



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
APRIL 14, 2026
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, April 14, 2026, 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 – December 2, 2025
4. Public Hearing on Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Ziwa Holdings, LTD Jorge de la Garza, owner of Rancho Viejo Subd. Section 1 Opp Lot 232, 4.539 Acres; to subdivide, 3.094 Acres Maintenance Area, out of a 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25 Pages 34-46; to correct the boundary lines.
5. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Ziwa Holdings, LTD Jorge de la Garza, owner of Rancho Viejo Subd. Section 1 Opp Lot 232, 4.539 Acres; to subdivide, 3.094 Acres Maintenance Area, out of a 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25 Pages 34-46; to correct the boundary lines.

6. Adjourn


Patty Flores Town Administrator

NOTE: Pursuant to Section 551.127, Texas Government Code, one or more members may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment 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 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 March 27, 2026 at 10:00 A.M. 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: 
Patty Flores, Town Administrator

Mejia & Rose, Incorporated

Engineering

Surveying

February 17, 2026

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

Re: ***Proposed "Lot 1, Block 1, Ziwa Subdivision"***

Dear Mrs. Perales:


We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client Jorge E. De La Garza Member/Manager of Ziwa Holdings, LTD. Owner of Rancho Viejo Subd. Section 1, Opp Lot 232; to subdivide, 3.094 Acres Maintenance Area, out of 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25, Pages 34-46.

1. 2 copies of plat 24x36
2. 6 copies of plat on 11x17
3. Title letter
4. Check #29455 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificate

Please call me if you have any questions or comments.

Owners: Ziwa Holdings, LTD
1952 S. Price Rd.
Brownsville, TX 78521
jdlg@ziwacorp.com

Sincerely,



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

Job # 23143

T-4575

**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

January 8, 2026

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

ATTN: Keila Posada

OWNER: **ZIWA HOLDINGS, LTD.
By General Warranty Deed, filed June 18, 2024, executed by Golf &
Resorts Investments, LLC, recorded in Document Number 2024-21544,
Official Records of Cameron County, Texas.**

LEGAL: 3.094-acres out of a 4.539-acre tract, out of Rancho Viejo Subdivision, Section 1, in the Town of Rancho Viejo, Cameron County, Texas, as recorded in Volume 25, Pages 34-46, of the Cameron County, Map Records and said 4.539-acre tract being the same tract described as "Parcel 4 Convention Center, Section I" in Volume 1140, Pages 745-755 of the Cameron County, Deed Records; said 3.094-acre tract being more particularly located and described as follows:

COMMENCING, at the intersection of the East right of way line of Carmen Avenue (40 ft. R.O.W.), with the Southwesterly right of way line of the Union Pacific Railroad (100ft. R.O.W.) also being the East right line of Hidalgo Avenue (40ft. R.O.W.) and being a point on the common line between Share 1 and Share 17 of the Espiritu Santo Grant, Cameron County, Texas; THENCE, along the Southwesterly line of the Union Pacific Railroad, South 46 degrees 11 minutes 42 seconds East, a distance of 5,691.24-feet to a 1/2-inch iron pin with a yellow plastic cap stamped

THENCE, North 42 degrees 01 minutes 57 seconds West, a distance of 215.00-feet, to a punch mark found, for the Northwest corner of this tract;

THENCE, along the North boundary line of said 4.539-acre tract, North 43 degrees 48 minutes 00 seconds East, a distance of 44.36-feet, to the POINT OF BEGINNING of this tract;
CONTAINING, 3.094-acres of land, more or less.

LIENS: NONE

EASEMENTS: Any apparent roadway or easement over or across the subject property the existence of which does not appear of record.

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:
December 26, 2025 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.



Jacqui Dempsey
President

JD/ju

METES & BOUNDS DESCRIPTION
 3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 25, PAGES 34-46 OF THE CAMERON COUNTY MAP RECORDS AND SAID 4.539 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS "PARCEL 4 CONVENTION CENTER, SECTION 1" IN VOLUME 1140, PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS; SAID 3.094 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CARMEN AVENUE (40 FT. R.O.W.) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100 FT. R.O.W.) ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HIDALGO AVENUE (40 FT. R.O.W.) AND BEING A POINT ON THE COMMON LINE BETWEEN SHARE 1 AND SHARE 17 OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS; THENCE, ALONG THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD, SOUTH 46 DEG. 11 MIN. 42 SEC. EAST, A DISTANCE OF 5,691.24 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE NORTHEAST CORNER OF SAID 4.539 ACRE TRACT, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, SOUTH 46 DEG. 11 MIN. 42 SEC. EAST, A DISTANCE OF 777.05 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 4.539 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, ALONG THE SOUTH BOUNDARY LINE OF SAID 4.539 ACRE TRACT, SOUTH 43 DEG. 48 MIN. 18 SEC. WEST, A DISTANCE OF 274.02 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 38 DEG. 11 MIN. 42 SEC. WEST, A DISTANCE OF 242.53 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 80 DEG. 14 MIN. 06 SEC. WEST, A DISTANCE OF 131.04 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 402.43 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 5.88 FEET (CHORD: NORTH 26 DEG. 34 MIN. 24 SEC. EAST, 5.88 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE POINT OF A COMPOUND CURVE, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID COMPOUND CURVE WITH A RADIUS OF 305.47 FEET, AN ARC DISTANCE OF 89.36 FEET (CHORD: NORTH 17 DEG. 46 MIN. 30 SEC. EAST, 89.04 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 09 DEG. 24 MIN. 03 SEC. EAST, A DISTANCE OF 139.01 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 124.59 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 111.83 FEET (CHORD: NORTH 16 DEG. 19 MIN. 10 SEC. WEST, 108.11 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

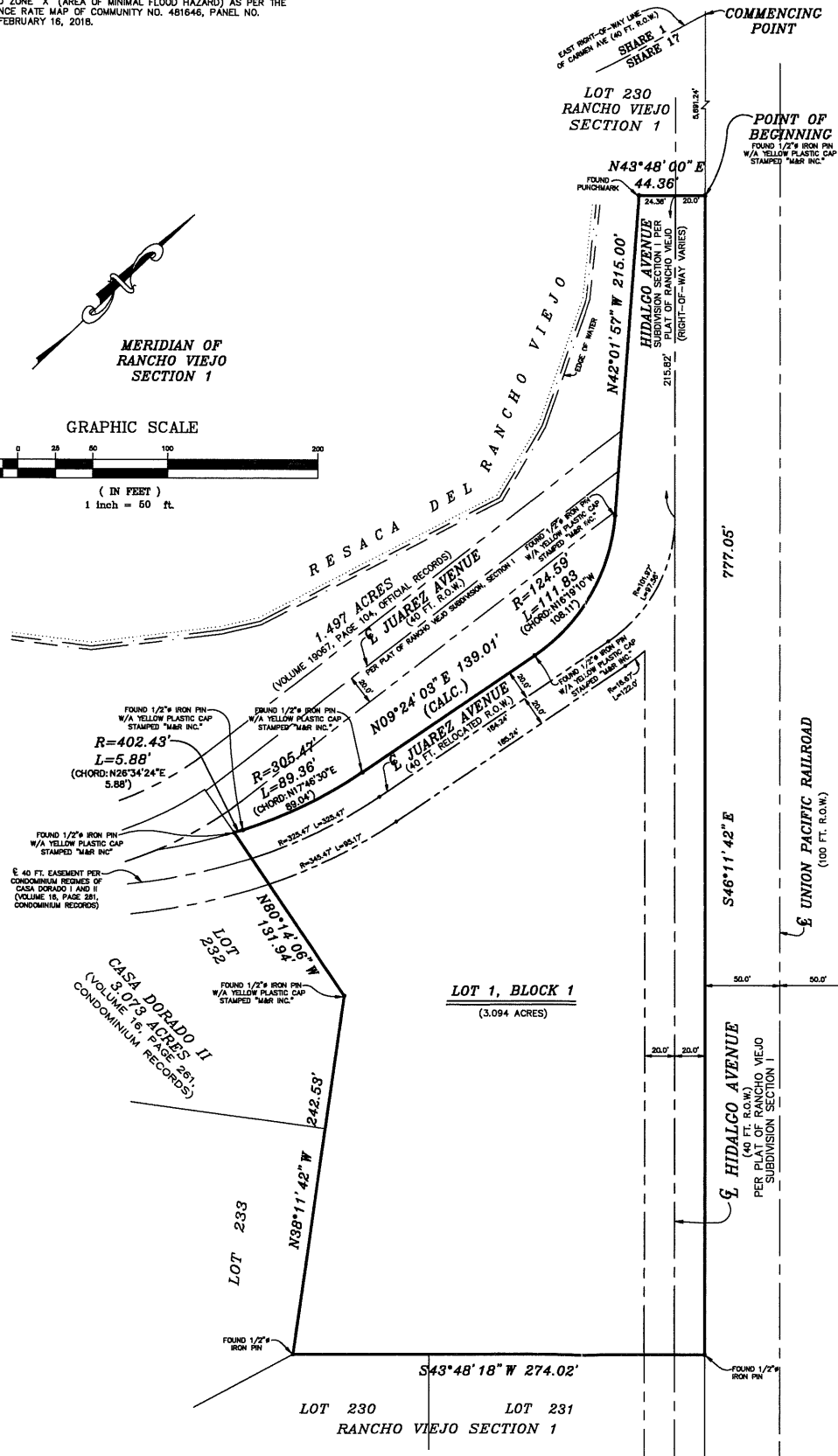
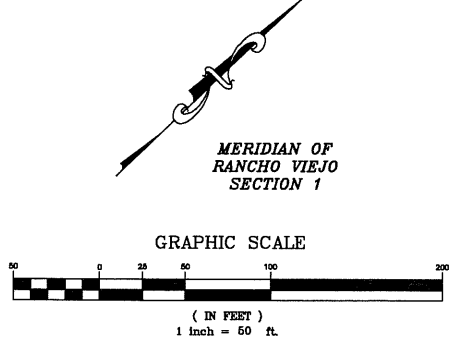
THENCE, NORTH 42 DEG. 01 MIN. 57 SEC. WEST, A DISTANCE OF 215.00 FEET, TO A PUNCHMARK FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 4.539 ACRE TRACT, NORTH 43 DEG. 48 MIN. 00 SEC. EAST, A DISTANCE OF 44.36 FEET, TO THE POINT OF BEGINNING OF THIS TRACT;

CONTAINING, 3.094 ACRES OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE EAST BOUNDARY LINE OF RANCHO VIEJO SECTION 1 WAS USED FOR THE BASIS OF BEARING.
2. TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0445-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 "3.094 ACRES OUT OF A 4.539 ACRE TRACT OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1" 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 "3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1" DEPICTED HEREON.

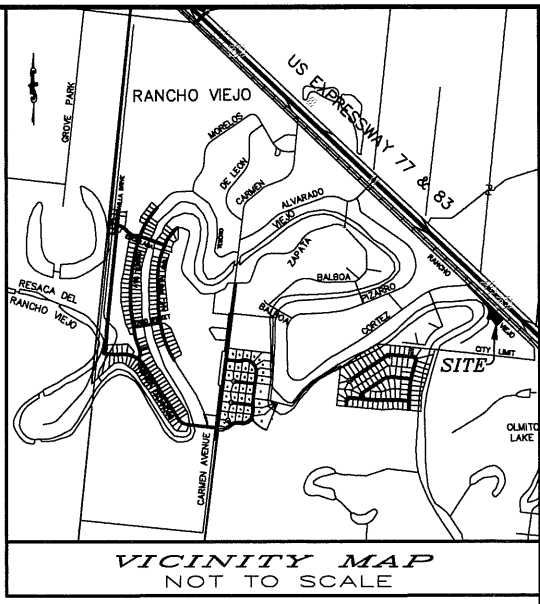
APPROVED: _____ DATE _____
 ASSESSOR AND COLLECTOR OF TAXES,
 CAMERON COUNTY, TEXAS,
 ELDENIRO "EDDIE" GARCIA

**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 _____, 2028 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____

By: _____ Deputy

REPLAT
 (SCALE: 1" = 50')



TOWN OF RANCHO VIEJO
 THIS PLAT OF "LOT 1, BLOCK 1, ZIWA SUBDIVISION" 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**

I, THE UNDERSIGNED, JORGE E. DE LA GARZA, MEMBER/MANAGER OF ZIWA HOLDINGS, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 1, ZIWA SUBDIVISION", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

JORGE E. DE LA GARZA, MEMBER/MANAGER _____ DATE _____
 ZIWA HOLDINGS, LTD.

**STATE OF TEXAS
 COUNTY OF CAMERON**
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE E. DE LA GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE 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 1, BLOCK 1, ZIWA SUBDIVISION"**

3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 25, PAGES 34-46 OF THE CAMERON COUNTY MAP RECORDS AND SAID 4.539 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS "PARCEL 4 CONVENTION CENTER, SECTION 1" IN VOLUME 1140, PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS.

PREPARED FOR:

ZIWA HOLDINGS, LTD.
 JANUARY 6, 2028

Mejia & Rose, Incorporated

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

email: mandrino@cngmail.com
 G.F. NO. _____ N/A _____ JOB NO. 23070
 MEJIA POSADA

OWNER:
 ZIWA HOLDINGS LTD
 1952 S. PRICE RD.
 BROWNSVILLE, TX 78521