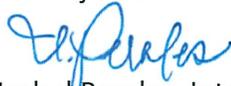




NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
JANUARY 13, 2026
6:00 P.M.

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, January 13, 2026, 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. Mayor's Updates
 - a. Introduction of New Town Administrator – Velma P. Flores
5. December 2025 Police Report – Chief of Police
6. Public Comment
7. Approval of Minutes – Regular Meeting December 9, 2025, Special Meeting December 23, 2025
8. Town Administrator Report
 - a. Municipal Court
 - b. Permits
9. 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
10. Discussion/Possible Action on Submitting an Application for a Quiet Zone to Union Pacific Railroad Company
11. Presentation on Fiber Connectivity – Omni Fiber
12. Discussion/Possible Action on Omni Fiber Connectivity for the Town of Rancho Viejo
13. Consideration/Action of Appointment of Members to the Strategic Planning Committee
14. Review/Approval of Investment Policy
15. Discussion/Possible Action on Streetlight Installation Agreement – LED Conversion Project with AEP Texas
16. Consideration/Approval of a Resolution Ordering the Election for Rancho Viejo, Designation of Election Precincts and Polling Places, Designation of Method of Voting, Submission of Application by Candidates, Appointment of Early Voting Clerk, and Providing for Publication Notice
17. Public Comment
18. Adjourn


Isabel Perales, Interim Town Administrator

Note: Pursuant to Section 551.127, Texas Government Code, any Alderman may attend this meeting remotely using videoconferencing technology. During the portions of the meeting open to the public, the video and audio feed can be viewed and heard by the public at the address posted above as the location of the meeting.

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 January 7, 2026, at 5:00 PM and which will be continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.

ATTEST:

Isabel Perales, Interim Town Administrator

1. Call to Order

by Mayor Todd Day

2. Roll Call

by Isabel Perales

Aldерwoman 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. Mayor's Updates

a. Introduction of New Town
Administrator – Velma P. Flores

5. December 2025 Police Report – Chief of Police



RANCHO VIEJO POLICE DEPARTMENT

MONTHLY STATISTICAL REPORT

MONTH OF: December 2025 END OF YEAR INTERNAL REPORT

CHIEF ROBERT R. TYLER #2180



I	PENAL CODE:	SECTOR	No.	Prior	YTD	ARST	COMMENTS
	SEXUAL ASSAULT						
	STALKING				2		
	ASSAULT FV				8		
	HARASSMENT				5		
	BURGLARY HAB				3		
	BURLGARY VEH				12		
	THEFT (M)		2		5	1 of 1	Beer Run
	THEFT (F)		1		5		
	FRAUD/CREDIT				3		
	CRIMINAL MISCHIEF		1		5	1 of 2	see notes
	POSSESSION (M)				3		
	POSSESSION (F)		1		5	1	see notes
	Endangering Child						
	Indecency w/A Child				1		
	TERRORISTIC THREATS					1 of 3	
	DWI				2		
	PUBLIC INTOXICATION		1			1 of 4	see notes
	DUTY STRIKING FIXT				2		
	CRIMINAL TRESPASS				1		
	RESISTING ARREST					1 of 5	see notes
		TOTAL	6	0	62	15	YEAR TO DATE ARRESTS
II	INCIDENT REPORTS:	SECTOR	NO.	Prior	YTD	Citation	COMMENTS
	DOMESTIC NV		1	1	25		
	Civil Dispute		3	1	20		
	WELFARE CHECK		6	11	107		
	Traffic Accident		2		16		
	Neighbor Disturbance		1	1	7		
	DIST (Music) (K9)		3	4	43		3-music 0-vehicle 0-k9
	Natural Death Report				3		
	Suspicious V/P		4	11	121		2-persons 2-vehicles
	LOST/FOUND PROP				3		
	LIVESTOCK DIST						
	VEH IMPOUNDMENTS		1		21		
	ALARM RESIDENTIAL		3	4	84		
	EMS		8	8	73		
	FIRE				1		
	Agency ASSIST		1		4		
		TOTAL	33	41	528	0	
III	TRAFFIC STOPS:		NO.	Prior	YTD	Collected	Fines Collected
	Citations		84	658	742		\$ 2,609.00

IV	TRAFFIC WARRANTS		NO.	CLRD	DIFF		Warrants Collected
	WARRANTS		5	4			\$ 1,034.00
V	SPEED TRAILER						
	AVENUE	POSTED		AVG.		TOP	
	CARMEN	25		27		40	
	CARMEN	35		0		0	
	MORELOS	25		24		30	
	TESORO	25		0		0	
	ESCANDON	25		25		40	
	SANTA ANA	25		28		35	
	SANTA ANA	15		0		0	
	ZAPATA	25		25		40	
	BALBOA	25		25		35	
	PIZARRO	25		24		30	
	CORTEZ	25		25		35	
	BOLIVAR	25		0		0	
	EL DORADO	25		0		0	
	RANCHO NUEVO	25		0		0	
	ALVARADO	25		24		35	
	HIDALGO	25		27		40	
	DELEON	25		0		0	
		25		0		0	
VI	POLICE MILEAGE:	Starting	Ending	Total	Gls	MPG	Miles Per Day
	C-21	115,178	117,633	2,455	206.0	11.9	
	F21						
	C-20 (OPSG)	133,792	136,113	932	67.0	13.0	
	C13	70,874	71,452	578	38.0	15.0	
	F17	129,677	130,053	376	32.0	11.7	
	C20 OPSG			1,389	123.8	11.0	123.8 Gallons OPSG only
	F21 (LBS/OPSG)	47,631	49,884	2,253	140.1	16.0	
	Totals	99,430	101,027	7,983	606.9	13.1	
VII	CHIEF'S COMMENTS	<p>- 1 Rancho Viejo Dr. Male subject Chritian Pineda arrested on a warrant for POCS at the Rancho Viejo Country Club. Club has terminated his membership.</p> <p>-100 Block of Carmen - Male subject Jesus Martinez Jr. arrested for Theft (Beer Run) Resist Arrest, Terroristic Threat PO, Criminal Mischief, and Public Intoxication.</p> <p>-600 Block of Escandon- Theft of Package</p> <p>*84 Traffic Stop *70 Warnings (NON MOVING/PC VIOLATIONS) *22 Citations (MOVING SAFETY VIOLATIONS)</p>					

6. Public Comment

7. Approval of Minutes – Regular Meeting December 9, 2025, Special Meeting December 23, 2025

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A REGULAR MEETING
DECEMBER 9, 2025

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on Tuesday, December 9, 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 Todd Day 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, Peter Harris, Abelardo Gonzalez, Mark Johnson 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:

Rita V Conde	Bitty Truan	Beto Conde	Richard Kline
Kristen Kline	Jason Martinez		

3. INVOCATION AND PLEDGE:

Alderman Vera led the group in the invocation and the Pledge of Allegiance to the American and Texas Flags.

12. DISCUSSION/POSSIBLE ACTION ON LPR CAMERAS, FLOCK PILOT PROGRAM AND OTHER OPTIONS:

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias and unanimously carried to cancel Flock project and explore other options for surveillance.

4. November 2025 Police Report – Chief of Police:

Police Chief Robert Tyler provided an update on the November 2025 Police Report.

5. PUBLIC COMMENT:

Motion was made by Alderwoman Burnias, seconded by Alderman Vera, and unanimously carried, to open public comment.

Kristen Kline requested to change the minutes from last meeting and correct the spelling of her name. She also expressed thanks to the board for hearing her thoughts last meeting about the Flock Pilot Program.

6. APPROVAL OF MINUTES – REGULAR MEETING NOVEMBER 19, 2025:

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously carried, to approve the minutes of Regular Meeting held on November 19, 2025, with the correction under public comment to read Kristen Kline, the correct spelling of her name.

7. TOWN ADMINISTRATOR REPORT A. MUNICIPAL COURT B. PERMITS C. FINANCIALS:

Interim Town Administrator Isabel Perales presented the Municipal Court report, Permit Report, and Financial Report and bank balances.

8. ANNOUNCEMENT - 10TH ANNUAL CHRISTMAS GOLF CART & BIKE PARADE AND POSADA – FRIDAY, DECEMBER 12th at 4:30 PM:

Interim Town Administrator Isabel Perales announced the 10th Annual Christmas Golf Cart & Bike Parade and Posada will be held on Friday, December 12, 2025, at 4:30 PM. She invited residents to come join us for the parade, tamales, train and to meet Santa.

9. CONSIDERATION/ACTION OF CONTRACT WITH BUILDING INSPECTOR:

Interim Town Administrator recommended the extension of contract with Moises Navarro as Building Inspector and he proposed an increase in the schedule of fees. The Board asked Mr. Navarro several questions. Alderman Harris asked about updating the current technical codes for the Town. Mr. Navarro will review and make a recommendation.

Motion was made by Alderman Johnson, seconded by Alderman Gonzalez, and unanimously carried, to approve the extension of contact for the Building Inspector with Moises Navarro for a one-year term and the fee schedule increase as proposed.

10. CONSIDERATION/ACTION TO APPROVE AIR CONDITIONING/HEATING SYSTEMS SERVICE AGREEMENT:

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously carried to approve the air conditioning and heating system service agreement with Sunwave Air Conditioning for one year at the rate of \$160.50 a month.

11. DISCUSSION/POSSIBLE ACTION ON ORDINANCE FOR NO SEPTIC TANKS ALLOWED:

Motion was made by Alderman Vera, seconded by Alderman Gonzalez, and unanimously carried to get a second opinion from Valley Municipal Utility District #2 and the Town Engineer before moving forward with an ordinance on septic tanks.

13. REVIEW, DISCUSS, AND TAKE ACTION TO CANCEL THE USE OF ARPA FUNDS FOR PARK PAVILION PROJECT AND RECLASSIFY THE ARPA FUNDS TO ELIGIBLE PAYROLL EXPENSES IN ACCORDANCE WITH U.S. TREASURY GUIDANCE:

Jason Martinez from Grantworks discussed several obstacles that delayed the park pavilion project. It was decided that it would be better to reallocate the funds to eligible obligations that are in accordance with the US treasury guidance.

Motion was made by Alderman Johnson, seconded by Alderwoman Burnias, and unanimously carried, to cancel the use of ARPA funds for the park pavilion project and reclassify the ARPA funds to payroll expenses in accordance with the US Treasury of Guidance.

14. REVIEW, DISCUSS, AND TAKE ACTION TO RE-ALLOCATE ARPA FUNDS TO THE TOWN OF RANCHO VIEJO PAYROLL FOR THE TOWN ADMINISTRATION AND TOWN POLICE DEPARTMENT FROM THE PERIOD OF JANUARY 1, 2024 – DECEMBER 31, 2024, IN THE AMOUNT OF \$538,241.55:

Motion was made by Alderman Johnson, seconded by Alderman Gonzalez and unanimously carried, to reallocate ARPA funds to the Town of Rancho Viejo Payroll for Administration and Police Department from the period of January 1, 2024 to December 31, 2024, in the amount \$538,241.55.

15. EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTIONS OF THE TEXAS GOVERNMENT CODE:

(A) SECTION 551.071 AND 551.074 TO CONSIDER THE REAPPOINTMENT, EMPLOYMENT, EVALUATION, OR DUTIES OF THE CHIEF OF POLICE, AND TO OTHERWISE DISCUSS WITH THE TOWN’S ATTORNEY WITH RESPECT TO MATTER(S) IN WHICH THE DUTY OF THE ATTORNEY UNDER THE RULES OF PROFESSIONAL CONDUCT CLEARLY CONFLICT WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE; AND,

(B) SECTION 551.071 TO DISCUSS LEGAL ISSUES REGARDING G&T PAVING WITH THE TOWN’S ATTORNEY WITH RESPECT TO MATTER(S) IN WHICH THE DUTY OF THE ATTORNEY UNDER THE RULES OF PROFESSIONAL CONDUCT CLEARLY CONFLICT WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

Motion was made by Alderwoman Burnias, seconded by Alderman Gonzalez and unanimously carried to enter executive session at 7:07 PM.

The meeting was reconvened at 8:14 PM.

16. POSSIBLE ACTION ON THE FOREGOING MATTERS DISCUSSED IN EXECUTIVE SESSION:

Motion was made by Alderwoman Burnias, seconded by Alderman Harris, and unanimously carried, to approve the G&T matter as discussed in executive session.

Motion was made by Alderwoman Burnias, seconded by Alderman Johnson, and unanimously carried, to approve item b as discussed in executive session.

17. ADJOURN:

Motion was made by Alderman Vera, seconded by Alderman Gonzalez, and unanimously carried, to adjourn the meeting at 8:14 PM.

BY: _____
Isabel Perales, Interim Town Administrator

APPROVED: _____
Todd Day, Mayor

DATE: _____

TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
MINUTES OF A SPECIAL MEETING
DECEMBER 23, 2025

A SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on Tuesday, December 23, 2025, at 10:15 AM, 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 Todd Day at 10:17 AM.

2. ROLL CALL:

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

Members present at the meeting were: Javier Vera, Peter Harris, Mark Johnson, Christi Burnias *arrived at 10:18 AM*, Abelardo Gonzalez, and Todd Day.

A quorum was present at the meeting.

Interim Town Administrator Isabel Perales was also present at the meeting.

Those present in the audience were:

Patty Flores

3. INVOCATION AND PLEDGE:

Motion was made by Alderman Johnson, seconded by Alderman Vera, and unanimously carried, to skip this item.

4. EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF THE TEXAS GOVERNMENT CODE: SECTION 551.074 TO DELIBERATE THE APPOINTMENT, EMPLOYEMENT, EVALUATION, OR DUTIES OF APPLICANT(S) FOR THE POSITION OF TOWN ADMINISTRATOR, WHICH INCLUDES BUT IS NOT LIMITED TO INTERVIEWING APPLICANT(S) FOR THE POSITION OF TOWN ADMINISTRATION:

Motion was made by Alderman Vera, seconded by Alderman Johnson, and unanimously carried, to go into executive session at 10:17 AM.

Motion was made by Alderwoman Burnias, seconded by Alderman Vera, and unanimously carried to reconvene the meeting at 11:31 AM.

5. POSSIBLE ACTION ON MATTERS DICUSSED IN EXECUTIVE SESSION:

Motion was made by Alderman Vera, seconded by Alderwoman Burnias, and unanimously carried, to approve matters as discussed in executive session.

6. ADJOURN:

Motion was made by Alderman Vera, seconded by Alderman Johnson, and unanimously carried, to adjourn the meeting at 11:32 AM.

DECEMBER 23, 2025

PAGE 2

BY: _____
Isabel Perales, Interim Town Administrator

APPROVED: _____
Todd Day, Mayor

DATE: _____

8. Town Administrator Report

a. Municipal Court

b. Permits

Rancho Viejo Monthly Court Report

December 2025

I. Case activity

Category	Current Month	Prev. Month	F.Y.T.D	Notes
Appeared in court	13	4	32	The total number of defendants who appeared in court for their scheduled
Received deferral	5	5	17	The number of cases granted a deferred disposition for the case to be dismissed.
Received defensive driving course	3	1	6	The number of defendants ordered or approved to take a defensive driving course.
Granted community service hours	0	0	0	The number of cases where a defendant was ordered to complete community service as part of their disposition or deferral.
Dismissals	2	1	3	The total number of cases that were dismissed this month.
Dismissals w/fees	2	0	2	The total number of cases that were dismissed with a fee.
Requested pre-trials	1	0	3	The number of defendants who requested a pre-trial hearing.

II. Warrant activity

Category	Current Month	Prev. Month	F.Y.T.D	Notes
Warrants issued	5	7	12	The number of new warrants issued during the month.
Warrants cleared	2	0	3	The number of warrants that were resolved during the month.

III. Financial activity

Category	Current Month	Prev. Month	F.Y.T.D	Notes
Court monthly collection	\$ 2,609.00	\$ 2,683.00	\$ 9,249.00	The total amount of fines, court costs, and fees collected this month.
Collection from warrants	\$ 1,034.00	\$ -	\$ 1,454.00	The amount collected specifically from individuals with active warrants
Total	\$ 3,643.00	\$ 2,683.00	\$ 10,703.00	

TOWN OF RANCHO VIEJO BUILDING & DEVELOPMENT

as of 1/07/2026

NEW HOMES BUILT:	SINGLE FAMILY	TOWN HOUSE	COMMERCIAL	TOTAL PERMITS	TOTAL FEES PAID	TOTAL INSP. FEES	COST OF CONST.	Surcharges
Prior to 5/22/80	440	100	-	0	\$0	\$0	\$ -	\$ -
1981-9/30/1989	192	210	0	826	\$ 142,451	\$ 52,537	\$ -	\$ -
10/1/1989-9/30/1999	168	0	2	1389	\$ 170,942	\$ 72,010	\$ 24,984,970	\$ -
	111	6						\$ -
10/1/1999 - 9/30/2009			2	1728	\$ 260,310	\$ 77,370	\$ 39,200,396	\$ -
10/1/09 - 9/30/10	10	0	0	130	\$ 34,685	\$ 5,295	\$ 5,475,388	\$ -
10/1/10 - 9/30/11	6	0	0	184	\$ 26,282	\$ 8,155	\$ 3,284,185	\$ -
10/1/11 - 9/30/12	11	0	0	177	\$ 35,790	Incomplete Info	\$ 4,561,962	\$ 600
10/1/12 - 9/30/13	15	0	0	155	\$ 44,795	UPDATE	\$ 4,681,226	\$ 800
10/1/13 - 9/30/14	5	0	0	183	\$ 20,096	UPDATE	\$ 2,376,058	\$ 3,200
10/1/14 - 9/30/15	13	0	0	168	\$ 36,959	Incomplete Info	\$ 4,617,645	\$ 1,200
10/1/15 - 9/30/16	17	0	1	196	\$ 50,139	Incomplete Info	\$ 6,566,494	\$ 1,800
10/1/16 - 9/30/17	13	0	0	165	\$ 41,590	\$ 18,445	\$ 5,540,924	\$ 1,800
10/1/17 - 9/30/18	12	0	0	182	\$ 37,635	Incomplete Info	\$ 4,950,362	\$ 2,000
10/1/18 - 9/30/19	17	0	0	163	\$ 33,082	Incomplete Info	\$ 4,720,196	\$ 600
10/1/19 - 9/30/20	13	0	0	170	\$ 49,062	Incomplete Info	\$ 6,827,139	\$ 1,600
10/1/20 - 9/30/21	22	0	0	242	\$ 75,662	Incomplete Info	\$ 10,246,589	\$ 1,400
10/1/21 - 9/30/22	21	0	0	216	\$ 79,016	Incomplete Info	\$ 10,914,618	\$ 1,600
10/1/22 - 9/30/23	5	0	1	190	\$ 52,021	\$ 23,965	\$ 7,141,214	\$ 1,400
10/1/23 - 9/30/24	15	0	0	180	\$ 65,663	\$ 23,465	\$ 9,130,586	\$ 2,600
10/1/24 - 9/30/25	9	0	2	187	\$ 68,658	\$ 23,170	\$ 10,702,250	\$ 4,250
Oct-25	1	0	0	17	\$ 6,686	\$ 3,445	\$ 936,799	\$ -
Nov-25	1	0	0	18	\$ 4,583	\$ 2,795	\$ 608,393	\$ 200.00
Dec-26	0	0	0	7	\$ 1,816	\$ 1,415	\$ 254,050	\$ 200.00
NEW HOMES BUILT:	SINGLE FAMILY	TOWN HOUSE	COMMERCIAL	TOTAL PERMITS	TOTAL FEES PAID	TOTAL INSP. FEES	COST OF CONST.	Surcharges
TOTALS:	1117	316	8	6866	\$ 1,336,107	\$310,652	\$ 167,467,396	\$ 25,050

9. 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

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:

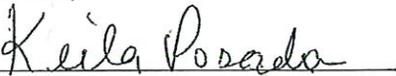
We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client wants to replat Lots 49 and 51, Rancho Viejo Subdivision Section XI" into one in single lot. Please accept the following items from ***Mejia & Rose, Inc.*** on behalf of our clients Guy Robertson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

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

Legal Desc: LOT 51 RANCHO VIEJO SUBD SECTION X I Property Loc: 2097 SANTA ANA AVE TX

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 10/14/2025. 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



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: *AW*

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
 Effective Date: 10/14/2025
 Property Owner: AGUIRRE ABEL PAREDES
 CALLE CANARIO 16
 LAS ARBOLEDAS, 52950 ATIZAPAN, MEXICO Acres: 0.5826
 Exemption Codes:

Legal Desc: LOT 49 RANCHO VIEJO SUBD SECTION X I Property Loc: 2093 SANTA ANA AVE RANCHO VIEJO 78575

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	Sp. 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: Meja & 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.

A handwritten signature in cursive script that reads "Jacquie Dempsey /ju".

Jacquie 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.

A handwritten signature in cursive script that reads "Jacquie Dempsey / ju".

Jacquie Dempsey
President

JD/ju

METES & BOUNDS DESCRIPTION

1.174 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 56 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 SANTA ANA, AT A DISTANCE OF 276.89 TO A PK NAIL SET, A TOTAL DISTANCE OF 288.0 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&R INC" SET, AT A DISTANCE OF 255.0 FEET TO A ONE HALF INCH IRON PIN FOUND AT THE NORTH RIGHT-OF-WAY LINE OF AV. SANTA ANA, A TOTAL DISTANCE OF A 280.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 1.174 ACRES OF LAND, MORE OR LESS.

NOTES:

- MONUMENTATION FOUND ALONG THE CENTERLINE OF AV. SANTA ANA WAS USED FOR THE BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT FOR THAT PORTION WITHIN THE RESACA AS PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0440-F, EFFECTIVE FEBRUARY 16, 2018.

SURVEYOR'S CERTIFICATION:

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

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**

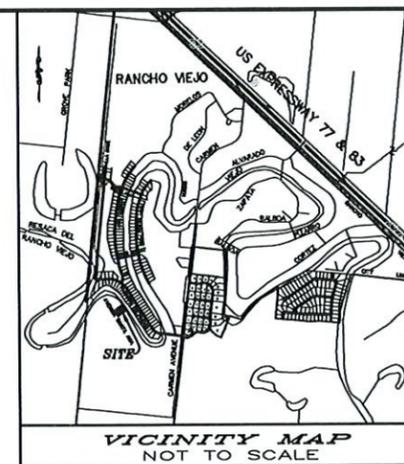
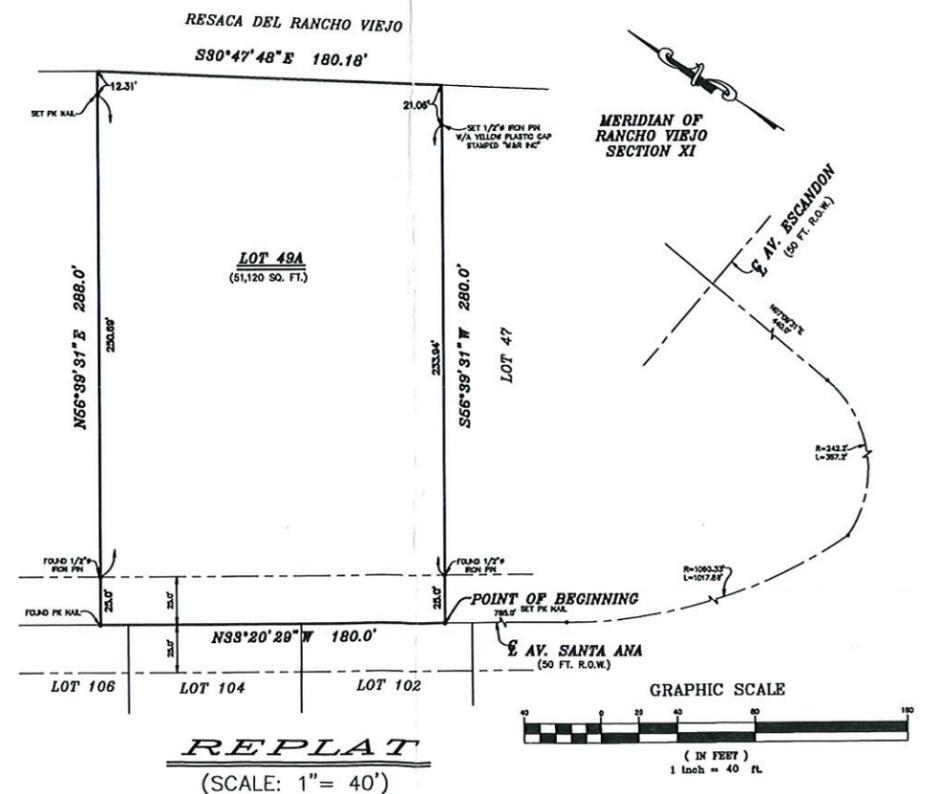
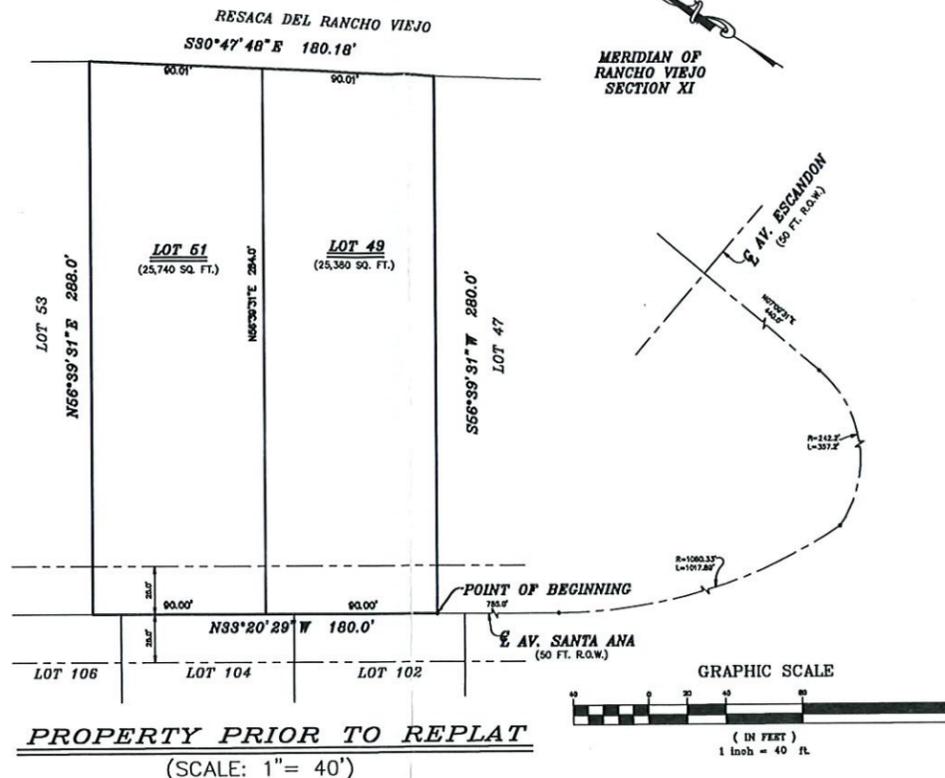
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 49 AND 51, RANCHO VIEJO SUBDIVISION, SECTION XI," DEPICTED HEREON.

APPROVED: _____ DATE _____
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 plat 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



TOWN OF RANCHO VIEJO

THIS PLAT OF "LOT 49A, RANCHO VIEJO SUBDIVISION, SECTION XI" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR _____ DATE _____

ATTEST; SECRETARY _____ DATE _____

PLANNING AND ZONING CHAIRPERSON _____ DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, GUY JAMES ROBERTSON, JR. AND SONIA CHIAPA ROBERTSON, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 49A, RANCHO VIEJO SUBDIVISION, SECTION XI", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

GUY ROBERTSON, OWNER OF LOT 49 _____ DATE _____

SONIA CHIAPA ROBERTSON, OWNER OF LOT 49 AND 51 _____ DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GUY JAMES ROBERTSON, JR. AND SONIA CHIAPA ROBERTSON, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC _____

COUNTY _____

**FINAL PLAT
OF
"LOT 49A, RANCHO VIEJO
SUBDIVISION, SECTION XI"**

BEING A REPLAT OF
LOTS FORTY-NINE (49) AND FIFTY-ONE (51),
RANCHO VIEJO SUBDIVISION, SECTION XI, AND
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.

SURVEYED FOR:
GUY ROBERTSON
AUGUST 28, 2025

OWNER:
GUY ROBERTSON
2097 SANTA ANA AVE.
RANCHO VIEJO, TX 78575

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002870
T.B.P.L.S. Reg. No. 10028900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78620
Fax (956) 544-3088

email: mandrino@gmail.com

G.P. NO. N/A JOB NO. 22698
KELA POSADA

10. Discussion/Possible Action on Submitting an Application for a Quiet Zone to Union Pacific Railroad Company



3301 Carmen Avenue
 Rancho Viejo, Texas 78575
 Phone (956)350-4093 Fax (956)350-4156
 Email: Isabel.Perales@RanchoViejoTx.gov

January 13, 2026

Patrick Halstead
 Director, Industry & Public Works
 Union Pacific Railroad
 1400 Douglas Street-STOP 0910
 Omaha, NE 68179

Re: Notice of Intent to Establish Railroad Quiet Zones per 49 CFR Parts 222 and 229 (Use of Locomotive Horns at Highway-Rail Crossing- final Rule, August 17, 2006)

Dear Mr. Halstead:

The Town of Rancho Viejo, a public authority in the State of Texas, intends to establish a quiet rail zone per referenced code of federal regulations. The Town's Quiet Zone Plan encompasses three crossings within the Town Limits that are located adjacent to the large Rancho Viejo residential and resort development and parallel to Interstate Highway 69 East. The street-rail crossings are on the Union Pacific Railroad's Brownsville Subdivision and between San Benito and the Olmito switchyard. The crossings are at the town streets, Carmen Ave, Rancho Viejo Ave, and Cortez St. Each of the crossings contains infrastructure of gates, lights and constant warning time. The length of the Quiet Zone would be 1.06 miles.

This letter serves to inform the Union Pacific Railroad as Notice of Intent (NOI) to establish the Quiet Zone. The list of NOI recipients is included in Attachment A. the required comment response form is included in Attachment B; The train count/speed and existing crossing infrastructure data provided by the Union Pacific Railroad is included below.

Crossing ID	Street Name	Mile Post	UPRR Branch	ADT*	Train Speed(MPH)	No. Train/Day
432654B	Cortez Ave.	10.39	Brownsville	1,507	49	5
432655H	Rancho Viejo Dr.	10.95	Brownsville	4,089	49	5
432265P	Carmen Ave.	11.45	Brownsville	2,825	49	5

Traffic volume data 21/16/ 2025

The existing index for the proposed Quiet Zone 13610 which is below the Nationwide Significant Risk Threshold of 15488.00. In order to lower the risks, index the town plans to install median barriers on each of the streets at the crossings which will lower the risk to _____. The Federal Railroad Administration's quiet zone calculator output sheet is included in Attachment C.

Mr. Halstead
Union Pacific Railroad
January __, 2026
Page 2

It is our understanding of 49CFR Parts 222 and 229 that this NOI triggers the 60-day comment period. The name, title, and contact information of the person who will act as the point of contact during the quit zone development process for the Town of Rancho Viejo is as follows:

Mr. Pete Sepulveda, Jr.
Executive Director
Cameron County Regional Mobility Authority
3461 Carmen Ave., Rancho Viejo, TX 78575
Tel: 956-621-5573
Email: psepulveda@ccrma.org

We appreciate your assistance in this matter and look forward to working with the Union Pacific Railroad in developing the quit zone within the Town of Rancho Viejo.

Sincerely,

Isabel Perales
Interim Town Administrator

Attachments:

- A. List of NOI recipients
- B. Comment Response form
- C. Existing and Proposed Risk analysis of Quite Zone

Attachment A

Notice of Intent Recipients

Patrick Halsted
Director, Industry & Public Projects
Union Pacific Railroad
1400 Douglas Street – STOP 0910
Omaha, NB 68179

Associate Administrator of Safety
Federal Railroad Administration
1200 New Jersey Avenue, SE, MS-25
Washington, DC 20590

Darin Kosmak
Railroad Section Director, Traffic Operations Division
Texas Department of Transportation
DeWitt C. Greer State Highway Bldg.
125 E 11th Street
Austin, TX 78701-2483

Jerry Martin
Federal Railroad Administration
PO Box 91015
Austin, TX 78709-1015

Tim Huya, Manager of Public Projects
BNSF
5800 North Main Street
Saginaw, TX 76179

Alvin E. Richardson, Sr., Senior Safety Coordinator
Amtrak, National Railroad Passenger Corporation
60 Massachusetts Avenue, NE
Washington, DC 20002

Date: _____

Attachment B

Send response to:

Mr. Pete Sepulveda, Jr.
Cameron County Regional Mobility Authority
3461 Carmen Ave.
Rancho Viejo, Texas 78575
Tel : 956-621-5573
Email: psepulveda@ccrma.org

Notice of Intent to Establish Railroad Quiet Zone per 49 CFR 229 and 229

We received the Town of Rancho Viejo's Notice on Intent to establish a railroad Quiet Zone in Rancho Viejo, Texas. We offer the following response (s):

___ No comment

___ Comments (attach additional paperwork as necessary)

Print Name

Title

Signature

Contact Information:

Telephone: _____

Email: _____

Address: _____

Attachment C

Change Scenario: RANCHO VIE_73863

Create New Zone
Manage Existing Zones
Log Off

Crossing	Street	Traffic	Warning Device	Pre-SSM	SSM	Risk	
432654B	CORTEZ AVENUE	472	Gates	0	0	9,700.93	<input type="button" value="MODIFY"/>
432655H	RANCHO VIEJO DRIVE	4366	Gates	0	0	17,681.13	<input type="button" value="MODIFY"/>
432656P	CARMEN AVENUE	1560	Gates	0	0	13,447.96	<input type="button" value="MODIFY"/>

Step by Step Instructions:

Step 1: To specify New Warning Device (For Pre-Rule Quiet Zone Only) and/or SSM, click the [MODIFY](#) Button

Step 2: Select proposed warning device or SSM. Then click the [UPDATE](#) button. To generate a spreadsheet of the values on this page, click on [ASM](#) button—This spreadsheet can then be used for ASM calculations.

Step 3: Repeat Step (2) until the [SELECT](#) button is shown at the bottom right side of this page. Note that the [SELECT](#) button is shown ONLY when the Quiet Zone Risk Index falls below the NSRT or the Risk Index with Horn.

Step 4: To si continue, clic  Ask AI Assistant

* Only Public At Grade Crossings are listed.
 Click for [Supplementary Safety Measures \[SSM\]](#)
 Click for ASM spreadsheet: * Note: The use of ASMs requires an application to and approval from the FRA.

Summary	
Proposed Quiet Zone:	RANCHO VIEJO ZONE
Type:	New 24-hour QZ
Scenario:	RANCHO VIE_73863
Estimated Total Cost:	\$0.00
Nationwide Significant Risk Threshold:	15488 .00
Risk Index with Horns:	8159.48
Quiet Zone Risk Index:	13610
<input type="button" value="Select"/>	

Why is this information important?



11. Presentation on Fiber Connectivity – Omni Fiber

12. Discussion/Possible Action on Omni Fiber Connectivity for the Town of Rancho Viejo

13. Consideration/Action of Appointment of Members to the Strategic Planning Committee

14. Review/Approval of Investment Policy

INVESTMENT POLICY

It will be the policy of the Town of Rancho Viejo to invest only in the items listed below. Safety of principal is the main concern in the investment of funds. Liquidity to meet reasonably anticipated operating requirements of the Town will be maintained.

1. Bank checking, savings and certificates of deposit secured by the pledge of U.S Government and/or municipal securities of the kind and value as prescribed in Chapter 105 of the local Government Code, Revised Civil Statutes of Texas. Such pledge of security shall be made and maintained in accordance with and subject to the provisions of said Chapter 105.

2. United States Treasury bills, notes and bonds backed by the full faith and credit of the United States Government. Such securities will be purchased on a delivery - versus - payment basis and will be held in safekeeping by a bank with whom the Town has a depository contract.

The maturity of all investments will be less than one year.

Accounts established under depository contracts for bank deposits will be approved by the Board of Aldermen.

Individual investments other than bank deposits will be authorized jointly by the Town Mayor and Town Administrator in written form.

PROCEDURES TO COMPLY WITH THE PUBLIC FUNDS INVESTMENT ACT

1. A copy of the investment policy adopted December 12, 1995 will be provided to the institutions authorized to provide investment services. The institutions must provide certification of having read the investment policy. The only institution at this time is Plains Capital Bank.
2. The investment officer is the Town Administrator, and he/she must attend at least one training session relating to his responsibilities under the Public Funds Investment Act.
3. A current audited financial statement of Plains Capital Bank will be kept on file and will be reviewed by the Mayor.
4. The annual internal control review will be conducted by Cascos & Associates, PC.
5. The monthly financial statements will include a breakdown of the investments of the Town.

15. Discussion/Possible Action
on Streetlight Installation
Agreement – LED Conversion
Project with AEP Texas



An AEP Company

BOUNDLESS ENERGY

Town of Rancho Viejo and AEP Texas Streetlight Installation Agreement LED Conversion Project

AEP Texas and Town of Rancho Viejo have mutually agreed to implement a mass change-out of existing streetlights and replace them with new LED street lighting options offered through AEP Texas' Tariffs. Each streetlight identified will be replaced with an LED light.

It is AEP Texas' intent to start installations in **TBD**. This will allow time to order the required lights, schedule appropriate resources and plan other operations associated with the project. If procurement of inventory or scheduling of resources become an issue due to unforeseen circumstances or weather concerns, AEP Texas will advise the Town and resume the project as soon as it is reasonably able to do so. All work shall be completed by **TBD**.

The Town of Rancho Viejo LED Conversion project will involve the installation of 97 lights in 2025 and 2026. The charge to change out each light is \$137.86 per light. The total invoice, for this project will be \$13,372.42 (\$137.86 x 97 lights). The \$137.86 covers the cost of the average undepreciated value of existing non-LED light fixtures. AEP Texas will provide the Town with an invoice for \$13,372.42 to be payable 30 days prior to commencement of the project. Should AEP Texas incur additional installation costs, the Town shall be advised beforehand and grant the additional payment approval prior to the streetlight installations. Please note that no lights shall be scheduled for installation until AEP Texas receives payment.

AEP Texas will hold periodic meetings with the Town to provide an update on the status of the project and discuss any issues that arise.

The Town acknowledges that AEP Texas does not provide street lighting design services and that AEP Texas will only place replacement LED lights where

instructed by Town, to the extent it can do so consistent with Good Utility Practice. Town of Rancho Viejo further acknowledges that the color and light pattern of replacement LED street lights may be different from the light pattern of Customer's existing streetlights. The Town recognizes that AEP Texas will conduct its operations in a prudent manner and maintain open communication with the Town throughout the course of this project.

In the event that either party defaults in its performance under this Agreement, the other party may terminate the Agreement by providing the defaulting party with notice in writing of the default and providing 14 days for the defaulting party to correct such default. If the defaulting party does not correct the default within the 14-day period, the Agreement shall be terminated, and the non-defaulting party is released from any obligations under the Agreement yet to be performed as of the date of termination. If the Agreement is terminated prior to completion, AEP Texas shall be entitled to payment in full for all LED lights installed through the date of termination, and the Town shall be entitled to a refund of any advanced funds that remain unused by AEP Texas as of the date of termination.

Any notice of default under this Agreement must be given by fax, hand delivery, or certified mail with return receipt requested and postage prepaid, and is deemed received on the day faxed or hand-delivered or on the third day following the date of postmark if sent by certified mail. Notice must be sent as follows:

If to AEP: AEP Texas, Inc.
Attn: Vice President, Customer Experience
539 N Carancahua
Corpus Christi, TX 78401

If to City: Town of Rancho Viejo
Attn: TBD
Address
City/Town

This Agreement shall be construed in accordance with the laws of the State of Texas. In the event of a contractual dispute hereunder, the parties do hereby AGREE and STIPULATE that VENUE shall lie in Cameron County, Texas, and such venue shall not be contested or disputed.

In the event it shall become necessary for any party hereto to file a lawsuit to enforce this Agreement or any provision herein, the party prevailing in such action shall be entitled to recover, in addition to all other remedies or damages, reasonable attorneys' fees incurred in prosecuting or defending such lawsuit.

Acknowledgement for Town of Rancho Viejo:

By: _____

TBD, Mayor

Date: _____

Authorized Signer

Print Name: _____

Acknowledgement for AEP Texas Inc.:

By: _____

Alex Ramirez, Vice President Customer Experience

Date: _____

Authorized Signer

16. Consideration/Approval of
a Resolution Ordering the
Election for Rancho Viejo,
Designation of Election
Precincts and Polling Places,
Designation of Method of
Voting, Submission of
Application by Candidates,
Appointment of Early Voting
Clerk, and Providing for
Publication Notice

RESOLUTION NO.

A RESOLUTION ORDERING THE ELECTION FOR RANCHO VIEJO, DESIGNATION OF ELECTION PRECINCTS AND POLLING PLACES, DESIGNATION OF METHOD OF VOTING, SUBMISSION OF APPLICATION BY CANDIDATES, APPOINTMENT OF EARLY VOTING CLERK, AND PROVIDING FOR PUBLICATION NOTICE

WHEREAS, an election is hereby ordered for the purpose of voting for three (3) Aldermen for a two-year term for the Town of Rancho Viejo.

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

SECTION 1. That the Order of Election for the Town of Rancho Viejo, Texas, signed by Mayor Todd Day and members of the Board of Aldermen dated January 13, 2026, for the election to be held on May 3, 2025, is hereby ratified and adopted in all respects.

SECTION 2. Said election is to be held on Saturday, May 2, 2026, between the hours of 7:00 A.M. and 7:00 P.M. for qualified electors residing within the incorporated area of the Town of Rancho Viejo, and notice is further given that the polling place for such election is hereby designated as the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas. Method of Voting shall be by paper ballots, Express Vote Voter Assist Terminal, Version 4.2.1.0 and DS200 Scanner (precinct counter), Version 3.0.0.0.

SECTION 3. Application by candidates for the offices for which the herein described election is called, shall address application for a place on the ballot to the Town Administrator of the Town of Rancho Viejo, Texas and said application shall be accompanied by the statutory oath of candidate for election as provided by the Texas Election Code, and said application shall be filed with the Town Administrator at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas. The first day for filing said application is Wednesday, January 14, 2026, and the last day for filing said application is Friday, February 13, 2026, at 5:00 P.M.

SECTION 4. The Town Administrator or his deputy is hereby appointed Clerk for Early Voting, which Early Voting shall be held at the Town Municipal Office located at 3301 Carmen Avenue in Rancho Viejo, Texas. The period to vote early in person at the Town Administrator's Office is Tuesday, April 20, 2025, through Friday, April 24, 2025, (9:00 A.M. to 7:00 P.M.) Saturday, April 25, (10:00 A.M. to 5:00 P.M.) Monday, April 27 through Tuesday, April 28, 2026 (9:00 A.M. to 7:00 P.M.).

Application to vote by mail shall be addressed to the Assistant Town Administrator, Town of Rancho Viejo, 3301 Carmen Avenue, Rancho Viejo, Texas 78575. Applications for ballot by mail or electronic submission of a scanned application must be received no later than the close of business on Tuesday, April 22, 2025. Electronic submission of a scanned application with an original signature shall be e-mailed to clerk@ranchoviejotx.gov.

SECTION 5. Any person who wishes to be a write-in candidate must make a declaration of write-in candidacy pursuant to Chapter 146 of the Texas Election Code and in compliance with said law, no write-in vote will be counted unless the name written in appears on the list of write-in candidates as required by Chapter 146 of the Texas Election Code.

SECTION 6. Notice of the election order by the Mayor and Board of Aldermen of the Town of Rancho Viejo, Texas shall be given by publication in the SAN BENITO NEWS one time.

PASSED, ADOPTED AND APPROVED this the 13th day of January 2026.

Todd Day, Mayor

ATTEST:

Isabel Perales, Interim Town Administrator

17. Public Comment

18. Adjourn