



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
DECEMBER 2, 2025
10:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, December 2, 2025, at 10:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS, to consider the following items:

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

1. Call to Order
2. Roll Call
3. Approval of Minutes – February 11, 2025
4. Public Hearing on Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Guy Robertson and Sonia Chapa Robertson, owners of Lots 49 and 51 Section 11, Town of Rancho Viejo, Cameron County, Texas; to replat two lots into one lot
5. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Guy Robertson and Sonia Chapa Robertson, owners of Lots 49 and 51 Section 11, Town of Rancho Viejo, Cameron County, Texas; to replat two lots into one lot
6. Adjourn


Isabel Perales, Interim Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Planning and Zoning Commission of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on November 20, 2025 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Isabel Perales, Interim Town Administrator

Mejia & Rose, Incorporated
Engineering Surveying

November 20, 2025

Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Attn: Town Administrator, Isabel Perales

Re: ***Proposed "Lot 49A, Ranch Viejo Subdivision Section XI"***

Dear Mrs. Perales:

We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client wants to replat Lots 49 and 51, Rancho Viejo Subdivision Section XI" into one in single lot. Please accept the following items from ***Mejia & Rose, Inc.*** on behalf of our clients Guy Robertson and Sonia Chapa Robertson.

1. 2 copies of plat 24x36
2. 14 copies of plat on 11x17
3. Title letter
4. Check #29280 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificates - Brownsville (2)

Please call me if you have any questions or comments.

Owners: Guy Robertson & Sonia Chapa Robertson
2097 Santa Ana Ave.
Rancho Viejo, TX 78575
gjamesr59@gmail.com

Sincerely,

Keila Posada
Keila S. Posada
Surveying Draftsman
(956) 544-3022
keila@cngmail.com

Job # 22969

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
MINUTE OF A REGULAR MEETING
MAY 21, 2025

A Regular Meeting of the Planning and Zoning Commission of The Town of Rancho Viejo Was Held on May 21, 2025, At 9:00 A.M. At The Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, The Same Being Open to the Public.

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Roll call was made by Isabel Perales, Interim Town Administrator. Members present at the meeting were: Craig Grove, Filiberto Conde, And Mark Johnson.

3. APPROVAL OF MINUTES – FEBRUARY 11, 2025:

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried, to approve the minutes of the Regular Meeting for the Planning and Zoning Commission held on February 11, 2025, as written.

4. 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 DWELLNG 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:

A mistake regarding the metes and bounds was corrected, the tract of land 0.918 acres. Motion was made by Filiberto Conde, seconded by Mark Johnson, and was unanimously carried, to approve the request in zoning change by Victor Banuelos, Mejia and Rosa, Inc., Representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District.

5. CONSIDERATION/ACTION ON PRELIMINARY RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE REQUEST FOR REPLAY BY VICTOR BANUEOS, MEJIA AND ROSE, INC., REPRESENTATIVE FOR GOLD & 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:

A mistake regarding the metes and bounds was corrected, the tract of land is 0.918 acres. Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried, on Preliminary Recommendation to The Board of Alderman 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.

6. CONSIDERATION/ACTION ON FINAL RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE REQUEST FOR REPLAY BY VICTOR BANUELOS, MEJIA,, AND ROSE, INC., REPRESENTATIVE FOR GOLF & RESORT INVESTMENTS, LLC, OWNERS, FROM "A" RECREATIONAL DISTRCIT 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:

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried, on Final Recommendation to The Board of Aldermen to Approve Request for Replay by Victor Banuelos, Mejia and Rose, Inc., Representative for Golf & Resort Investments, LLC, Owners, From "A" Recreational District To "B" Single-Family Dwelling District

7. CONSIDERATION/ACTION ON REPLAT REQUEST BY FRANCISIO 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:

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried to approve the replat request by Francisco Rios, Rios Surveying LLC.

8. CONSIDERATION/ACTION OF REQUEST IN ZONING CHANGE BY ROBERT ANZAK, HALFF ASSOCIATES, INC. REPRESENTATIVES FOR MIGUEL ORTIZ, JR., OWNER, FROM "A" RECREATIONAL DISTRICT TO "B" SINGLE-FAMILY DWELLING DISTRICT FOR THE FOLLOWING DESCRIBED PROPERTY, 4.413 ACRE TRACT LAND, MORE OR LESS, SITUATED, IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PARTY OF THE PORTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY TEXAS, AND BEING A PARTY OF THE 70 ACRES DESCRIBES 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 BOURS 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 36816 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:

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried to approve the 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.

9. 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 PORTRERO 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 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:

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried for the 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.

10. CONSIDERATION/ACTION ON FINAL 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 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:

Motion was made by Filiberto Conde, seconded by Mark Johnson, and unanimously carried for the final recommendation to the planning and zoning commission on request for replat by Robert Anzak, Halff Associations, Inc. Representative for Miguel Ortiz, Jr., Owner, from "A" Recreational District Final Replat.

11. 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:

Mark Johnson mentioned that it would be subjected to revise the plat curb and gutter acres, the motion was seconded by Filiberto, and unanimously carried.

12. CONSIDERATION/ACTION ON REQUEST BY ANTHONY DE PONCE, AGENT FOR CARLOS A. BARBA AND RUBY BARBA, OWNERS, TO OBTAIN FINAL RECOMMENDATIONS 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.

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried on regards to obtain the final recommendations to approve the subdivision plat, Lot 2 Block 1 Paso Del Rio Subdivision.

13. ADJOURN

Motion was made by Mark Johnson, seconded by Filiberto Conde, and unanimously carried to adjourn the meeting at 9:24 AM.

BY: _____
Isabel Perales, Interim Town Administrator

APPROVED: _____
Craig Grove, Chairman

DATE: _____

Mejia & Rose, Incorporated

Engineering

Surveying

September 30, 2025

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

RECEIVED
OCT 22 2025
BY: *AN*

Re: ***Proposed "Lot 49A, Ranch Viejo Subdivision Section XI"***

Dear Mr. Blanco:

We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client wants to replat Lots 49 and 51, Rancho Viejo Subdivision Section XI" into one in single lot. Please accept the following items from ***Mejia & Rose, Inc.*** on behalf of our client Guy Robertson.

1. 2 copies of plat 24x36
2. 14 copies of plat on 11x17
3. Title letter
4. Check #29280 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificates - Brownsville (2)

Please call me if you have any questions or comments.

Owner: Guy Robertson
2097 Santa Ana Ave.
Rancho Viejo, TX 78575
gjamesr59@gmail.com

Sincerely,

Keila Posada
Keila S. Posada
Surveying Draftsman
(956) 544-3022
keila@cngmail.com

Job # 22969

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

RECEIVED

OCT 22 2025

TAX CERTIFICATE

BY: *MV*



Account: 52/0110/0000/0510/00	Billing No: 154191	Alt Acct No: 000000096579
	Sequence No. 434480	Proc Date: 10/14/2025
Property Owner:	ROBERTSON GUY JAMES & CHAPA-ROBERT SON SONIA 2097 SANTA ANA AVE RANCHO VIEJO, TX 78575-9804	Effective Date: 10/14/2025
		Acres: 0.5909
		Exemption Codes: HS

Legal Desc: LOT 51 RANCHO VIEJO SUBD SECTION X	Property Loc: 2097 SANTA ANA AVE TX
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This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 10/14/2025. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2025 - 0							
BROWNSVILLE I S D							ALL PAID
SOUTH TEXAS I S D							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV D I S T R I C T							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of October, 2025	\$0.00						
Grand Total as of October, 2025							\$0.00

All taxes paid in full prior to and including the year 2025 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 10/14/2025

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: *Arian Garcia* Deputy



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

RECEIVED TAX CERTIFICATE
 OCT 22 2025



BY: *[Signature]*

Account: 52/0110/0000/0490/00	Billing No: 154189	Alt Acct No: 000000096577
CAUSE# 2025-DCL-00292	Sequence No. 434483	Proc Date: 10/14/2025
Property Owner: AGUIRRE ABEL PAREDES CALLE CANARIO 16 LAS ARBOLEDAS, 52950 ATIZAPAN, MEXICO		Effective Date: 10/14/2025 Acres: 0.5826 Exemption Codes:

Legal Desc: LOT 49 RANCHO VIEJO SUBD SECTION X	Property Loc: 2093 SANTA ANA AVE RANCHO VIEJO 78575
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This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 10/14/2025. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2025 - 0							
BROWNSVILLE ISD							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of October, 2025	\$0.00						
Grand Total as of October, 2025							\$0.00

All taxes paid in full prior to and including the year 2025 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 10/14/2025

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
 EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: *Arian Garcia* Deputy



T-4545

RIO GRANDE VALLEY ABSTRACT CO., INC.
905 WEST PRICE RD.
BROWNSVILLE, TEXAS 78520
PHONE (956) 542-4367
FAX (956) 544-7719

CERTIFICATE AS TO TITLE AND LIENS

September 16, 2025

TO: **Mejia & Rose, Inc.**
1643 West Price Road
Brownsville, Texas 78520

ATTN: **Keila Posada**

OWNER: ****GUY JAMES ROBERTSON, JR. AND SONIA CHAPA ROBERTSON****
By General Warranty Deed, filed August 20, 2025, executed by Abel Paredes Aguirre, recorded in Document Number 2025-29252, Official Records of Cameron County, Texas.

LEGAL: Lot 49, Rancho Viejo Subdivision, Section XI, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 30, Page 21 of the Map Records of Cameron County, Texas.

LIENS: Notice of Lien Claim dated June 4, 2020, recorded in Document Number 2020-23196, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Victor Jaime Pedraza Munoz, in the amount of \$536.00. (Prior Owner)

Notice of Lien Claim dated August 26, 2020, recorded in Document Number 2020-30593, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Victor Jaime Pedraza Munoz, in the amount of \$536.00. (Prior Owner)

Notice of Lien Claim dated January 4, 2021, recorded in Document Number 2021-5862, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Victor Jaime Pedraza Munoz, in the amount of \$296.00. (Prior Owner)

Notice of Lien Claim dated August 3, 2021, recorded in Document Number 2021-37802, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Victor Jaime Pedraza Munoz, in the amount of \$276.00. (Prior Owner)

Notice of Lien Claim dated June 20, 2023, recorded in Document Number 2023-27661, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$296.00. (Prior Owner)

Notice of Lien Claim dated June 20, 2023, recorded in Document Number 2023-27662, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$296.00. (Prior Owner)

Notice of Lien Claim dated June 20, 2023, recorded in Document Number 2023-27663, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$326.00. (Prior Owner)

Notice of Lien Claim dated June 20, 2023, recorded in Document Number 2023-27664, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$332.00. (Prior Owner)

Notice of Lien Claim dated September 11, 2023, recorded in Document Number 2023-33216, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$326.00. (Prior Owner)

Notice of Lien Claim dated February 21, 2024, recorded in Document Number 2024-13443, Official Records of Cameron County, Texas, styled The Town of Rancho Viejo VS Abel Paredes Aguirre, in the amount of \$326.00. (Prior Owner)

This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instrument found of record, and pertaining to the subject property. It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title.

By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extend for a one-year period from date herein, and for the amount paid for this information.

SUBJECT TO ERRORS AND OMISSIONS AS OF:
September 5, 2025 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.



Jacqui Dempsey
President

JD/ju

T-4546

RIO GRANDE VALLEY ABSTRACT CO., INC.
905 WEST PRICE RD.
BROWNSVILLE, TEXAS 78520
PHONE (956) 542-4367
FAX (956) 544-7719

CERTIFICATE AS TO TITLE AND LIENS

September 16, 2025

TO: **Mejia & Rose, Inc.**
1643 West Price Road
Brownsville, Texas 78520

ATTN: **Keila Posada**

OWNER: ****SONIA CHAPA ROBERTSON****
By Warranty Deed, filed January 22, 2024, executed by Guy James
Robertson, recorded in Document Number 2024-2166, Official Records of
Cameron County, Texas.

LEGAL: Lot 51, Rancho Viejo Subdivision, Section XI, Town of Rancho Viejo,
Cameron County, Texas, according to the Map or Plat thereof recorded in
Volume 30, Page 21-22, Map Records, Cameron County, Texas.

LIENS: **NONE**

Page 2

This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instrument found of record, and pertaining to the subject property. It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title.

By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extend for a one-year period from date herein, and for the amount paid for this information.

SUBJECT TO ERRORS AND OMISSIONS AS OF:
September 5, 2025 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.



Jacqui Dempsey
President

JD/ju

METES & BOUNDS DESCRIPTION

4.174 ACRES, BEING ALL OF LOTS FORTY-NINE (49) AND FIFTY-ONE (51), RANCHO VIEJO SUBDIVISION, SECTION XI, AN ADDITION TO THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGES 21-23, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.174 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING, AT A PK NAIL SET ON THE CENTERLINE OF AV. SANTA ANA (50 FT. R.O.W.), AND BEING THE SOUTHEAST CORNER OF SAID LOT 49, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID CENTERLINE OF SAID AV. SANTA ANA, NORTH 33 DEGREES 20 MINUTES 29 SECONDS WEST, A DISTANCE OF 180.0 FEET TO A PK NAIL FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 51, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE CENTERLINE OF SAID AV. SANTA ANA, ALONG THE WEST BOUNDARY LINE OF SAID LOT 51, NORTH 66 DEGREES 39 MINUTES 31 SECONDS EAST, AT A DISTANCE OF 25.0 FEET TO A ONE HALF INCH IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID AV. SANTA ANA, AT A DISTANCE OF 276.69 FT. A PK NAIL SET, A TOTAL DISTANCE OF 280.0 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA AND THE NORTH BOUNDARY LINE OF SAID LOTS 51 AND 49, SOUTH 30 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 180.18 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO AND THE NORTHEAST CORNER OF SAID LOT 49, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 49, SOUTH 56 DEGREES 39 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 21.06 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&P INC" SET, AT A DISTANCE OF 256.0 FEET TO A ONE HALF INCH IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF AV. SANTA ANA, A TOTAL DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 1.174 ACRES OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE CENTERLINE OF AV. SANTA ANA WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT FOR THAT PORTION WITHIN THE TRACT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0440-F, EFFECTIVE FEBRUARY 10, 2016.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT AND WAS PREPARED FROM THE MONUMENTS OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900
STATE OF TEXAS

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "LOT 49A, RANCHO VIEJO SUBDIVISION, SECTION XI" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER _____ DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 49 AND 51, RANCHO VIEJO SUBDIVISION, SECTION XI," DEPICTED HEREON.

APPROVED:
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.
EDELMIRO "EDDIE" GARCIA

**STATE OF TEXAS
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, 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

RESACA DEL RANCHO VIEJO
S90°47'48"E 180.18'

