 16,121.1
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY DRAINAGE IMPROVEME	149 1330 198	Gal. L.F. S.Y. BTOTAL	\$ \$ \$ \$	6.00 \$ 20.00 \$	894.00 26,600.00 18,216.00 92,915.00	\$ 18.00 \$ 28.80 \$ 80.00	\$ \$ \$	2,682.00 38,304.00 15,840.00 109,450.00	\$	30.00 145.00	\$ 39,900.00 \$ 28,710.00 117,423.00 SNER & SONS	\$ \$	21.50 81.42	\$ 28,595.0 \$ 16,121.1
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY DRAINAGE IMPROVEME BASE	149 1330 198 INTS SUI	Gal. L.F. S.Y. BTOTAL	\$ \$ \$ \$ G&	6.00 \$ 20.00 \$ 92.00 \$	894.00 26,600.00 18,216.00 92,915.00	\$ 18.00 \$ 28.80 \$ 80.00 \$ AJ3 CONS	\$ \$ \$	2,682.00 38,304.00 15,840.00 109,450.00	\$	30.00 145.00	\$ 39,900.00 \$ 28,710.00 117,423.00	\$ \$ \$	21.50 81.42	\$ 28,595.0 \$ 16,121.1 103,401.3 N CONSTRUCTION
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY DRAINAGE IMPROVEME BASE	149 1330 198 ENTS SUI	Gal. L.F. S.Y. BTOTAL	\$ \$ \$ \$ G&	6.00 \$ 20.00 \$ 92.00 \$	894.00 26,600.00 18,216.00 92,915.00 G LLC	\$ 18.00 \$ 28.80 \$ 80.00 \$ AJ3 CONS' \$	\$ \$ \$ TRUCTIC	2,682.00 38,304.00 15,840.00 109,450.00	\$ \$ \$	30.00 145.00	\$ 39,900.00 \$ 28,710.00 117,423.00 SNER & SONS FION CO INC	\$ \$ \$ \$	21.50 81.42	\$ 28,595.0 \$ 16,121.1 103,401.3 N CONSTRUCTION 37,430.0
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY DRAINAGE IMPROVEME BASE GENE	149 1330 198 INTS SUI BID SUI RAL SUI TEM SUI	Gal. L.F. S.Y. BTOTAL MMARY BTOTAL BTOTAL	\$ \$ \$ \$ G& \$	6.00 \$ 20.00 \$ 92.00 \$	894.00 26,600.00 18,216.00 92,915.00 G LLC 25,000.00	\$ 18.00 \$ 28.80 \$ 80.00 \$ AJ3 CONS' \$ \$	\$ \$ FRUCTIO	2,682.00 38,304.00 15,840.00 109,450.00 DN 17,535.49	\$ \$ \$ \$	30.00 145.00	\$ 39,900.00 \$ 28,710.00 117,423.00 SNER & SONS FION CO INC 10,000.00	\$ \$ \$ \$	21.50 81.42	\$ 28,595.0 \$ 16,121.1 103,401.3 N CONSTRUCTION 37,430.0 103,492.5
14 14A 15	PRIME COAT (MC-30) (0.2 GAL/SY) 24" CONCRETE VALLEY GUTTER CONCRETE DRIVEWAY DRAINAGE IMPROVEME BASE GENE DEMOLITION I	149 1330 198 NTS SUI RAL SUI TEM SUI CNTS SUI	Gal. L.F. S.Y. BTOTAL BTOTAL BTOTAL BTOTAL	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	6.00 \$ 20.00 \$ 92.00 \$	894.00 26,600.00 18,216.00 92,915.00 G LLC 25,000.00 55,880.00	\$ 18.00 \$ 28.80 \$ 80.00 \$ AJ3 CONS ⁴ \$ \$ \$ \$ \$	\$ \$ \$	2,682.00 38,304.00 15,840.00 109,450.00 DN 17,535.49 84,786.40	\$ \$ \$ \$ \$	30.00 145.00	\$ 39,900.00 \$ 28,710.00 117,423.00 SNER & SONS FION CO INC 10,000.00 107,275.00	\$ \$ \$ \$	21.50 81.42	\$ 28,595.0 \$ 16,121.1 103,401.3

Street Study Update – Jose Muñoz, Guzman & Muñoz Engineering

14. 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.

BY: AH

February 25, 2025

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
- Name, address, phone number of owners: Asim Zamir, 4430 E. 14th St, Brownsville, TX. 78520
- Utilities: Water- Valley Mud #2 Electric-AEP Sanitary Sewer- Valley Mud #2
- 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,

No. APU

Francisco Rios, R.P.L.S.

-----TOWN OF RANCHO VIEJO 3301 CARMEN AVE RANCHO VIEJO, TX 78575-5203 EIPT DATE 2/25/25 848397 No. R -1 \$ RNUS Surveying, LLC 75 - - - ----RECEIVED FROM Sever Fine des lles P 00/100 DOLLARS OFOR RENT RE 5, Section 11; Lot 1 of Replat of Lots 7,9, 11- See IZ - Lot plat OCASH ĨĨ ACCOUNT # 11 180 FROM_ 75 20 ORDER ORDER OCREDIT CARD PAYMENT 7500 TO 9 BAL DUE BY S 3-11

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

Letter of Authorization

TO WHOM IT MAY CONCERN:

THIS NOTE IS TO SERVE AS "LETTER OF AUTHORIZATION" TO RIOS SURVEYING, LLC AND IT'S REPRESENTATIVES TO ACT ON MY BEHALF ON ALL MATTERS CONCERNING THE PROCESSING, SUBMISSION AND RECORDING OF THE PROPOSED "REPLAT OF 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 ZAMIF

STATE OF TEXAS

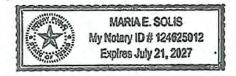
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED "ASIM ZAMIR", KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF EDRUGRY 20 20

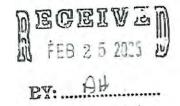
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Orga In

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



To: The Town of Rancho Viejo, Texas

STATE OF 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.

Asim Zamir Manager A Zamir Real Estate Management LLC

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 20 DAY OF EDIWORU 20 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS HOD. MARIAE. SOLIS PRINTED NAME: MANA & Solis My Notary ID # 124625012 Expires July 21, 2027 MY COMMISSION EXPIRES: July 21, 2027

956) 544-08	TX 78520	sor		TAX CE	RTIFICA	TE	
Account:	52/0110/0000/0050/00	Billing No:	154142	Alt A	Acct No:	000000096533	
		Sequence No.	367815		Date:	02/12/2025	
					ctive Date:	02/12/2025 0.4579	
Property Own	er:			Acre		0.4379	
	ASIM ZAMIR 4430 E 14TH ST BROWNSVILLE, TX 78:	520		Exer	nption Codes:		
		O GUED SECTION	XI Property	Loc: SAN	TA ANA		
Legal Desc:	LOT 5 RANCHO VIE.	k of the tax records	of this office, the	TX	iquent taxes, po	enalties, and inter	est are due as
This is to cert of: 02/12/202:	ify that after a careful chec 5. Described property of th Base Ta	k of the tax records e following tax unit	of this office, the	TX	aquent taxes, po Spc. Int.	enalties, and inter Att. Fee	
This is to cert of: 02/12/202: Entity 2024 - 0	ify that after a careful chec 5. Described property of th Base T	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			est are due as Total Due ALL PAID
This is to cert of: 02/12/202: Entity	ify that after a careful chec 5. Described property of th Base Ta	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS	ify that after a careful chec 5. Described property of th Base Ta 50	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS SOUTH TEXAS ISC	ify that after a careful chec 5. Described property of th Base Ta Base Ta D VIEIO	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due ALL PAID ALL PAID ALL PAID ALL PAID
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS SOUTH TEXAS ISC CITY OF RANCHO	ify that after a careful chec 5. Described property of th Base Ta Base Ta VIEJO AV DISTRICT	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS SOUTH TEXAS ISC CITY OF RANCHO BROWNSVILLE N/	ify that after a careful chec 5. Described property of th Base T: Base T: VIEIO AV DISTRICT TY	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS SOUTH TEXAS ISE CITY OF RANCHO BROWNSVILLE N/ CAMERON COUNT	ify that after a careful chec 5. Described property of th Base T: D VIEIO AV DISTRICT TY IST COLLEGE	k of the tax records e following tax units ax Base Tax	of this office, the (s):	TX following delir			Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID
This is to cert of: 02/12/202: Entity 2024 - 0 BROWNSVILLE IS SOUTH TEXAS ISE CITY OF RANCHO BROWNSVILLE N/ CAMERON COUNT TEXAS SOUTHMO	ify that after a careful chec 5. Described property of th Base T: Base T: Base T: VIEJO AV DISTRICT TY IST COLLEGE RICT #2 as of \$0.	k of the tax records e following tax units ax Base Tax Paid	of this office, the (s):	TX following delir			Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID

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.

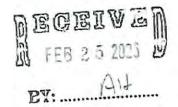
Given under my hand and scal of office on this date of: 02/12/2025 FEEPAID \$10.00

CAMERON COUNTY TAX OFFICE



CAMERON COUNTY TAX OFFICE EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: 1/2V 10 Iciance Deputy



(956) 544-0	e TX 78520				TAX C	'ERTIFICA'	TE F	
Account:	52/0110/0000/00	071/00 E	Billing No:	154145	A	lt Acct No:	00000035302	8
		S	equence No.	367817		roc Date:	02/12/2025	
						ffective Date:	02/12/2025	
Property Own						cres:	1.0000	
	AZAMIR REAL 4430 E 14TH ST BROWNSVILLI	•		LLC	E	xemption Codes:		
Legal Desc:		SECTION XI	11 RANCHO V (REPLAT C1-23			13 AV. SANTA A ROWNSVILLE T		- Martanalan -
This is to cer of: 02/12/202	tify that after a car 25. Described prop	eful check of erty of the fol	the tax records of lowing tax unit(of this office, the f s):	following de	elinquent taxes, pe	nalties, and inter	rest are due as
of: 02/12/202	tify that after a car 25. Described prop	eful check of erty of the fol Base Tax	the tax records of lowing tax unit(Base Tax Paid	of this office, the f s): Base Due	following de	elinquent taxes, pe Spc. Int.	Att. Fee	rest are due as Total Due
o <u>f: 02/12/202</u> Entity 2024 - 0	25. Described prop	erty of the fol	lowing tax unit(Base Tax	s):				Total Due
o <u>f: 02/12/202</u> Entity 2024 - 0 BROWNSVILLE I	25. Described prop	erty of the fol	lowing tax unit(Base Tax	s):				Total Due
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE : SOUTH TEXAS IS	<u>sp</u>	erty of the fol	lowing tax unit(Base Tax	s):				Total Due
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE 1	SD SD SVIEJO	erty of the fol	lowing tax unit(Base Tax	s):				Total Due ALL PAID ALL PAID
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE I SOUTH TEXAS IS CITY OF RANCHO	SD D D D D NEIO NAV DISTRICT	erty of the fol	lowing tax unit(Base Tax	s):				Total Due ALL PAID ALL PAID ALL PAID
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE I SOUTH TEXAS IS CITY OF RANCHO BROWNSVILLEN	SD D VIEIO IAV DISTRICT	erty of the fol	lowing tax unit(Base Tax	s):				Total Due ALL PAID ALL PAID ALL PAID ALL PAID
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE I SOUTH TEXAS IS CITY OF RANCHO BROWNSVILLE N CAMERON COUN	SD D VIEJO IAV DISTRICT ITY OST COLLEGE	erty of the fol	lowing tax unit(Base Tax	s):				Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE I SOUTH TEXAS IS CITY OF RANCHE BROWNSVILLE N CAMERON COUN TEXAS SOUTHMA MUNICIPAL DIST Grand Total	SD D VIEJO IAV DISTRICT ITY OST COLLEGE TRICT #2 1 as of	erty of the fol	lowing tax unit(Base Tax	s):				Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID S0.00
of: 02/12/202 Entity 2024 - 0 BROWNSVILLE I SOUTH TEXAS IS CITY OF RANCH BROWNSVILLE N CAMERON COUN TEXAS SOUTHMA MUNICIPAL DIST Grand Total February, 2	SD D VIEJO IAV DISTRICT ITY OST COLLEGE TRICT #2 1 as of	erty of the fol Base Tax \$0.00	lowing tax unit(Base Tax Paid	s): Base Due	P & I	Spc. Int.	Att. Fee	Total Due ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID ALL PAID

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



CAMERON COUNTY TAX OFFICE EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Parla Johnana Deputy FEB 2 5 2021

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 I 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

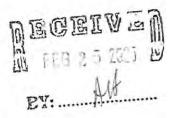
find nothing further of record affecting the title to such property except the following:

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.



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."

DECEIVED N FR3 2 5 225 M

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.

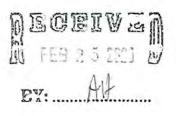
> Completed in Corpus Christi, Texas This 25th day of February 2025

GUARANTY TITLE SERVICES OF CORPUS CHRISTI

NECEIVE N FER 25 225 D Free, AH

P Jacob Kapusta By:____

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



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.

NECEIVE

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 EASEDMENTS 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 EXISTENACE 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 DITHCES, 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.

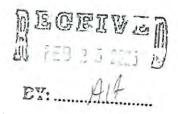
> Completed in Corpus Christi, Texas This 24th day of February 2025

GUARANTY TITLE SERVICES OF CORPUS CHRISTI

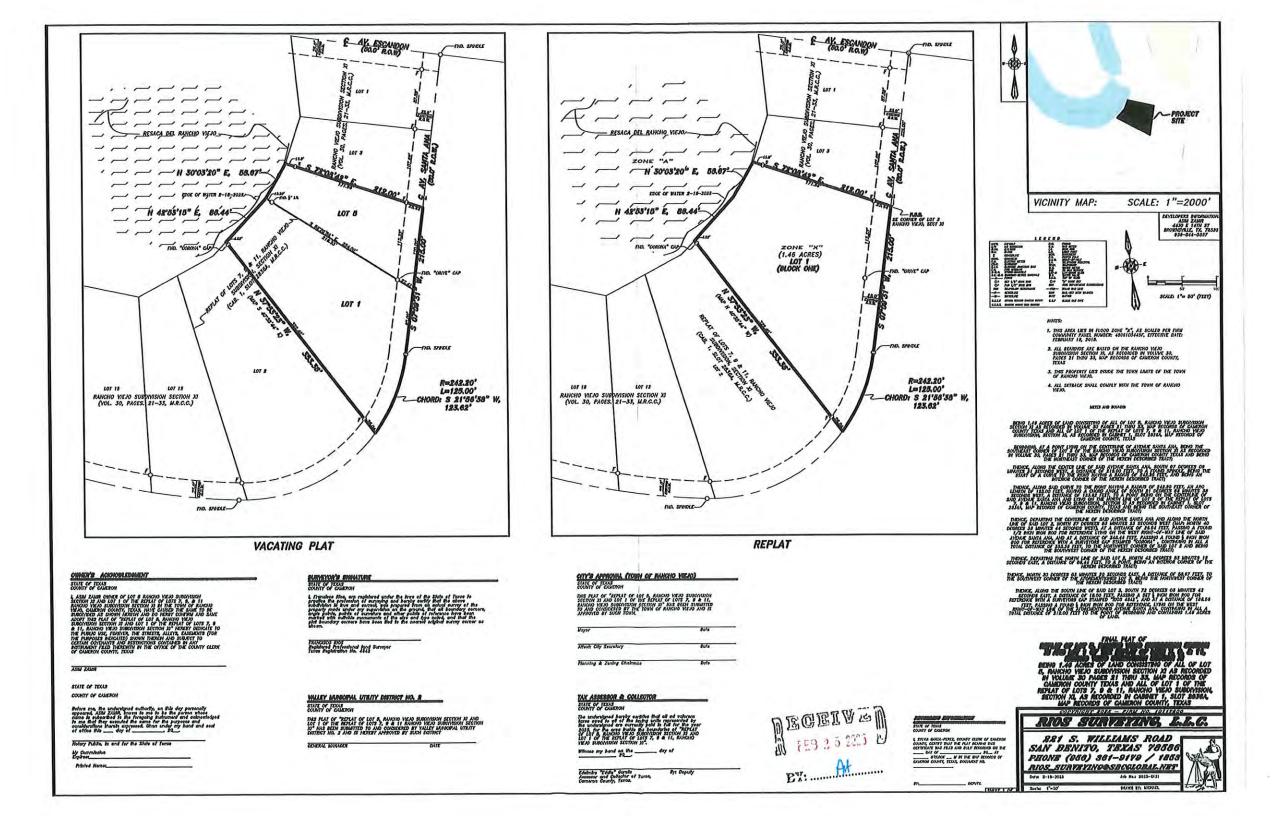
DECRIVED N 1933 Min D

E By:______ Jacob Kapusta

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



.



15. Consideration/Action on Request by Anthony DePonce, agent for Carlos A. Barba and Ruby Barba, owners, to obtain **Preliminary Recommendation** 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.



RECEIVED

MA	R 1	2	2025
3Y:	1	0)

Rancho Viejo, Texas 78575 Phone (956) 350-4093 Fax (956) 350-4156 Email: townhall@ranchoviejotexas.com
DEVELOPMENT APPLICATION FORM
PLAT TYPE (PRELIMINARY OR FINAL PLAT/ ZONING CLASSIFICATION/S): MULTY-FAMILY
TYPE OF PROPOSED DEVELOPMENT:
REPLATLOT 2, BIOCK 1, PASO DEL RIO SUBDIVISION
PASO DEL RÍO AT RANCHONIEJO, TEXAS
SUBDIVISION SIZE:
NUMBER OF PROPOSED LOTS: ARE ALL LOTS GREATER THAN 15.000 S.F. 2 17.400 S.F. FOR CORNER LOTS?
NUMBER OF PROPOSED LOTS: 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 SHOW ON REPLAT PLAT
STREET CONSTRUCTION? IF SO, DO YOU MEET TOWN'S ROW & STREET STANDARDS?
VES LONSIOCIESZAFEDE CANTEQUIN
DEVELOPER/CONSULTING FIRM Name: Phone#
GOLDEN ESTANCIAS, LLC (956) 456-1097
Email
Address: C.ANTHONYPRVHACIENDAS.COM
608 ZAPATA AVENUE, RANCHO VIETO, TX 78575
ADDITIONAL CONTACT INFORMATION
Name: Phone#
ROBERTO MEDRANO (956) 778-0812
Email
address: RMEDRANO PMUSTARSEEDSA. DR9
Address:
44 ALVARADO AVENUE, RANCHO VIESO, TX 78575
UTILITIES/Name of Entity and Phone#
Electrical: AEP (877) 373-4858 _ TEXASEAS COMPANY (956) 238-7191
Solid Waste: VALLEY MUNICIPAL VITILITY DISTRIC #2
Water/Sewer: SAME MUDH2
Drainage: SAARE MUDHZ. Irrigation District: VALLEV MUNICIPAL WTILLITY DISTRICT #2
Irrigation District: VALLEY MUNICIPAL UTILITY DISTRICT #2

DEVELOPMENT APPLICATION FORM

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:

ISOLDEN ESTANCIAS, LLC. ANTHONY DEPONCE 3/14/2025 Dele Date 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 VERILY TYPE OF PLAT:	FOR REVIEW OILLY	PRELIMINART	FIRAL	STREET
IOR & PRELIMINARY PLAT: ARE ALL LOTS GREATER THAN 15,0	00 SJ.J17,400 SE. FOR CONIER LOTS			
ANY VARIANCES REQUESTED:				
IF SO, IS ALL DOCUMENTATION PROVIDED PER TOWN ORD.#		and approximately a second		

RECEIVED

MAR 1 2 2025 BY:

Page 2

0	RECEIPT DATE 3/20/2025 No. 317626
O VIEJO	
AEN A	Seven hundred Fifty dollars Q 00 100
CARM	S SFOR Subdrison Plat 2. 14 acres
N OF	ACCOUNT 75D VO CASH # 2179
TOWN (330	BAL DUE CREDIT
	BAL DUE OCREDIT BY

 ~ 5

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 if Zoned as multi-family. Their personal residence is located at 313 Escandon Avenue. Rancho Viejo, Texas, 78575; Golden Estancias, LLC is the Developer Administrator.

RECEIVED FEB 2 8 2025 y : 19

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

FEB 2 8 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.

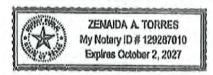
Sincerely,

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.



Onio

NOTARY PUBLIC, in and for the State of Texas

RECEIVED OCT 17 2024

RECEIVED

OCT 17 2024

BY

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:

Desd 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, 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.

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

BY:

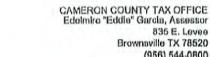
Examiner: Laura Canales

FEE \$150.00

RECEIVED

OCT 17 2024 BY:





		and a labor of the second started	(956) 544-0800 Fax: (956) 544-0808
PROPERTY INFORMATION		PAYMENT INFORMATION	
Account Number:	79/0128/0010/0020/00	Receipt Number:	405577
Billing Number:	318606	Reference Number:	8442879
Alternate Account Number PID:	000000422801		
Logal Description:	LOT 2 BLK 1 PASO DEL RIO SUBDIVISION (2020 PLAT C1-3864 CCMR FILED 05/02/2019)	Received By:	JRE
Acros:	2.4700	Batch Number;	2501DJRE
	Sector Martin Contractor	Process Type:	MPW
Owner Name:	RGV INTERNATIONAL LLC	Process Date:	01/10/2025
	313 ESCANDON AVE RANCHO VIEJO, TX 78575-9657	Process Time:	10:02:35
		Effective Date:	01/10/2025

PROPERTY LOCATION: PASEO DEL RIO

Fees

CERTFEE	Fees Applied:			10.00 10.00
and the second second			Total Applied: Total Amount Pald:	10.00 10.00
ACCOUNT BAI	ANCE BEFORE PAYMENT: AFTER PAYMENT:	10.00 0.00	START START ACCOUNT PAID IN FULL ***************	
PAYMENT TENDER Tender Type Cash Channe	Tender Reference	Tender Amount 20.00 -10,00	Paid By RGV INTERNATIONAL LLC OWNER	
TAX INFORMATION	1			

- Original Counter Receipt -

A REFUND RESULTING FROM TAX CODE SECTIONS 25.26, 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

FLEASE CHECK RECEIPTS IMMEDIATELY THE RECEIPTS WILL BE CONSIDERED CORRECT IF NOT REPORTED WITHIN 24 HOURS TO THE TAX ASSESSOR. P JAN 10 2625 D

RECEIVED

FEB 1 8 2025 B

Printed on 01/10/2025 at 10:02 AM by JREYNUA

Metes and Bounds Description

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

COMMENCING at a 1 inch iron pin found on the north right-of-way line of F.M. 1732 (120 ft. ro.w.) for the routhwest corner of sid Lot 2, Block 1, Pano Del Rio Subdivision; THENCE, along the west line of sid Lot 2, Nord/337° E a distance of 281.16 feet to a point for the common corner between sid Lots 1 and 2 and for the southwest corner and POINT OF BEGINNING of bits 2.47 Acer Tract;

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;

THENCE, along the north line of said Lot 2, S \$3"16'23" E a distance of 368.01 feet to a point within a ressea on the west line of Las Ilaciendas at Rancho Viejo Subdivision Section 1 according to the plat recorded in Cabine 1, Page 258:2A of the Cameron County Map Records for the northeast comer of said Lot 2 and for the northeast courser of this tract;

THENCE, through said resce and along the east line of said Lot 2 and the west line of said Las Haciendas at Rancho Viejo Subdivision Section 1, S 05°4337°W a distance of Sys31 feet to a ij knich faon pin with a plastic cap stamped "CADCON" found on the north fight-of-way line of Canteres Drive (S0 fL r.o.w.) for a corner of this tract;

THENCE, along the north right-of-way line of Canteros Drive, being a curve to the right with a radius of 2475.00 feet an arc length of 55.00 feet (chord: N $82^{+3}657^{+}$ W 55.00 feet) to a $\frac{1}{2}$ inch iron pin with a plastic cap stamped "CADCON" found for a corner of this tract;

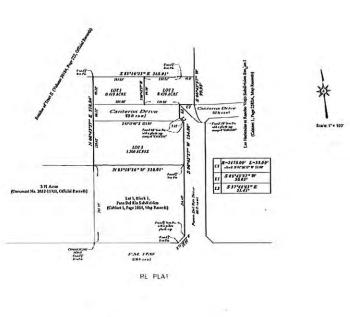
THENCE, S 06°43'37" W a distance of 50.02 feet to a 1 inch iron pin with a plastic cap stamped "CADCON" found for a corner of this tract;

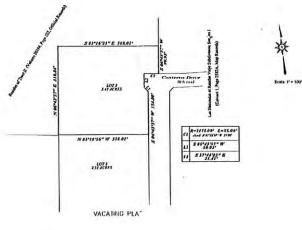
THENCE, S 37°44'03" E a distance of 21.41 feet to a ½ inch iron pin with a plastic cap stamped "CADCON" found on the west right-of-way line of Paseo Del Rio Drive (80 fl. r.o.w.) for a corner of this tract;

THENCE, along the west right-of-way line of Pasco Del Rio Drive, S 06°43'37" W a distance of 154.00 feet to a 1 inch iron pin found for the southeast corner of said Lot 2 and for the southeast corner of this tract;

THENCE, slong the south line of said Lot 2, N 83"18'56" W a distance of 328.01 feet to the POINT OF BEGINNING.

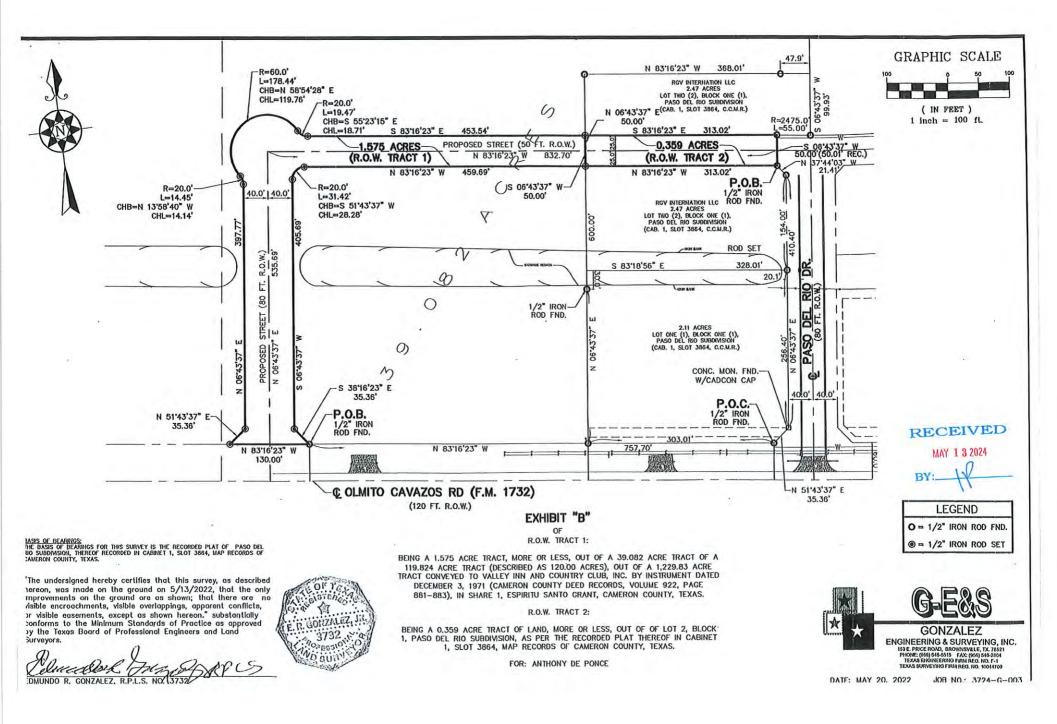
Containing 2.47 Acres of land, more or less.



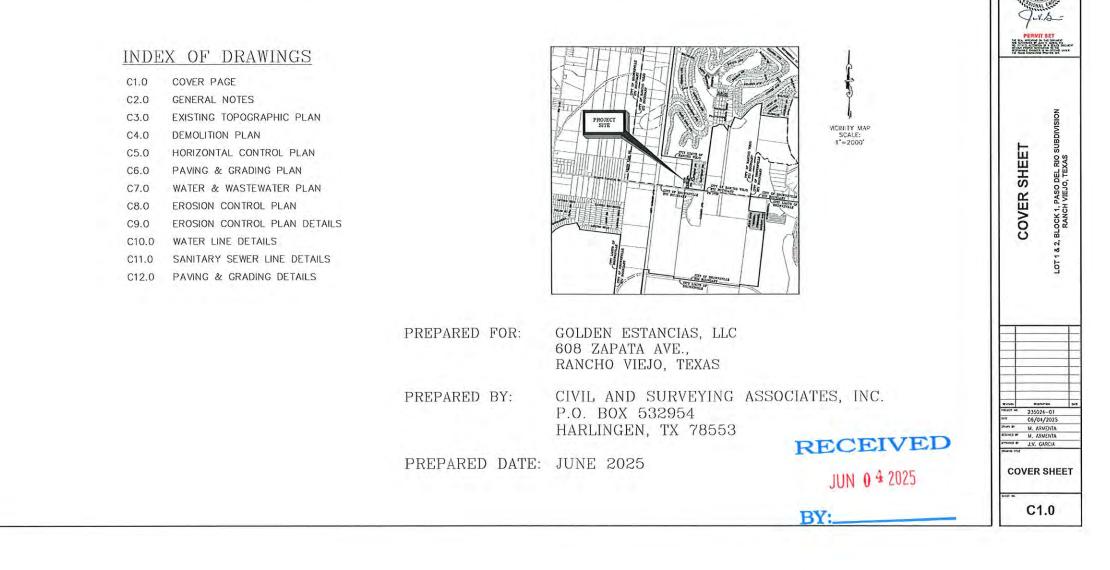




,



CONSTRUCTION PLANS of the proposed RE-PLAT LOT 1 & LOT 2, BLOCK 1 PASO DEL RIO SUBDIVISION



RE-PLAT LOT 1 & 2, BLOCK 1 PASO DEL RЮ SUBDIVISION

GOLDEN ESTANCIAS, LLC 608 ZAPATA AVENUE, RANCHO VIEJO, TEXAS

CA\$A

06/04/2025

GENERAL NOTES

PRIOR TO BEGNING CONSTRUCTION, THE GAMER OR HIS AUTHORIZED REPRESENTATIVE SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE BETWEEN THE GAMER & THE CONSULTING ELCOMER, CONTRACTOR, AND ALL OTHER AFFECTED PARTES.

CONTRACTOR TO KEEP PUBLIC ROADS OPEN AT ALL TIMES, AREA USED FOR CONTRACTOR'S FERSIONEL PARENG, MATERIAL STORAGE, STOCKPLE, MATERIAL FARECATION, AND RELATED CONSTRUCTION USES ARE NOT TO INTERFERE WITH NORMAL INTRAFTIC.

CONTRACTOR TO GRE NOTICE IN VEITING TO ALL AUTHORIZED INSPECTORS, SUPERINTERIDENTS, OR FERSONS IN CHARGE OF PRIVATE AND PUELC UTILITIES AFFECTED BY NS CREARLINS PRICE TO COMMUNECEMENT OF WORK.

CONTRACTOR TO ASSURE HWSELF THAT ALL CONSTRUCTON PERMITS HAVE BEEN OBTAND PROR TO CONVENCEMENT OF MORE, REQUIRED FERMITS THAT CAN BE ISSUED ONLY TO CONTRACTOR TO BE OBTAINED AT NO EXPENSE TO THE OWNER.

THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS TO ASSURE THAT CRAINAGE OF STICHM MATER RUNOFT IS NOT ELOCKED. WANTAND ASTANAGE OF STIE DUPING ALL PHASES OF CONSTRUCTION. DO NOT ELOCKED DRAINAGE FROM ADJACENT AREAS INGRI ADD FLOM TO ADJACENT AFEAS.

THE CONTRACTOR SHALL NOTEY ALL UTUTY COMPANES 43 HOURS FRICE TO BEGRINING OF CONSTRUCTION IN A PARTCULAR AREA.

DAMAGES DONE TO EXISTING UTUITES, FORER POLES, FENCES, SGNS, MALEOXES, DRIJEMAYS, OLIVERTS, PANENERT, DRAMAGE SYSTEMS, ETC., SHALL BE REPARED BY THE CONTRACTOR AT NO COST TO THE OWNER.

THE CONTRACTOR SHALL HATE A PERSON ON CALL 24 HOURS A DAY TO TAKE CAPE OF MANTENANCE ITENS-CONSTRUCTING AREA, SCINE ETC. THIS PERSON SHALL HAVE JUMPORITY TO ACT ON EDULY OF THE CONTRACTOR HE EXERCITY CONTRACTORS. THE PERSON SHALL BE STATIONED CLOSE ENJOYEM TO BE CHI STE MITHIN 1/2 HOUR OF NOTIFICATION. THE FORSIN SHALL BE CONTRACTOR IN STREAMENT OF CARACTOR OF CONSTRUCTION. THE CON-STE REPRESENTATIVE SHALL HAVE ACCESS TO ALL ECULIPHONT AND MATERIA. AND HAVE FULL AUMORTIM HERESSART TO CONSTRUCT AND HERECOMENT AND MATERIA. AND HAVE FULL AUMORTIM HERESSART TO CONSTRUCT AND ALCOUNDED. DEFICENCES, OR EVERGENCES WHICH WAY ARSE, DURING NON-ADRIVING HOURS, AND DURING THE ASSENCE OF THE SUFERINTENDENT.

 EXCESS SPOL PRODUCED DURING PREPARATION OF THE SIB-GRADE SHALL BE PLACED SPREAD AND COMPARIED ON-SITE IN AREAS AS INSTRUCTED BY THE ENDIRER TO ACHEVE AEDOLATE GRADING, ANY MANSHEE WATERIAL WILL BECOVE THE PACPERITY OF THE CONTRACTOR TO BE PROPERLY DISPOSED OF AT HIS DIFENSE OF TO HIS ADVANTAGE.

. THE CONTRACTOR WILL PROVIDE HIS OWN CONSTRUCTION STAKING.

CONTRACTOR TO MATCH EXISTING PAVEVENT, SIDENALK RAMPS AND CUSB & GUTTER PAVEMENT OR ANY OTHER IMPROVEMENTS WHERE APPLICABLE.

ALL CONCRETE AND ASPHALT DRIVEWAYS ADJUSTED, DAWAGED, OR REFLACED DURING CONSTRUCTION MUST BE SAM-OUT AT A STRACHT, NEAT LINE, BEFORE REPAIRING.

ABANGORED LINES FOUND DURING CONSTRUCTION SHALL BE REVOVED. NO SEPARATE PAY. THIS WORK SHALL BE SUBSIDIARY OTHER WORK.

. THE CONTRACTOR SHALL PLACE BARRCADES, FLAG-WEIL ETC. ON THIS PROJECT IN THE CONTRACTOR SHALL PLACE BARCACES, FLACHART, ELC ON THE SPROZENT R COMPLANCE AND THE PROCEEDER CONTRACTS IN THE "TEXAS WARLL GU WINTER TRAFFIC CONTROL ENCODER CONTRACTS IN AND MAINTENING CREATINGS, LATEST REVISION), LPOY COMPLETON OF THE WORK, ALL SIDIS SHALL BE FEMORED BY THE CONTRACTOR.

• REFERENCE FONTS: THE OWNER WILL ESTABLISH HORZONTAL AND VERTICAL CONTROLS ORLY (REFERENCE FONTS AND EXPLANMAS AS SHOWL ON THE CONTROLS ORLY (REFERENCE FONTS AND EXPLANMAS AS SHOWL ON THE CONSTRUCTOR HANS). THE CONTROLT WERE NOT EXPLANED TO EXPLANED AND RED LESS AND ANY SECTOR OF PART OF THE WERE WHERE CONTROLS AND AND AND SECTOR OF PART OF THE WERE WHERE CONTROLS PARTING WORK ON ANY SECTOR OF PART OF THE WERE WHERE CONTROLS PARTING THE CONTROL POINTS ARE ESTABLISHED AND A CONTROLS PARTING THE CONTROL POINTS ARE ESTABLISHED AND / OR POINTERD AS OUTLINED ASOL, WANTERING OF SUDJE CONTROL FONTS SHALL EE RESPONSED INTO THE CONTROL POINTS ARE ESTABLISHED AND / OR POINTERD AS OUTLINED ASOL, WANTERIATOR OF THE CONTROL FONTS SHALL EE RESPONSED INTO THE CONTROL POINTS ARE ESTABLISHED AND / OR PRESENTER WALL EFFER ESTABLISH OF THE CONTROL FOR THE CONTROL NETWORKET ETHING UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATE STIMO UNE CONTROL FOR ANY CRAFT OR AND INTERVEDIATES AND AUXIMENT OF THE VARIAGES OF CONTROL FOR ANY CRAFT.

4.65 BUT FEMANDS THE CONTRACTOR IS RESOURDED FOR MUNIPHING A SET OF NO-BULL FLAXES JOINTE DISTO TO AN OWNERS. TO THE DOSIN RULES TO STUDIED A DAYS TO STANDARD A DAYS TO AN OWNER AT THE DID OF CONTRACTOR AND ACCEPTANCE AND FRAXE PARAMENT FUL DID STANDARD TO THE CONTRACTOR HAS SUBMITED THE FEODATED HAVE ADDREED BY THE DAVEE DAVE A SAUDICATION HAS SUBMITED THE FEODATED INFORMATION INSUED BY THE DAVEE TO THE ADDREED ADDRE

SETUDE CONSISTENT OF A DATE AND A DATE OF A D

 EXEMPT UNLESS THE INFORMATION SHARM CONSERVING THE ANY LOCATORS OF INCERTIFICATION AND ORTHONISTICS IN OUR AND THE ACCURATE OF ALL INCLUSIVE. CONTRACTOR SHALL BE EFFONDED FOR VEHICLATION OF EMISTING UNLINES. THE CONTRACTOR SHALL BE EXPONENT OF THE ACCURATE OF ALL DEPENDENT UNDERESSARY INTERFERENCE WITH ANY EXISTING UTURY STREME. IF THE CONTRACTOR'S INCREMENT OF INFORMATION SHALL BE CONTRACTOR WITH CONTRACTOR AND ALL AND THE CONTRACTOR'S INCREMENT. THE CONTRACTOR WITH CONTRACTOR AND ALL AND THE CONTRACTOR'S INCREMENT. UTILITY COMPANES EFFECTED 48 HOURS IN ADVANCE.

MATERALS CERTIFICATION AND TESTING: CONTRACTOR SHALL PROVIDE SUFFLIERS CERTIFICATION FOR ALL PROJECT WATERALS OCCORETE, LVE, CALCHE BASE WATERALS FRE-CAST LLETS, PPES, ELC. THAT SUCH WATERALS DO WEET PROJECT SPECIFICATIONS PROR TO DELIVERY CAN-STE. CONTRACTOR SHALL PROVIDE NOT MX SPARALTC CONCRETE DESGY IFOG A REPUTABLE COVERENCE TESTING LABORATORY.

STANDARD WORK HOURS THE STANDARD WORK HOURS FOR THE OWNER IS 8:00 AM TO 5:00 PM, MCNDAY THROUGH FRDAY, SWOULD THE CONTRACTOR ELECT TO WORK ON SURDAY, SWOUGH STROAK, HE SHULL BE ESPECISELE FOR PAYTUS OVERTIME OUFFICES FOR THE OWNERS FERSIONEL INVOLVED. THESE OVERGES ALL BE AT COST AND WILL BE CALCULATED INTERNA AT TWE AND A MALE OF DUBLE. TWE, AS AFFLICABLE TO THE PARTICULAR DAY BONG NORYED, FRE-AFROMAL SHALL BE OTAMOD FROM THE EVOLUTE OR DOMESTIC SPRESENTIALE BT COMPLETION AND OTAMOD FROM THE EVOLUTE OR DOMESTIC SPRESENTIALE BT COMPLETION AND SONNS AN OMIER'S FORM ENTITLED "CONSTRUCTION INSPECTORS OVERTIME COMPENSATION AUTHORIZATION" 43 HRS FRICR TO COMMENCING ANY OVERTIME WORK

Any work done outside the standard workday, w thout from authorization, shall be considered under divertigation, the contractor is required to the the construction of the construction is required to the the construction is responsed for the co

CONCRETE MX DESIGN

CLARECATON, ALL CONCRETE USED ON THIS PROJECT SHALL CONTAIN A WINWUM 4.5 SACKS OF CENERATIONS WATERIAL FER CLEIC YARD OF CONCRETE. THE CENENTITIOUS WATERIAL SHALL BE PORTUNIO CENENT OR A BUDD OF PORTUNIO CENENT OR A BUDD OF YOUTLAND CENENT OR A BUDD OF YOUTLAND CENENT ON THE ASIL THE FERCENTARE OF FLY ASIL IN THE CENENTITUUS WATERIAL SHALL NOT EXCEED 23.4 ALL CONFRETE VORS' SHALL CONTAIN 1.5 POLIDIS OF FREE WESH FER USE OF YERD

ALL EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH CURING COMPOUND RESIN BASE ASTMIC 309 TIPE 2 ATH PICMENTED TINT OF FUGITIVE DYE.

IN ADDITION TO THE ABOVE PEOLIREMENTS, ALL CONCRETE SHALL TEST TO A MINIMUM 3000 PS COMPRESSIVE STRENGTH AT 28 DAYS. (CR AS SHOWN ON PLANS).

EXPANSION JOINTS WILL BE FLACED AT CURB RETURNS, NEETS AND AT THE END OF EPRAVSON JONIS WILL BE FLACED AT OLRA RETURNS, NETS AND AT THE END OF EACH FOLD MITH MERKALS NOT TO EXCEED 6 FT. JONIS SHALL CONSOL OF 1/2 PRE-MOLED RAMASON JONI MATERIAL MET 3, 35" X 1/2" DORES, CHE END GREASED AND MARPERE CARE MIST BE TAKIN THAT DORES ARE TRANCH TAN DAO PARALEM MITH CUBB AND NO CONSELE FLUSS ON OTHER MATERIAL BE ALLOHED THREAD. HE AND NO RECONSELE FLUSS ON OTHER MATERIAL BE ALLOHED THREAD. DEFENDING SAIL DORESCH DOTT. EXPANSION JOINT ANTERIAL BE PRE-MOLED ASSIALT IMMERSIATED REPAINSON JOINT MATERIAL BE PRE-MOLED ASSIALT IMMERSIATED REPAINSON JOINT MATERIAL CONFORMING WITH ASIN D 394 (LOT WOOD FREE TITZE) ASTV D 994 (NOT WOOD FEER TYPE)

+ DUVINY JOINTS (SAW OUT JOINTS) SHALL BE 2" DEEP AND PLACED AT MAXMUM 15 FT. INTERVALS.

- WHEN CONNECTING TO EXISTING OURB AND GUTTER, THE CONTRACTOR SHALL DRUL DRUL TRO, ϕ 6 x 15° the bars a winnum of 5° deep into existing curb and gutter sector.

PAVING NOTES:

CRUSPED LIMESTONES

THE CRUSHED LINESTONE WATERIALS SHALL BE AS SPECIFIED BY "TEM 247 FLEXIBLE BASE TIPE A CRADE 1." TEXAS DEPARTMENT OF TRANSPORTATION, 2004 STANDARD SPECIFICATION FOR CONSTRUCTION OF HOMMANS, STREETS, AND ERDISES MALL MEET THE REQUIREMENTS AS FOLLOWS:

 TYPE A MATERIAL SHALL BE CRUSHED STOVE PRODUCED FROM OVERSIZE OUARRED ASSPECATE, SZED BY CRUSHYD AVD FROUCED FROM A NATURALLY ODCURRING SHAGE SOURCE. CRUSHED CRAVE, OR UNCRUSHED CRAVEL SHALL NOT EE ACCEPTABLE FOR TYPE A MATERIAL NO ELEDIDING OF SOURCES AND/OR ADDITIVE MATERIALS MUL BE ALLOWED IN TYPE A MATERIAL

TRIANAL CLASS 1: MINIMUM COMPRESSIVE STRENGTH, 45 AT 0 PSI LATERAL PRESSURE AND 175 AT 15 PSI LATERAL PRESSURE.

RETAINED ON SQUARE SEVE NUMBER	EERCENT RETAINED
1-3/4" (44 111)	0
7/6" (22.23 VM)	10-35
3/8" (9.5 MV)	30-50
NUMBER 4 (4.75 MM)	45-65
NUMBER 40 (0.425 NV)	70-65

NATERIAL PASSNO THE NUMBER 40 SEVE SHALL BE KNOWN AS "ENGER WATERIAL" AND SHALL WEET THE FOLLOWING REQUIREMENTS:

MAXMUM DOUD LIMT (LL)	-	35
MAXINUM PLASTICITY INDEX (PI) =	10
VET BALL MIL (MAX)	-	42
CAUFCENA BEARING RATO (MIN) =	100

ALL AGGREGATE RETAINED ON THE NUMBER 10 SIEVE SHALL BE COMPRISED OF ONLY CRUSHED LIMESTORE.

THE CONTRACTOR SHALL NOT PLACE CRUSHED LIMESTONE ON THE ASPHALT BED UNTIL THE ENDINEER HAS ACCEPTED THE SHAPED AND COMPACTED SUBGRADE.

THE CONTRACTOR MUST MAINTAIN THE ASPHALT BED FREE OF HOLES, RUTS AND DEPFESSIONS AND IN COLDITION TO RECEIVE THE CRUSHED LIMESTONE.

THE CONTRACTOR UPON REQUEST SMALL PROVIDE CEREFICATION THAT THE MATERIAL SUPPLED METS THE ABOVE REQUESTURIS FROR TO DELIVERY TO THE JOB STEL SARVELS FOR TESTING OF THE MATERIAL MUST BE TAKEN PROR TO THE CONPACTION CREATIONS. CPERATONS.

CAUCHE FLECOLE BASE:

CAUCHE MATERALS SHALL EE AS SPECFED BY 'HEM 247 FLEXELE BASE TIPE A GRADE 2', TEXAS DEPARTMENT OF TRANSPORTATION, 2004 STANDARD SPECFICATION FOR CONSTRUCTION OF HOHMAYS, STPEETS, AND BRODES SHALL MEET THE RECUPENDITS AS FOLLOWS:

. MINNER OF 50 CBR SHALL BE ACHIEVED.

MAYN RELIGHT THET ALL

TRAMAL CLASS 1 TO 2.3 ; WINNUM COMPRESSIVE STRENGTH, 35 AT 0 PS LATERAL PRESSURE AND 175 AT 15 PS LATERAL PRESSURE.

RETAILED ON SQUARE SEVE NUMBER	FERCENT RETAINED
1/2* 1 3/4" NUMSER 4 NUMSER 40	0 0-10 45-75 60-85

MATERIAL PASSING THE NUMBER 40 SEVE SHALL BE KNOWN AS "ENDER MATERIAL" AND SHALL WEET THE FOLLOWING REQUISEMENTS:

MAKMUM FLASTICITY INDEX (Pr)	= 12
VET BALL MUL (MAX)	= 45%
VET BALL MILL ("OPEASE PASSING #40 SIEVE)	= 20%

ACCEPTANCE, SAMPLING, AND TESTING OF BITUMINOUS MIXTURE (COMPACTION)

· EXTRACTION AND GRADATION AMALYSIS: PER 500 TONS OR INHICHEVER IS GREATER.

DENSITY AND LEPTH TESTING PER 500 FEET OF PANING REPAR.
 MINIVUM DENSITY ADDEPTED: 92% OF AVEPAGE MAXIMUM THEOFETCAL DENSITY AS DETERMINED IN ACCORDANCE MITH ASTN D 2041.

CORES CR SAVED SAVELS TAKEN FROM THE PANEWEIT SHALL BE USED TO CETERVINE THE FELD EENSITY. DETISTY OF THE CORED CR SAVED SAVALES SHALL BE DETERVINED IN ACCORDANCE WITH ASTN UT273. THE SAVE SECOND SAVAL BE USED SHALL BE DETERVINUS BOTH THE VANWLY THEORETICAL DENSITY AND THE FELD DENSITY.

SPECIMENS TO BE USED FOR FIELD CENSITY DETEXMINATION SHALL BE DONE USING HEAT. IF HEATING IS NECESSARY, THE SPECURED SHOULD BE HEATED TO THE LOAMST TEVERATURE RECURED FOR SPORE RHEPARATION OF THE SERVE: THE USE OF NICIESER FIELD DENSITY DETERMINATION, SHALL NOT BE USED AS A BASIS FOR ACCEPTANCE WIT RESPECT DORISTY.

HVEEN STABILITY SHALL NOT BE LESS THAN 35% STABILITY TEST SHALL BE TAKEN TINCE DALLY.

. RETAINED STABLITY WEEN TESTED IN ACCORDANCE WITH ASTMID 1075 SHALL NOT BE 470%

NO VORE THAN 23" FINISHED THICKNESS HVAC PAVEVENT SHALL BE LAID AT ANY GIVEN TIME, UNLESS APPROVAL IS OBTAINED AFEAD BY THE OWNER / ENGINEER.

RE-PLAT LOT 1 & 2, BLOCK 1 PASO DEL RIO SUBDIVISION

COLDEN ESTANCIAS LLC 608 ZAPATA AVENUE, RANCHO V.E.JO, TEXAS

CA\$A





in Ш NOT ENERAL

DEL RIO PASO D BLOCK 1, F RANCH

6

SUBDIV

(7) \$ 2,

RECEIVED JUN 0 4 2025

ting - ind

C2.0

235024-01

M. ARVENTA

GENERAL

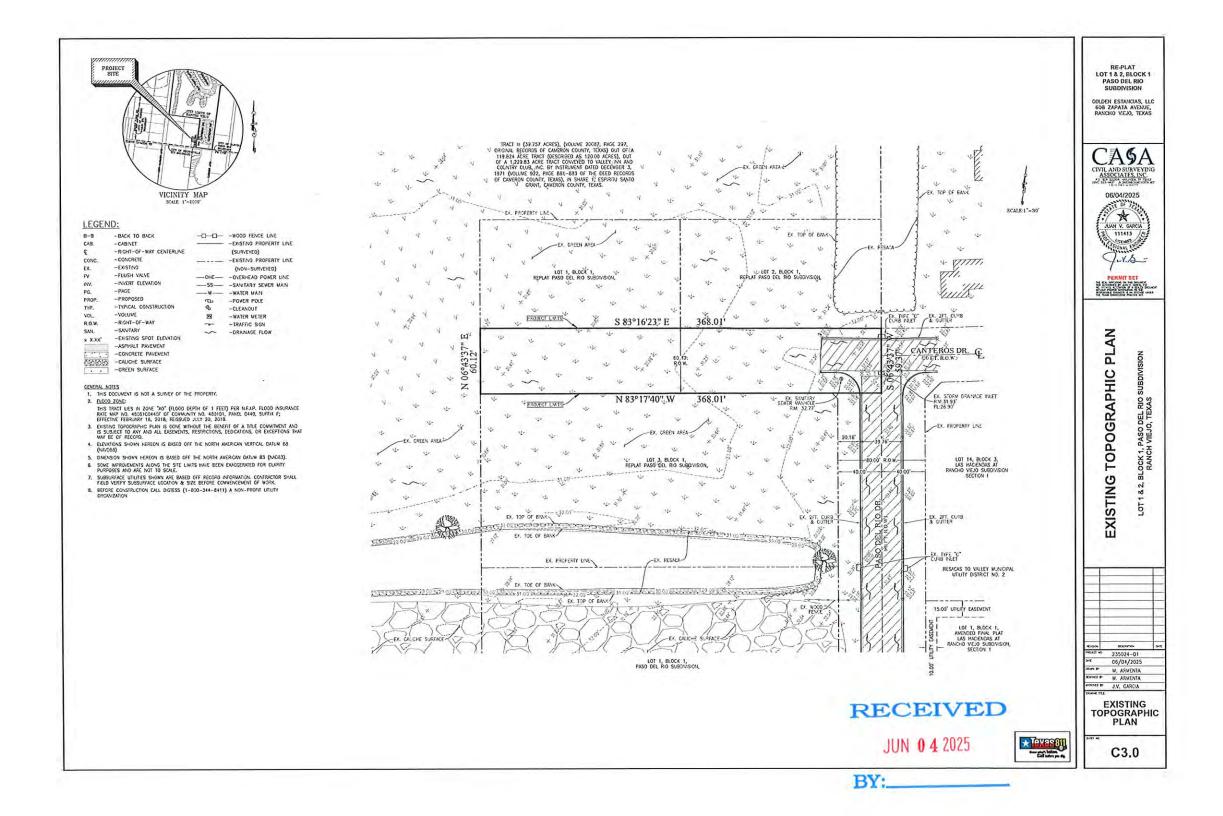
NOTES

ATALVENTA . A TALVENTA J.V. GARCIA

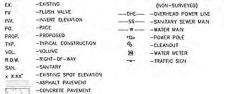
05/04/2025

1000 K









692222 -CALICHE SURFACE

-BACK TO BACK

-CABNET

-CONCRETE

-EXISTING

-GREEN SURFACE . .

GENERAL MOTES

LEGEND: 8-8

CAS.

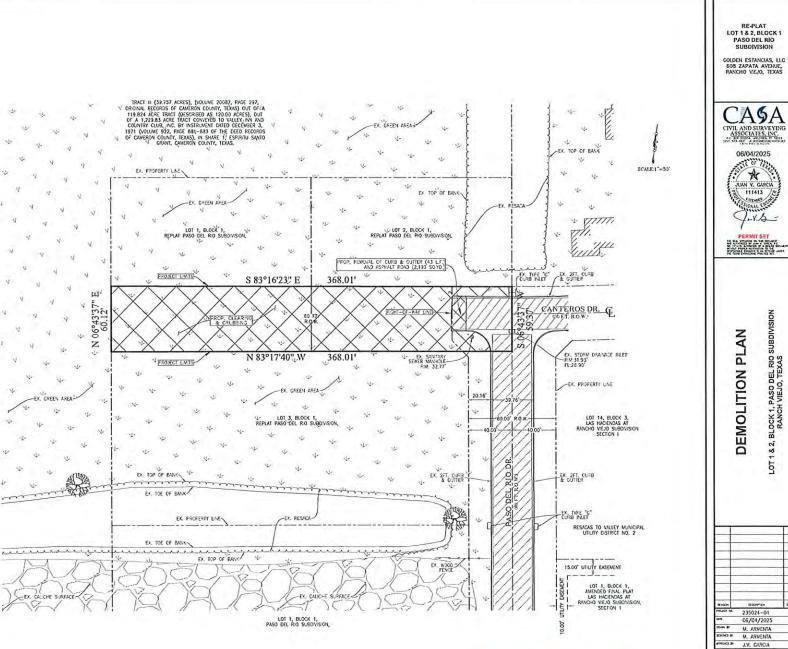
CONC.

¢

1. THIS DOCUMENT IS NOT A SURVEY OF THE PROPERTY.

- 2 FLOOD ZONE:
- THIS TRACT LES IN ZONE "40" (FLGOD DEPTH OF 1 FEET) PER N.F.J.P. FLOOD INSURANCE RATE W/P NO. 48061C0440F OF COMMUNTY NO. 480101, PANEL 0440, SUFFIX F; EFFECTIVE FEBRUARY 16, 2018; FEISSUED JULY 20, 2018.
- STORING FEEDOMET TO, 2018, FEESUED JULY 20, 2018.
 S UNITING TOPORAPHY FUNN IS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, FESTIRCTICAS, DEDICATIONS, OR ENCEPTIONS THAT MAY BE OF RECORD.
- 4. ELEVATIONS SHOWN HEREON IS BASED OFF THE MORTH AMERICAN VERTICAL DATUM BB (NAVDER)
- 5. DIVENSION SHOWN HEREON IS BASED OFF THE NORTH AVERICAN DATUM 83 (NAD83) SOVE MPROVEMENTS ALONG THE STE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY FURPOSES AND ARE NOT TO SCALE.
- SUBSURFACE UTUTES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERFY SUBSURFACE LOCATION & SZE BEFORE CONVENCEMENT OF WORK.
- 8. EEFORE CONSTRUCTION CALL DIGTESS (1-800-344-8411) & NON-PROFIT UTILITY ORCANIZATION
- DEVOLUTION NOTES
- CONTRACTOR SHALL OBTAIN A PERMIT FORM THE BUILDING INSPECTOR BEFORE PEMOVING ANY OF THE WATERIALS RESULTING FROM DEMOLTION ON, OVER, ACROSS OR ALONG ANY STREET, ALLEY OR FUBLIC WAY IN THE CITY.
- 2. CONFORM TO APPLICABLE CODES FOR DISPOSAL OF DEBRIS.
- 3. COORDINATE REMOVAL WORK WITH UTUITY COMPANES.
- 4. REFER TO UTUITY SHEET FOR ADDITIONAL DIMENSIONAL CONTROL OF THE PROPOSED SERVICE LATERALS DISTURBED AREA.
- THE CONTRACTOR SHALL PROVIDE PROPER, SECREGATED STORIGE FOR HAZARDOUS AND NON-HAZARDOUS MATERIALS TO BE USED IN THE WORK AREA IN ORDER TO ENSURE SATE WORK CONTENS.
- 6. THE CONTRACTOR SHALL ARRANGE TO HAVE WASTES AND DEBRIS TRANSPORTED FROM THE SITE IN ACCORDANCE WITH ALL CITY ORDINANCES AND STATE AND FEDERAL LAWS, IF WASTES
- 7. ANY EXISTING PARKING LIGHT POLE FOUND TO BE IN CONFLICT WITH THE PROPOSED BUILDING IS TO BE REMOVED/RELOCATED BY OTHERS.
- ALL SUBGRADE SHALL BE COMPACTED TO A MINWLW OF 95% STANDARD PROCTOR AT OPTIMUM WORSTURE PLUS OR -2% OR BY GEDTECH REPORT RECOMMENDATIONS.

PROPOSED DEMOLITION QUANTITIES CLEARING & GRUBBING ±2,193 SQ.YD. ASPHALT PAVEVENT ±43 50.10 CURB & GUTTER ±27 LF. NOTE: NO TREES SHALL BE REVOVED.



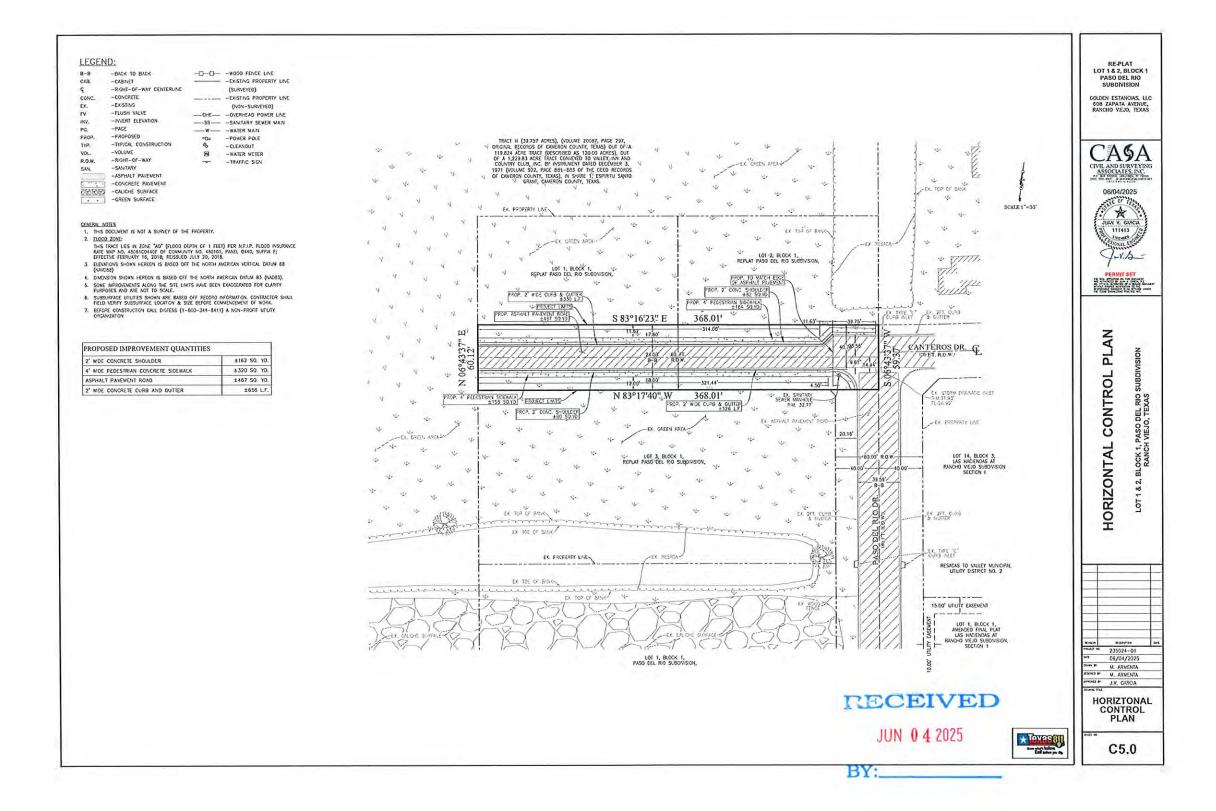
RECEIVED

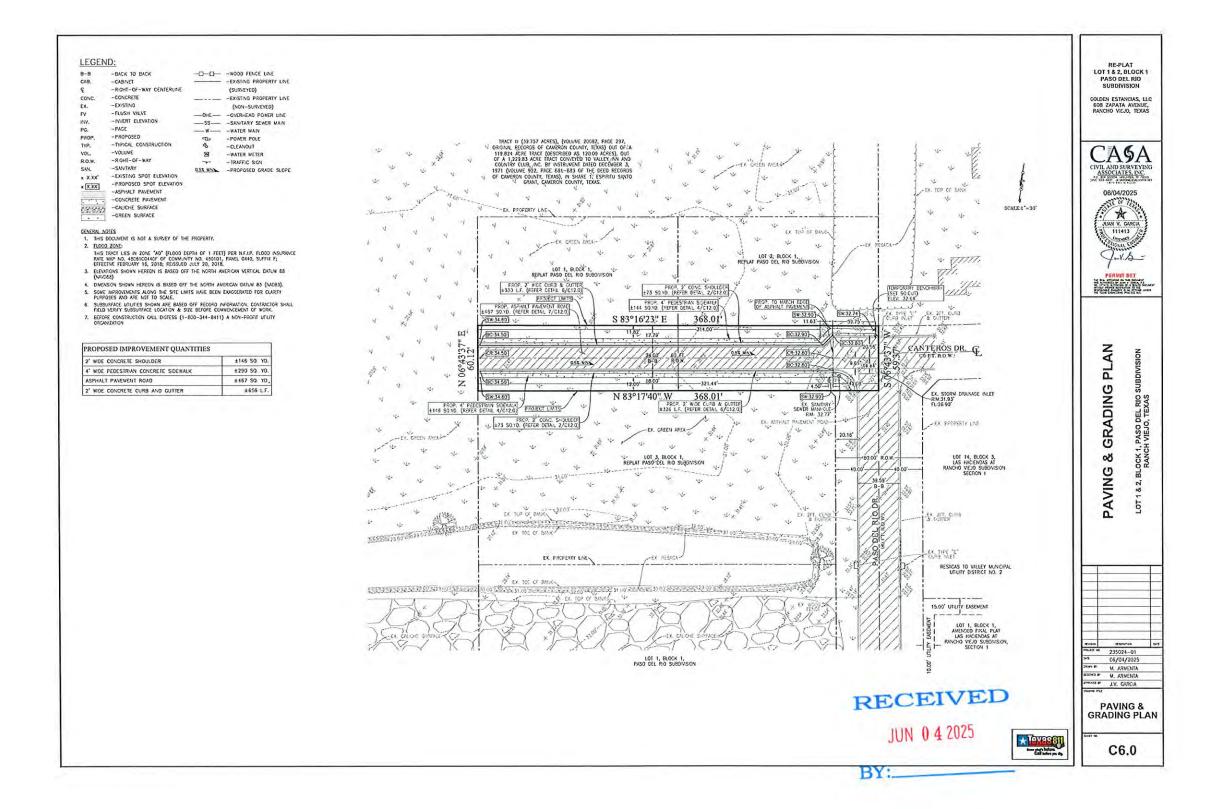
BY:

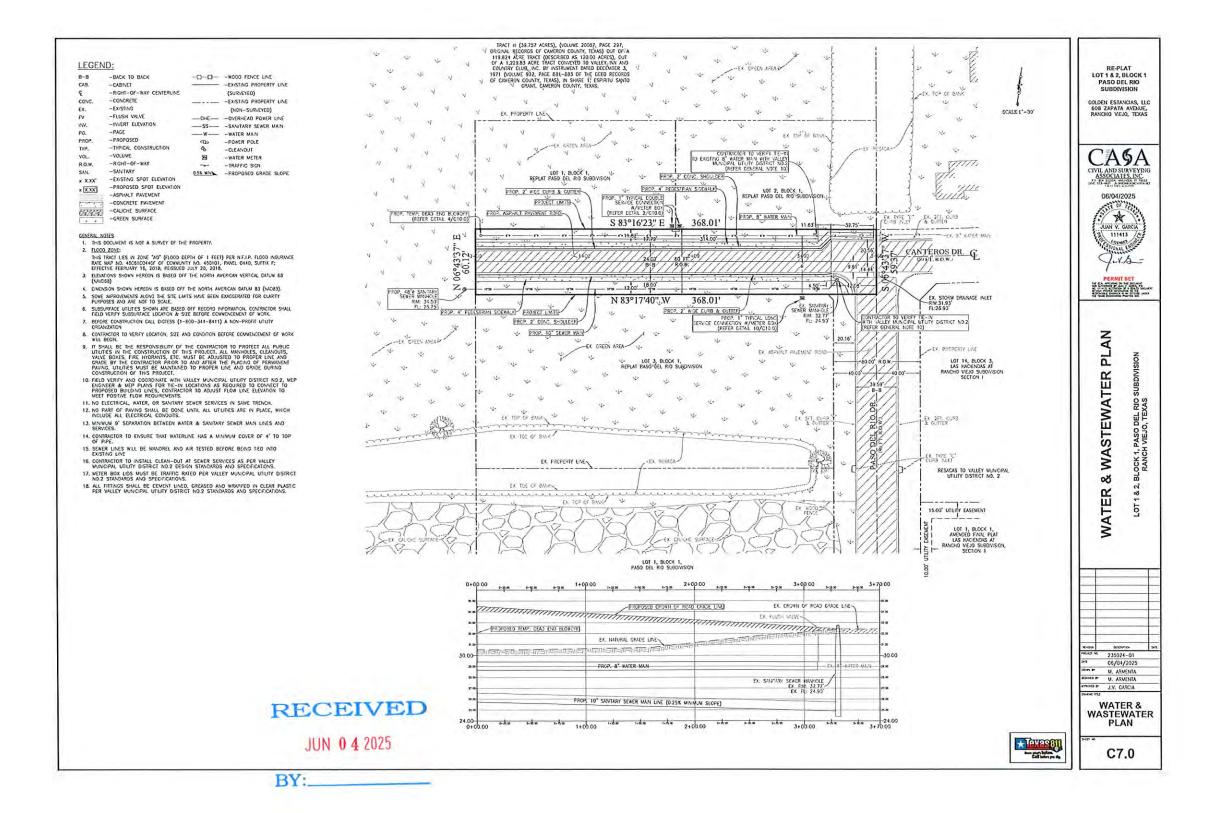
*Teves JUN 04 2025 Call Inter on the

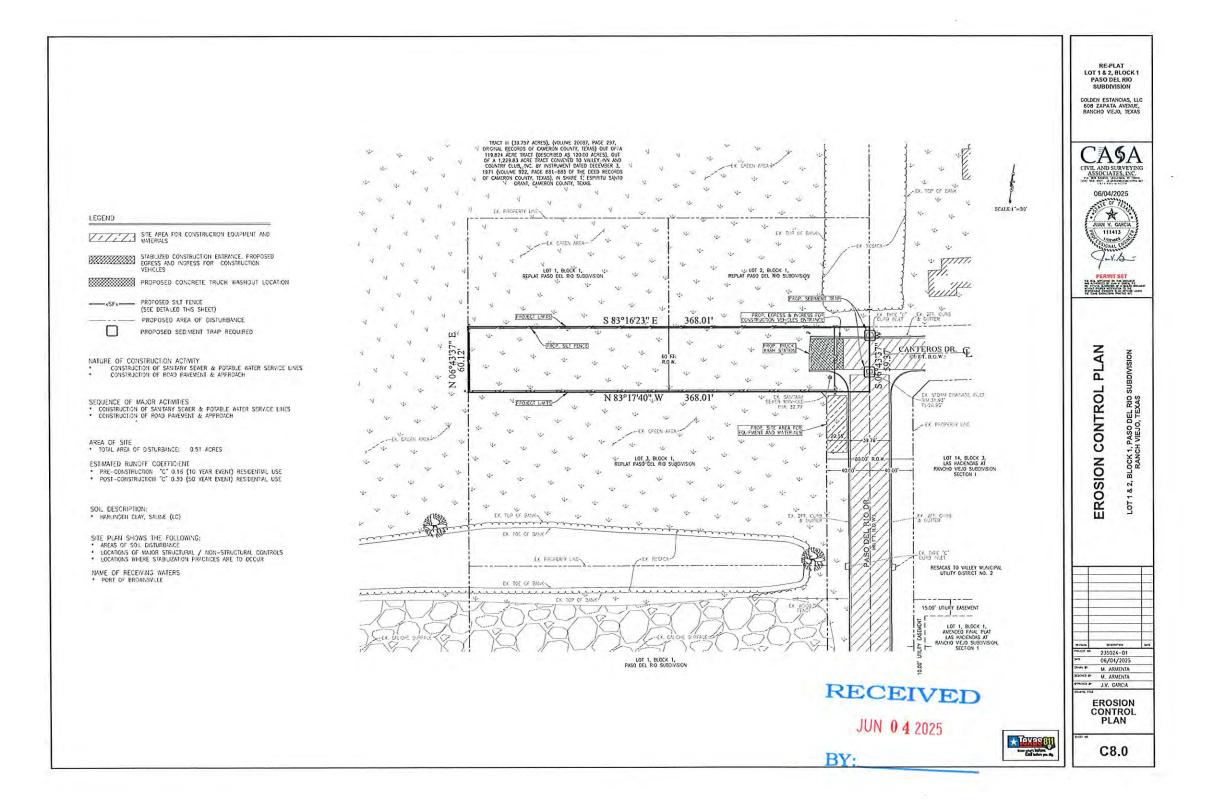
DEMOLITION PLAN

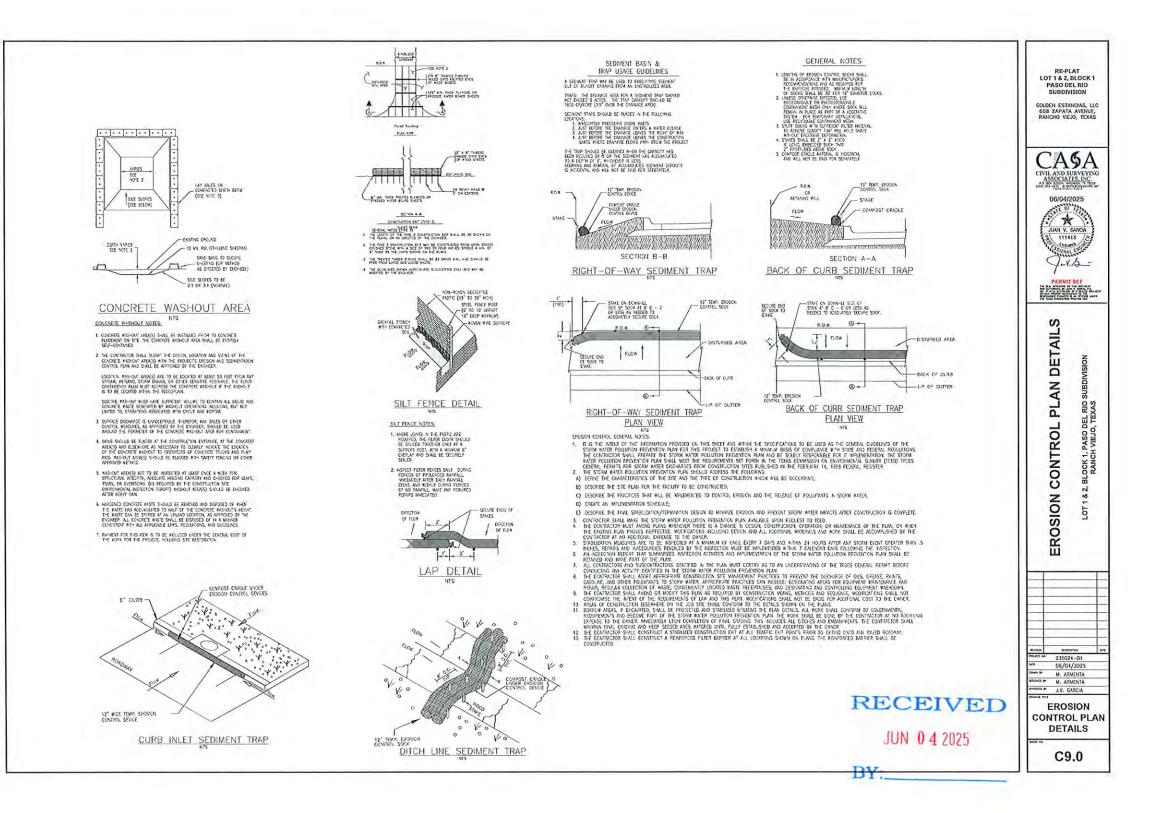
C4.0

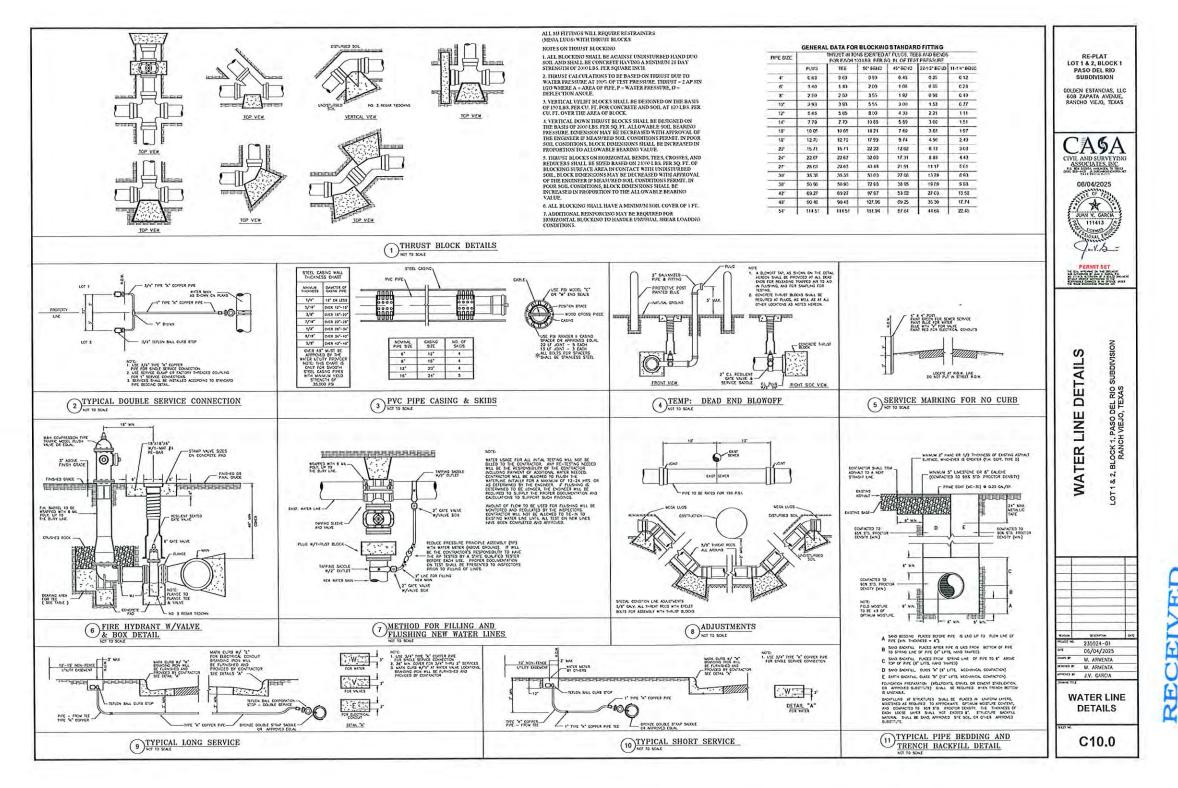








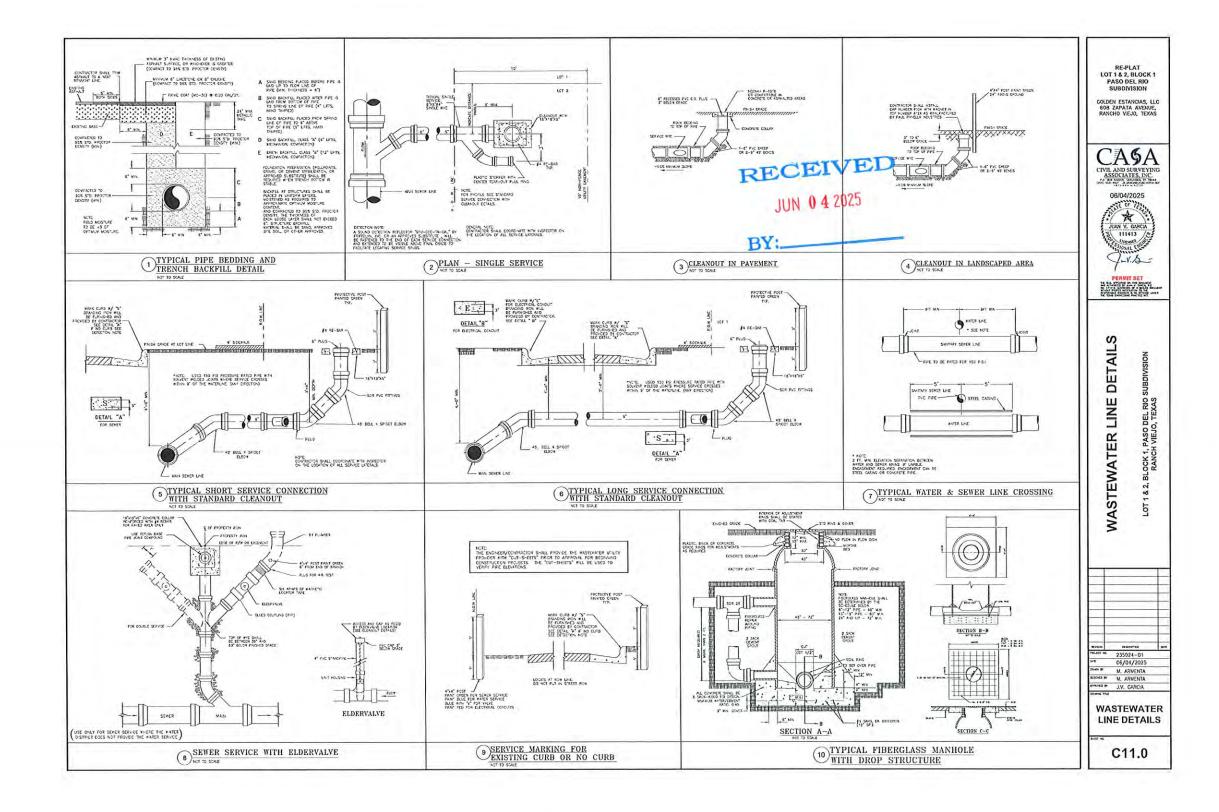


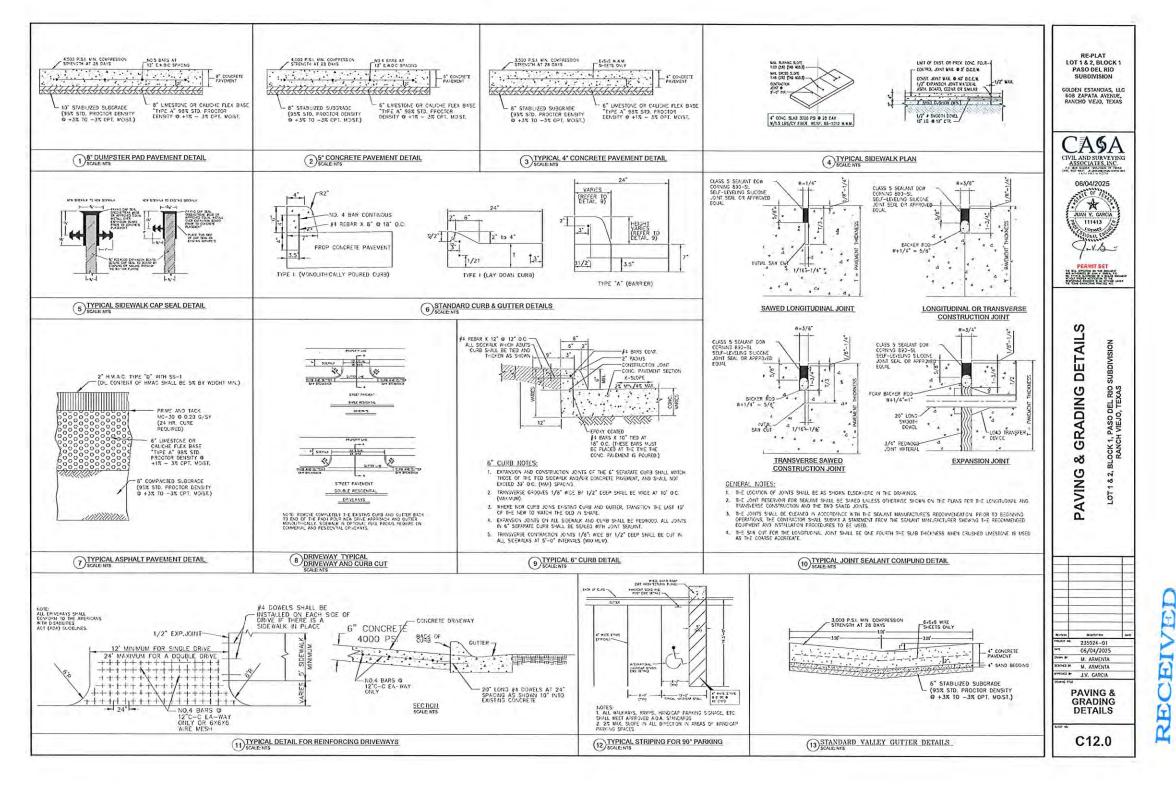


NH2 2025 0 S -

4

BY





LD.

BY:

16. Consideration/ Appointment/Reappointment of Members to the Building Committee

17. Consideration/ Appointment of Members to the Strategic Planning Committee

18. Consideration/ Appointment/Reappointment of Members to the Board of Adjustments and Appeals

19. Rabies Vaccination Clinic Announcement





Rancho Viejo Town Hall 3301 Carmen Avenue Rancho Viejo, Texas 78575

RABIES VACCINATION CLINIC JUNE 12 & JUNE 19 4:00PM-6:00PM (or until supplies last)

RABIES VACCINES

Additional vaccines will be offered at a discount price, cash only please.

LA VACUNA CONTRA LA RABIA SERA

Vacunas adicionales seran ofrecidas a costo reducido, solamente efectivo por favor



20. Adjourn