



# **BOARD OF ALDERMEN**

## **REGULAR MEETING**

**February 14, 2012**  
**6:00 P.M.**



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING

FEBRUARY 14, 2012

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 FEBRUARY 14, 2012 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. Public Comment
5. Presentation of Proclamation to Recognize Mr. Sergio Arguelles Gutierrez and Business Partners
6. Approval of Minutes - January 10, 2012
7. Presentation and Consideration of Acceptance of Audit Report for Fiscal Year Ending September 30, 2011
8. Public Hearing on Request by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya and Mr. and Mrs. Jorge N. Nasrallah, owners to replat Lots 301 and 302, Section IV North to change the lot lines
9. Consideration/Action on Request by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya and Mr. and Mrs. Jorge N. Nasrallah, owners to replat Lots 301 and 302, Section IV North to change the lot lines

NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING

FEBRUARY 14, 2012  
6:00 P.M.

Page 2

10. Presentation on Street Maintenance Program
11. 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
12. Consideration/Action on Reappointment of Members to the Planning and Zoning Commission
13. Public Comment
14. Adjourn

  
Cheryl J. Kretz  
Town Administrator

# #1: Call to Order

## By Mayor Medrano

## #2: Roll Call

By Isabel Perales

Alderwoman Hager

Alderwoman Hinojosa

Alderman Lackner

Alderman Rafac

Alderwoman Truan

Legal Counsel, Daniel Rentfro, Jr.

Town Administrator, Cheryl J.  
Kretz.

## #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 is,

*“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”*

# #4: Public Comment

# #5: Presentation of Proclamation to Mr. Sergio Arguelles Gutierrez and Business Partners





3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

## Proclamation

A PROCLAMATION OF THE BOARD OF ALDERMEN  
OF THE TOWN OF RANCHO VIEJO, TEXAS, RECOGNIZING  
**MR. SERGIO ARGUELLES GUTIERREZ AND BUSINESS PARTNERS**  
IN OUR TOWN

**Whereas**, Mr. Arguelles is a resident of the Town of Rancho Viejo and is a prominent and very successful businessman; and

**Whereas**, Mr. Arguelles and his business partners have determined that Rancho Viejo is an attractive economic opportunity to make an investment of their resources; and

**Whereas**, Mr. Arguelles and his business partners acquired the Rancho Viejo Resort and Country Club on December 14<sup>th</sup>, 2011; and

**Whereas**, Mr. Arguelles and his business partners are committed to make a significant investment in the Club; and

**Whereas**, the Club is the heart of the Town of Rancho Viejo; and

**Whereas**, it is a fact that the success of the Club is directly related to the well-being and strong property values in the Town of Rancho Viejo.

**NOW, THEREFORE, WE, THE MEMBERS OF THE BOARD OF ALDERMEN** of the Town of Rancho Viejo, Texas do hereby wish to congratulate and thank **Mr. Sergio Arguelles Gutierrez** and his **Business Partners** for believing in the Town of Rancho Viejo and investing their resources here. The Town of Rancho Viejo declares that it is fully committed to work in good faith and in partnership with Mr. Arguelles and his business partners to help the Club succeed. Furthermore, the Town of Rancho Viejo pledges to encourage its residents to support the Club through memberships.

**DONE** on this, the 14<sup>th</sup> day of February, 2012

Roberto Medrano, Mayor

Jean Hager, Mayor Pro Tem

Maria Hinojosa, Alderwoman

Bitty Truan, Alderwoman

Joe Rafac, Alderman

Robert H. Lackner, Alderman

Cheryl Kretz, Town Administrator

#6: Approval of Minutes-  
Regular Meeting January 10, 2012

MINUTES OF A REGULAR MEETING  
TOWN OF RANCHO VIEJO  
JANUARY 10, 2012

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas was held on January 10, 2012, at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mayor Roberto Medrano at 6:00 P.M. Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mrs. Jean Hager  
Mrs. Maria Hinojosa  
Mr. Robert Lackner  
Mr. Joe Rafac  
Mrs. Bitty Truan

A quorum was present at the meeting.

Mr. Daniel Rentfro, Jr., legal counsel, was present. Town Administrator Cheryl J. Kretz was also present at the meeting.

Those present in the audience were:

Mack Sterling	Richard P. Lewis
Walter Dinkel	Duane Ormes
Liz Ormes	Chief M. Cruz, Jr.
Marilyn Lindeman	Dick Lindeman
Louise Rigney	

INVOCATION AND PLEDGE:

Alderman Rafac led the group in the invocation and pledge of allegiance to the American and Texas flags.

PUBLIC COMMENT:

Mayor Medrano wished everyone a Happy New Year. He mentioned that Rancho Viejo, Inc. had been sold to a new owner and encouraged residents to participate in the club. There were no comments from the public.

APPROVAL OF MINUTES:

Motion was made by Alderwoman Hager, seconded by Alderwoman Hinojosa, and unanimously carried, that the Minutes of the Regular Meeting held on November 8, 2011 be approved as written.

UPDATE ON BEAUTIFICATION PROJECT:

Mayor Medrano gave an update on the tiling of the bridges and thanked Alderwoman Hager and the Beautification Committee for their work. Alderwoman Hager said she would like the cul de sacs to be the next project.

UPDATE ON LEGAL ACTION ON SIGN:

Mr. Rentfro noted that a final judgment had been entered against the seller of the sign, including the total cost of the sign, interest and attorney's fees.

CONSIDERATION/ACTION ON NOMINATION FOR RIO GRANDE VALLEY WALK OF FAME:

On the recommendation of Mayor Medrano, motion was made by Alderwoman Truan, seconded by Alderwoman Hager, and unanimously carried, to nominate Mr. Filiberto Conde for the Rio Grande Valley Walk of Fame.

PUBLIC COMMENT:

Mr. Richard Lindeman inquired about the street cut at Taco and Santa Ana.

ADJOURNMENT:

Motion was made by Alderwoman Hinojosa, seconded by Alderwoman Truan, and unanimously carried, to adjourn the meeting at 6:21 P.M.

BY: \_\_\_\_\_  
Cheryl J. Kretz, Town Secretary

APPROVED: \_\_\_\_\_  
Roberto Medrano, Mayor

DATE: \_\_\_\_\_

# #7: Presentation and Consideration of Acceptance of Audit Report for Fiscal Year Ending September 30, 2011

#8: Public Hearing on Request by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya and Mr. and Mrs. Jorge N. Nasrallah, owners to replat Lots 301 and 302, Section IV North to change the lot lines

CORONA ENGINEERING / SURVEYING CO.

654 W. ST. CHARLES  
BROWNSVILLE, TX. 78520  
(956) 541-3222 FAX (956) 541-3838

JANUARY 31, 2012

PLANNING AND ZONING BOARD  
TOWN OF RANCHO VIEJO  
3301 CARMEN AVE.  
RANCHO VIEJO, TEXAS 78575


RE: REPLAT OF LOTS 301 AND 302, NORTH RANCHO  
VIEJO SUBDIVISION, SECTION IV

ENCLOSED WITH THIS LETTER ARE 15 COPIES OF BOTH THE PLAT FOR RECORDATION AND THE PRELIMINARY PLAT WHICH SHOWS EXISTING IMPROVEMENTS ON LOTS 301 AND 302. THE TWO ADJOINING LOT OWNERS HAVE EXCHANGED STRIPS OF LAND AS EVIDENCED BY COPIES OF THE TWO DEEDS PROVIDED HEREIN. MR. AND MRS. JUAN LOYA WILL NOW BE ABLE TO CONSTRUCT THEIR FAMILY ROOM AND STILL RESPECT THE FIVE FOOT SIDE SETBACK. AN ATTORNEY'S OPINION LETTER SHOWING OWNERSHIP OF BOTH LOTS IS ENCLOSED ALONG WITH TAX CERTIFICATES FOR THE YEAR 2011.

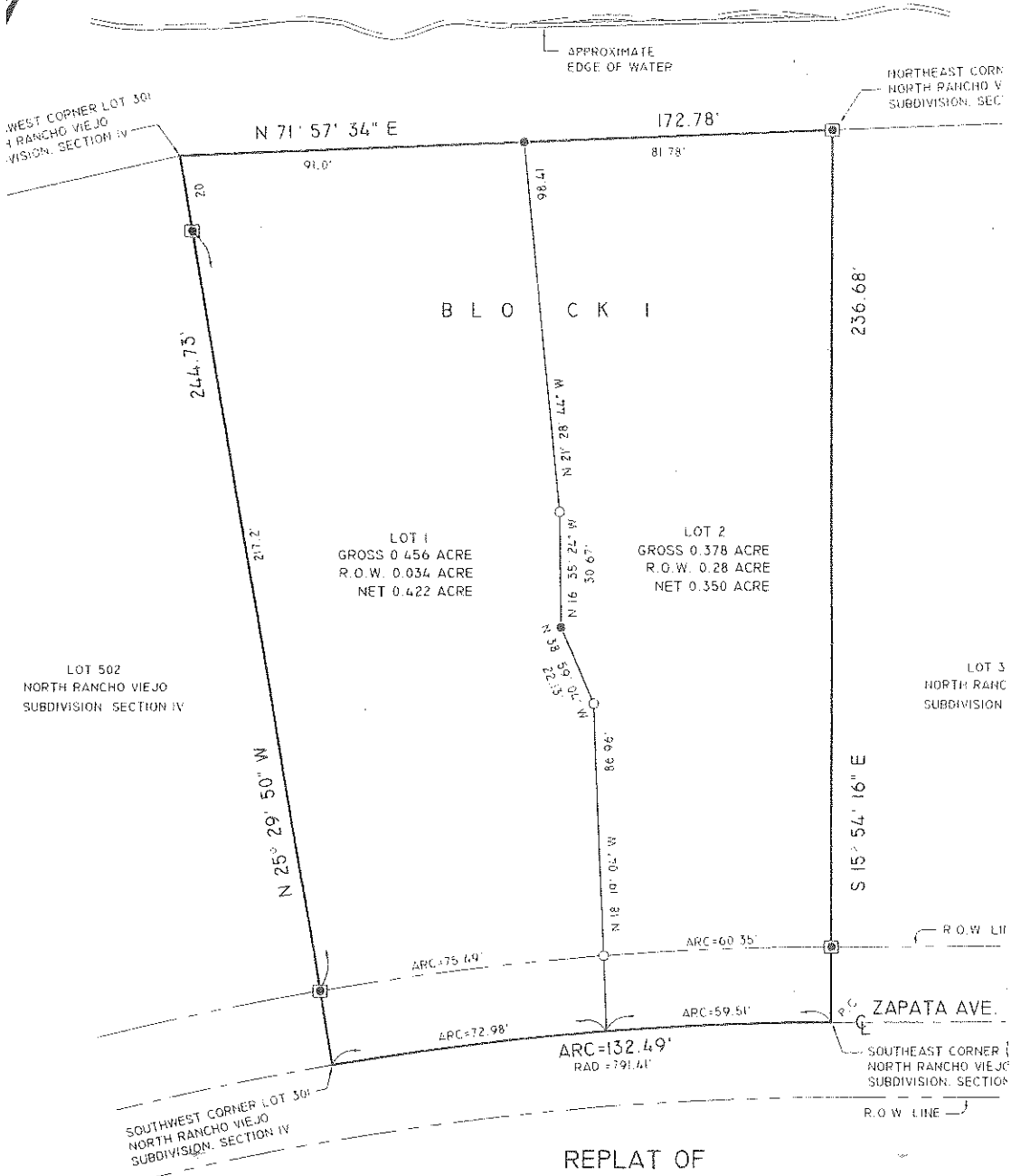
WE WOULD LIKE FOR THIS REPLAT TO BE PLACED ON THE NEXT PLANNING AND ZONING BOARD AGENDA AT THE EARLIEST POSSIBLE TIME SO THAT CONSTRUCTION CAN CONTINUE.

THANKING YOU FOR YOUR FAVORABLE CONSIDERATION, I REMAIN

SINCERELY,

  
ENRIQUE CORONA JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

RESACA DEL RANCHO VIEJO



REPLAT OF

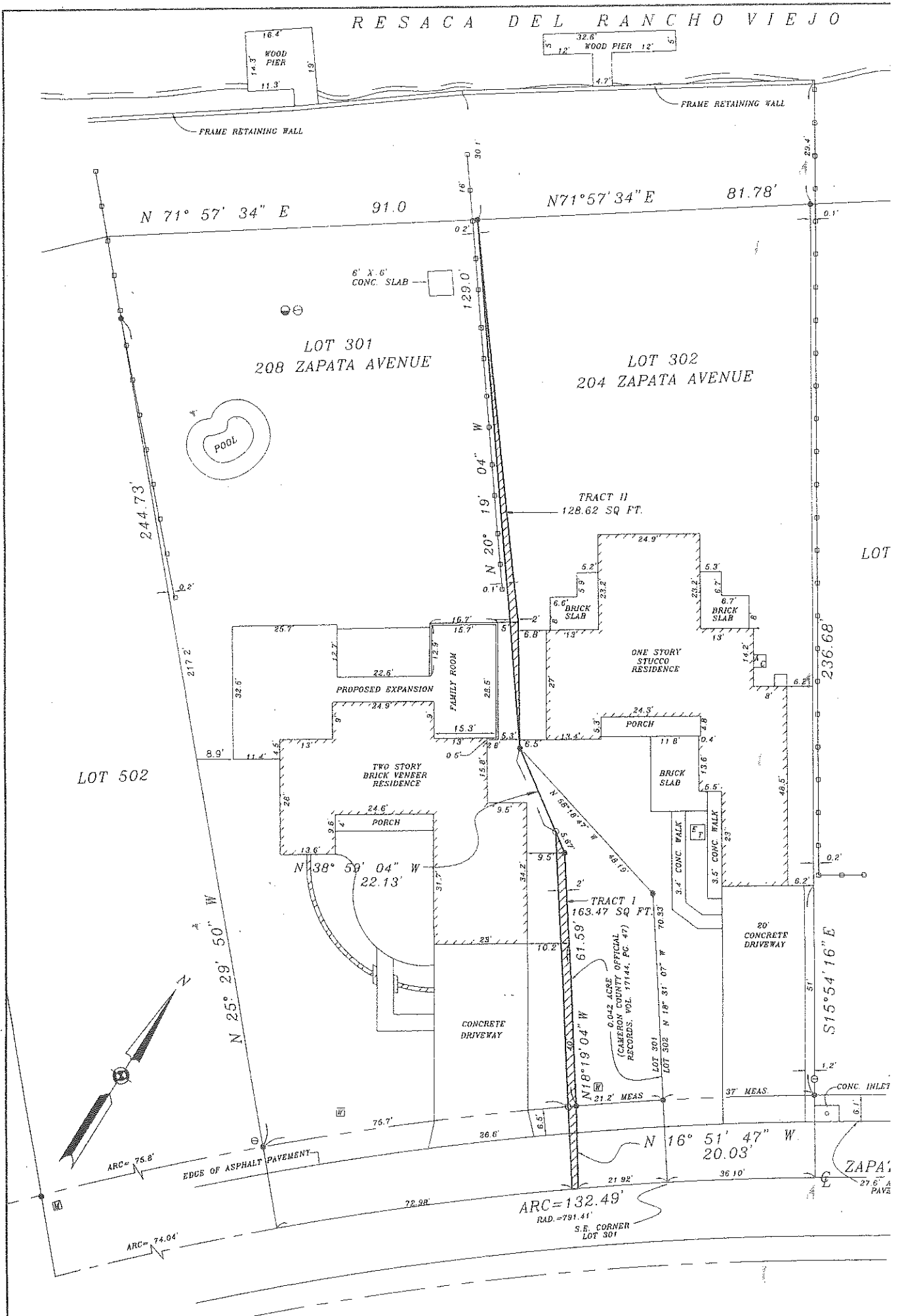
LOTS 301 & 302, NORTH RANCHO VIEJO  
 SUBDIVISION, SECTION IV  
 SCALE: 1" = 30'

THE STATE OF TEXAS  
 COUNTY OF CAMERON

I, JOE G. RIVERA, CLERK OF THE COMMISSIONER'S COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN THE MAP RECORDS OF SAID COUNTY, CABINET ONE, SLOT \_\_\_\_\_.



RESACA DEL RANCHO VIEJO



DRAWN BY: J.B.L.  
 APPROVED BY: H.C. JR.

H.C. No. 12129-A  
 SCALE: 1"=20'



*Michele Sanchez, P.C.*

*Attorney at Law*

*717 North Expressway 83*

*Brownsville, Texas 78520*

*E-Mail Michele@msanchezpc.com*

*Off (956) 541-7241*

*Fax (956) 541-4294*

## ATTORNEY'S OPINION LETTER

TOWN OF RANCHO VIEJO  
Attn: Planning & Zoning  
3450 Carmen Avenue  
Rancho Viejo, TX 78575

Dated: February 1, 2012

Gentlemen:

This is to certify that I have examined the available real estate records of Cameron County, Texas, up to January 20, 2012 as the same affects the real property more particularly described as follows, to-wit:

**TRACT I:**

Lot 302, NORTH, RANCHO VIEJO SUBDIVISION, SECTION FOUR (4), an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat of said Subdivision, recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas.

**TRACT II:**

0.042 acre of land out of Lot 301 (0.0499 acres) RANCHO VIEJO, SECTION 4, NORTH, as described in the Cameron County Map Records Volume 25, Pages 34-35, Cameron County, Texas; more particularly described by metes and bounds on the Exhibit "A" attached hereto and made a part hereof.

**TRACT III:**

BEING 163.47 square feet out of Lot 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, in the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas, and said 128.62 square feet tract being more particularly described by metes and bounds on the Exhibit "B" attached hereto and made a part hereof.

**SAVE & EXCEPT:**

128.62 square feet out of Lot 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, in the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas, and said 163.47 square feet tract being more particularly described by metes and bounds on the Exhibit "C" attached hereto and made a part hereof.

Attorney's Opinion Letter  
January 31, 2012

Page 2

and that from such examination, I find good title vested in **JORGE N. NASRALLAH and wife, PATRICIA M. DE NASRALLAH** by Warranty Deed dated September 2, 2010, recorded in Volume 17144, Page 47, Official records of Cameron County, Texas (as to Tracts I and II) and by Warranty Deed dated January 25, 2012, recorded in Volume 18272, Page 109, Official Public Records of Cameron County, Texas (as to Tract III); subject to the following:

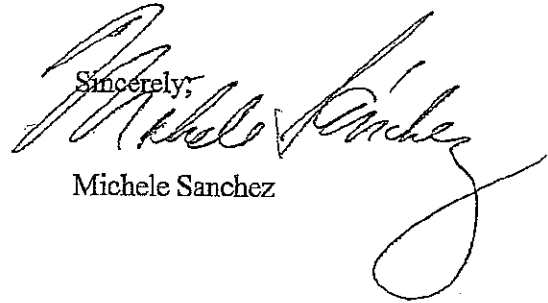
1. Restrictions recorded in Volume 942, Page 399, and Amendment thereto recorded in Volume 964, Page 802 and Correction to the Amendment recorded in Volume 968, Page 20, all in the Deed Records of Cameron County, Texas.
2. Contract for irrigation rights with easements, dated June 3, 1944 (acknowledged), executed by and between L.H. Prichard; C.D. Kirk; Albert H. Fernandez; and Miguel Fernandez, Individually and as Co-Independent Executors of the Estates of J.G. Fernandez and of Francisca C. de Fernandez Deceased, and as Attorneys-in-Fact for Maria Fernandez Butler; Rosalia K. Fernandez; Gonzalo Fernandez and Anita F. de Ortiz; and the said Albert H. Fernandez, as Independent Executor and Trustee under the will of Francisca (Quica) Fernandez, Deceased, and Mrs. Rosalia F. de Gomez, a Widow; and G. Philip Wardner, as Trustee for Martha Dana Mercer, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.
3. Right of Way Easement dated January 19, 1931, executed by Mrs. Dean R. Porter and Dean Porter to Central Power and Light Company, recorded in Volume 227, Page 222, Deed Records of Cameron County, Texas. (Blanket)
4. Easement and Agreement executed by and between Valley International Properties, Inc. to Central Power and Light Company, for the installation and maintenance of underground electrical service, dated January 5, 1973, recorded in Volume 955, Page 175, Deed Records of Cameron County, Texas.
5. General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District Number Two (2), recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.
6. Easements for roadways as shown on the map of Rancho Viejo Subdivision, Section IV.
7. Utility Easement, Ten feet (10') in width, as shown on the map of Rancho Viejo Subdivision, Section IV.
8. Easement and statutory rights in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2.

Attorney's Opinion Letter  
January 31, 2012

Page 3

9. No investigation has been made with respect to taxes on the abovementioned property.
10. No investigation has been made with respect to any outstanding oil, gas and other mineral interest.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michele Sanchez', written in a cursive style. The signature is positioned above the printed name.

Michele Sanchez

MAS/agl

## TRACT II:

BEING 0.042 acre of land out of Lot 301 (0.0499 ac.) Rancho Viejo, Section 4, North as recorded in the Cameron County Map Records Volume 25, Pages 34-35, Cameron County, Texas, and more particularly described as follows:

BEGINNING at a point for the Southeast corner of Lot 301, Rancho Viejo, Section 4, North, said point being on the Arc of a curve to the left having a radius of 781.41 feet, also being the centerline of Zapata Ave. (40.0 ft. R.O.W.) and Southeast corner of the Tract herein described;

THENCE along said curve to the left 21.95 feet to a point for the southwest corner of this tract;

THENCE leaving the south boundary line of Lot 301, centerline of Zapata Ave., North 16 degrees 51 minutes 47 seconds West, 20.03 feet to the North right-of-way line of Zapata Ave. for a West corner of this tract;

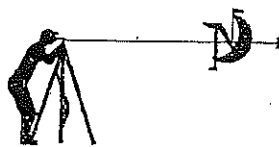
THENCE leaving the North right-of-way line of Zapata Ave., North 18 degrees 19 minutes 04 seconds West, 61.59 feet for another West corner of this tract;

THENCE North 38 degrees 59 minutes 04 seconds West, 27.80 feet to a point for a corner of Lot 301 and Northwest corner of this tract;

THENCE South 58 degrees 18 minutes 47 seconds East, 48.19 feet to a point for a corner of Lot 301 and Northeast corner of this tract;

THENCE South 13 degrees 31 minutes 07 seconds East, 50.332 feet pass the North right-of-way line of Zapata Avenue and at a total distance of 70.332 feet to the point of beginning,

CONTAINING 0.042 acre of land more or less.



# CORONA

ENGINEERING/SURVEYING CO.

654 WEST ST. CHARLES  
BROWNSVILLE, TEXAS. 78520  
(956) 541-3222 FAX 541-3838

## METES AND BOUNDS DESCRIPTION 163.47 SQUARE FEET

### TRACT III:

BEING 163.47 SQUARE FEET OUT OF LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 163.47 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 791.41 FEET ON THE CENTERLINE OF ZAPATA AVENUE, SAID POINT BEING AN ARC LENGTH OF 21.92 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

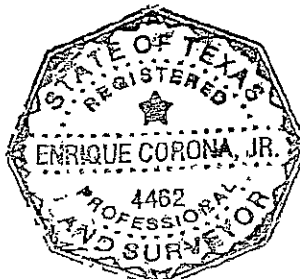
THENCE CONTINUING ALONG THE CENTERLINE OF SAID ZAPATA AVENUE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1.49 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 18 DEG. 19 MIN. 04 SEC. WEST, AT A DISTANCE OF 20.00 FEET A HALF INCH IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ZAPATA AVENUE, A TOTAL DISTANCE OF 86.96 FEET TO A HALF INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

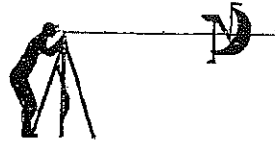
THENCE SOUTH 38 DEG. 59 MIN. 04 SEC. EAST, A DISTANCE OF 5.67 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 18 DEG. 19 MIN. 04 SEC. EAST, A DISTANCE OF 61.59 FEET TO A HALF INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF ZAPATA AVENUE, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 16 DEG. 51 MIN. 47 SEC. EAST, A DISTANCE OF 20.03 FEET TO THE PLACE OF BEGINNING CONTAINING 163.47 SQUARE FEET, MORE OR LESS.



*Enrique Corona Jr.*  
ENRIQUE CORONA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR



# CORONA

ENGINEERING/SURVEYING CO.

654 WEST. ST. CHARLES  
BROWNSVILLE, TEXAS. 78520  
(956) 541-3222 FAX 541-3838

## METES AND BOUNDS DESCRIPTION 128.62 SQUARE FEET

### SAVE & EXCEPT:

BEING 128.62 SQUARE FEET OUT OF LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 128.62 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF INCH IRON ROD FOUND ON THE DIVISION LINE BETWEEN LOT 301 AND SAID LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, THAT BEARS NORTH 18 DEG. 31 MIN. 07 SEC. WEST, 70.33 FEET AND NORTH 58 DEG. 18 MIN. 47 SEC. WEST, 48.19 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE SOUTHERNMOST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE ALONG THE DIVISION LINE BETWEEN SAID LOTS 301 AND 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, NORTH 20 DEG. 19 MIN. 04 SEC. WEST, A DISTANCE OF 129.0 FEET TO A HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 301 AND THE NORTHWEST CORNER OF SAID LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE SOUTH 21 DEG. 28 MIN. 44 SEC. EAST, A DISTANCE OF 98.41 FEET TO A HALF INCH IRON ROD SET, FOR THE EASTERNMOST CORNER OF THIS TRACT;

THENCE SOUTH 16 DEG. 35 MIN. 24 SEC. EAST, A DISTANCE OF 30.67 FEET TO THE PLACE OF BEGINNING CONTAINING 128.62 SQUARE FEET, MORE OR LESS.



*Enrique Corona Jr.*  
ENRIQUE CORONA JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

EXHIBIT "C"

*Michele Sanchez, P.C.*

*Attorney at Law*

*717 North Expressway 89*

*Brownsville, Texas 78520*

*E-Mail Michele@msanchezpc.com*

*SL/6 (956) 544-7211*

*Fax (956) 544-4294*

## ATTORNEY'S OPINION LETTER

TOWN OF RANCHO VIEJO  
Attn: Planning & Zoning  
3450 Carmen Avenue  
Rancho Viejo, TX 78575

Dated: February 1, 2012

Gentlemen:

This is to certify that I have examined the available real estate records of Cameron County, Texas, up to January 20, 2012 as the same affects the real property more particularly described as follows, to-wit:

### **TRACT I:**

**Lot 301, NORTH, RANCHO VIEJO SUBDIVISION, SECTION FOUR (4), an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat of said Subdivision, recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas.**

### **SAVE & EXCEPT:**

**BEING 0.042 acre of land out of Lot 301 (0.0499 acres) RANCHO VIEJO, SECTION 4, NORTH, as described in the Cameron County Map Records Volume 25, Pages 34-35, Cameron County, Texas; more particularly described by metes and bounds on the Exhibit "A" attached hereto and made a part hereof.**

### **TRACT II:**

**BEING 128.62 square feet out of Lot 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, in the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas, and said 128.62 square feet tract being more particularly described by metes and bounds on the Exhibit "B" attached hereto and made a part hereof.**

### **SAVE & EXCEPT**

**163.47 square feet out of Lot 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, in the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Volume 25, Pages 34-46, Map Records of Cameron County, Texas, and said 163.47 square feet tract being more particularly described by metes and bounds on the Exhibit "C" attached hereto and made a part hereof.**



Attorney's Opinion Letter  
January 31, 2012

Page 2

and that from such examination, I find good title vested in **JUAN M. LOYA and wife, ANA CRISTINA LOYA** by Warranty Deed dated May 29, 2003, recorded in Volume 9073, Page 160, Official records of Cameron County, Texas (as to Tract I) and by Warranty Deed dated January 25, 2012, recorded in Volume 18272, Page 113, Official Public Records of Cameron County, Texas (as to Tract II); subject to the following:

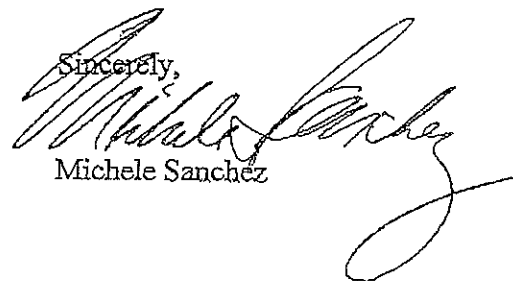
1. Texas Home Equity Security Instrument dated November 22, 2011, recorded in Volume 18158, Page 218, Official Records of Cameron County, Texas; and Texas Home Equity Affidavit and Agreement dated November 22, 2011, recorded in Volume 18158, Page 237, Official Records of Cameron County, Texas, executed by JUAN M. LOYA joined pro forma by his wife, ANA CRISTINA LOYA, payable to the order of COMPASS BANK, securing a Note in the original principal sum of ONE HUNDRED FORTY ONE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$141,600.00).
2. Restrictions recorded in Volume 942, Page 399, and Amendment thereto recorded in Volume 964, Page 802 and Correction to the Amendment recorded in Volume 968, Page 20, all in the Deed Records of Cameron County, Texas.
3. Contract for irrigation rights with easements, dated June 3, 1944 (acknowledged), executed by and between L.H. Prichard; C.D. Kirk; Albert H. Fernandez; and Miguel Fernandez, Individually and as Co-Independent Executors of the Estates of J.G. Fernandez and of Francisca C. de Fernandez Deceased, and as Attorneys-in-Fact for Maria Fernandez Butler; Rosalia K. Fernandez; Gonzalo Fernandez and Anita F. de Ortiz; and the said Albert H. Fernandez, as Independent Executor and Trustee under the will of Francisca (Quica) Fernandez, Deceased, and Mrs. Rosalia F. de Gomez, a Widow; and G. Philip Wardner, as Trustee for Martha Dana Mercer, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.
4. Right of Way Easement dated January 19, 1931, executed by Mrs. Dean R. Porter and Dean Porter to Central Power and Light Company, recorded in Volume 227, Page 222, Deed Records of Cameron County, Texas. (Blanket)
5. Easement and Agreement executed by and between Valley International Properties, Inc. to Central Power and Light Company, for the installation and maintenance of underground electrical service, dated January 5, 1973, recorded in Volume 955, Page 175, Deed Records of Cameron County, Texas.
6. General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District Number Two (2), recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.

Attorney's Opinion Letter  
January 31, 2012

Page 3

7. Easements for roadways as shown on the map of Rancho Viejo Subdivision, Section IV.
8. Utility Easement, Ten feet (10') in width, as shown on the map of Rancho Viejo Subdivision, Section IV.
9. Easement and statutory rights in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2.
10. No investigation has been made with respect to taxes on the abovementioned property.
11. No investigation has been made with respect to any outstanding oil, gas and other mineral interest.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Sanchez", written in a cursive style. The signature is positioned above the printed name "Michele Sanchez".

Michele Sanchez

MAS/agl

SAVE & EXCEPT:

BEING 0.042 acre of land out of Lot 301 (0.0499 ac.) Rancho Viejo, Section 4, North as recorded in the Cameron County Map Records Volume 25, Pages 34-35, Cameron County, Texas, and more particularly described as follows:

BEGINNING at a point for the Southeast corner of Lot 301, Rancho Viejo, Section 4, North, said point being on the Arc of a curve to the left having a radius of 781.41 feet, also being the centerline of Zapata Ave. (40.0 ft. R.O.W.) and Southeast corner of the Tract herein described;

THENCE along said curve to the left 21.95 feet to a point for the southwest corner of this tract;

THENCE leaving the south boundary line of Lot 301, centerline of Zapata Ave., North 16 degrees 51 minutes 47 seconds West, 20.03 feet to the North right-of-way line of Zapata Ave. for a West corner of this tract;

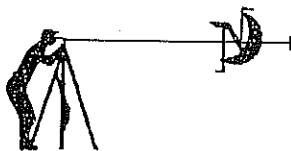
THENCE leaving the North right-of-way line of Zapata Ave., North 18 degrees 19 minutes 04 seconds West, 61.59 feet for another West corner of this tract;

THENCE North 38 degrees 59 minutes 04 seconds West, 27.80 feet to a point for a corner of Lot 301 and Northwest corner of this tract;

THENCE South 58 degrees 18 minutes 47 seconds East, 48.19 feet to a point for a corner of Lot 301 and Northeast corner of this tract;

THENCE South 18 degrees 31 minutes 07 seconds East, 50.332 feet pass the North right-of-way line of Zapata Avenue and at a total distance of 70.332 feet to the point of beginning,

CONTAINING 0.042 acre of land more or less.



**CORONA**

ENGINEERING/SURVEYING CO.

654 WEST. ST. CHARLES  
 BROWNSVILLE, TEXAS. 78520  
 (956) 541-3222 FAX 541-3838

METES AND BOUNDS DESCRIPTION  
 128.62 SQUARE FEET

TRACT II:

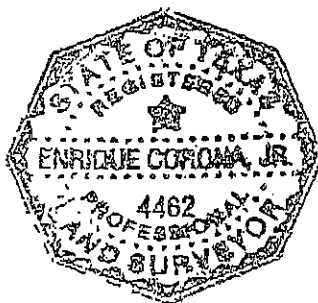
BEING 128.62 SQUARE FEET OUT OF LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 128.62 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF INCH IRON ROD FOUND ON THE DIVISION LINE BETWEEN LOT 301 AND SAID LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, THAT BEARS NORTH 18 DEG. 31 MIN. 07 SEC. WEST, 70.33 FEET AND NORTH 58 DEG. 18 MIN. 47 SEC. WEST, 48.19 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE SOUTHERNMOST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

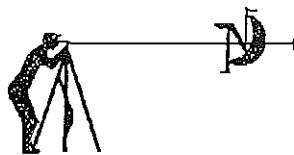
THENCE ALONG THE DIVISION LINE BETWEEN SAID LOTS 301 AND 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, NORTH 20 DEG. 19 MIN. 04 SEC. WEST, A DISTANCE OF 129.0 FEET TO A HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 301 AND THE NORTHWEST CORNER OF SAID LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE SOUTH 21 DEG. 28 MIN. 44 SEC. EAST, A DISTANCE OF 98.41 FEET TO A HALF INCH IRON ROD SET, FOR THE EASTERNMOST CORNER OF THIS TRACT;

THENCE SOUTH 16 DEG. 35 MIN. 24 SEC. EAST, A DISTANCE OF 30.67 FEET TO THE PLACE OF BEGINNING CONTAINING 128.62 SQUARE FEET, MORE OR LESS.



*Enrique Corona Jr.*  
 ENRIQUE CORONA JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR



# CORONA

ENGINEERING/SURVEYING CO.

654 WEST, ST. CHARLES  
BROWNSVILLE, TEXAS. 78520  
(956) 541-3222 FAX 541-3838

## METES AND BOUNDS DESCRIPTION 163.47 SQUARE FEET

### SAVE & EXCEPT:

BEING 163.47 SQUARE FEET OUT OF LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 163.47 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 791.41 FEET ON THE CENTERLINE OF ZAPATA AVENUE, SAID POINT BEING AN ARC LENGTH OF 21.92 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 301, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, FOR THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

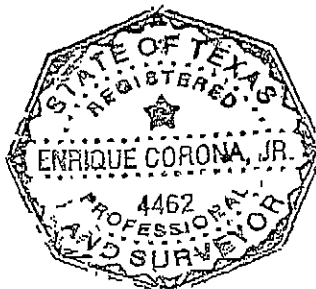
THENCE CONTINUING ALONG THE CENTERLINE OF SAID ZAPATA AVENUE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1.49 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

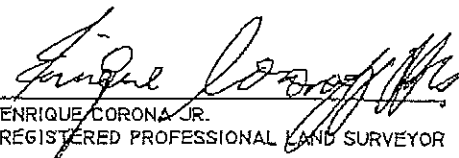
THENCE NORTH 18 DEG. 19 MIN. 04 SEC. WEST, AT A DISTANCE OF 20.00 FEET A HALF INCH IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID ZAPATA AVENUE, A TOTAL DISTANCE OF 86.96 FEET TO A HALF INCH IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 38 DEG. 59 MIN. 04 SEC. EAST, A DISTANCE OF 5.67 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 18 DEG. 19 MIN. 04 SEC. EAST, A DISTANCE OF 61.59 FEET TO A HALF INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF ZAPATA AVENUE, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 16 DEG. 51 MIN. 47 SEC. EAST, A DISTANCE OF 20.03 FEET TO THE PLACE OF BEGINNING CONTAINING 163.47 SQUARE FEET, MORE OR LESS.



  
ENRIQUE CORONA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0040/0000/3010/00

PROPERTY OWNER:

LOYA JUAN M  
208 AVENIDA ZAPATA  
RANCHO VIEJO, TX 78575

PROPERTY DESCRIPTION:

RANCHO VIEJO - RANCHO VIEJO SEC 4  
NORTH PT LOT 301N

CAUSE # ACRES .4689 MIN% .000000000000 TYPE  
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF: DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2011	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX: \* ALL PAID \*  
UNPAID FEES: \* NONE \*  
INTEREST ON FEES: \* NONE \*  
COMMISSION: \* NONE \*  
TOTAL DUE ==> \* ALL PAID \*

TAXES PAID FOR YEAR 2011 \$2,095.98

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

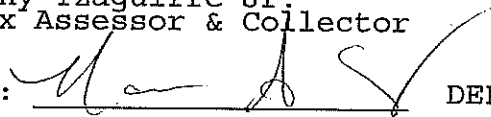
THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS SIZE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

EVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/31/2012

Amount Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By:  DEPUTY

%% TAX RECEIPT %%

RECEIPT NO: 048765  
CAMERON COUNTY TAX OFFICE  
Tony Yzaguirre Tax Assessor Collector  
964 E. Harrison  
Brownsville TX 78520  
(956) 544-0800

BATCH NO: 12031NC  
EFFECTIVE DATE PAID: 01/31/2012  
ACCOUNT NUM: 52/0040/0000/3010/00

REC'D BY: NCR            PROC DATE: 01/31/2012  
REF#: 4420149            PROC TYPE: PST  
                              PROC TIME: 15:14:50  
MORTGAGE CODE: 575            NUM: 14498121  
DESC: RANCHO VIEJO - RANCHO VIEJO SEC 4  
                              NORTH PT LOT            301N

NAME: LOYA JUAN M  
208 AVENIDA ZAPATA  
RANCHO VIEJO, TX 78575

				# ACRES:	0.468				
YEAR	ENTITY	TYPE	BASE TAX	P & I	COLL FEE	TOTAL AMT	REFERENCE		
2011	CERTFEE		FEE: CERTIFICATE FEE			10.00	1		
-----									
ACCT TAX DUE BEFORE PYMT			0.00	TOTAL APPLIED		10.00			
ACCT TAX DUE AFTER PYMT			*PAID IN FULL*	TOTAL TENDERED		10.00			
CK #:	CASH		PYMT TYPE: CA	PAID BY	LOYA JUAN M				

YEAR	ENTITY	CODE & DESCRIPTION	NET TAXABLE VALUE	TAX RATE
------	--------	--------------------	-------------------	----------

P A I D  
 JAN 31 2012  
 CAMERON COUNTY TAX OFFICE  
 DEPUTY *[Signature]*

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0040/0000/3020/00

PROPERTY OWNER:

MASRALLAH JORGE N & PATRICIA M  
204 ZAPATA AVE  
RANCHO VIEJO, TX 78575-9653

PROPERTY DESCRIPTION:

RANCHO VIEJO - RANCHO VIEJO SEC 4  
NORTH LOT 302 N & PT LOT

CAUSE # ACRES .3260 MIN% .000000000000 TYPE  
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF: DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
011	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX:	* ALL PAID *
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	* ALL PAID *

TAXES PAID FOR YEAR 2011 \$1,752.41

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

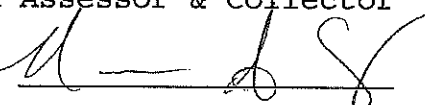
THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS SIZE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/31/2012

Amount Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By:  DEPUTY



%% T A X R E C E I P T %%

RECEIPT NO: 048767  
CAMERON COUNTY TAX OFFICE  
Tony Yzaguirre Tax Assessor Collector  
964 E. Harrison  
Brownsville TX 78520  
(956) 544-0800

BATCH NO: 12031NC  
EFFECTIVE DATE PAID: 01/31/2012  
ACCOUNT NUM: 52/0040/0000/3020/00

REC'D BY: NCR           PROC DATE: 01/31/2012  
REF#: 4420151         PROC TYPE: PST  
                          PROC TIME: 15:15:16  
DESC: RANCHO VIEJO - RANCHO VIEJO SEC 4  
          NORTH LOT 302 N & PT LOT 301N

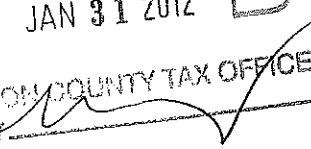
NAME: NASRALLAH JORGE N & PATRICIA M  
      204 ZAPATA AVE  
      RANCHO VIEJO, TX 78575-9653

				# ACRES:	0.326			
YEAR	ENTITY	TYPE	BASE TAX	P & I	COLL FEE	TOTAL AMT	REFERENCE	
2011	CERTFEE		FEE: CERTIFICATE FEE			10.00	1	
						-----		
ACCT TAX DUE BEFORE PYMT			0.00	TOTAL APPLIED		10.00		
ACCT TAX DUE AFTER PYMT			*PAID IN FULL*	TOTAL TENDERED		10.00		
CHK #: CASH			PYMT TYPE: CA	PAID BY CORONA ENGINE				

YEAR	ENTITY	CODE & DESCRIPTION	NET TAXABLE VALUE	TAX RATE
------	--------	--------------------	-------------------	----------

P A I D

JAN 31 2012

CAMERON COUNTY TAX OFFICE  
DEPUTY 

TAX CERTIFICATE



AURORA LOZANO  
HARLINGEN TAX OFFICE TAX ASSESSOR - COLLECTOR  
609 N.77 SUNSHINE STRIP  
HARLINGEN, TEXAS 78550

**Issued To:**  
LOYA JUAN M  
208 AVENIDA ZAPATA  
RANCHO VIEJO, TX 78575

**Legal Description:**  
RANCHO VIEJO - RANCHO VIEJO SEC 4 NORTH  
PT LOT 301N

**Parcel Address:** 208 ZAPATA AVE

**Legal Acres:** .4689

>--  
**Account Number:** 52-0040-0000-3010-00  
**Certificate No:** 185098496  
**Certificate Fee:** \$10.00

**Print Date:** 02/03/2012  
**Paid Date:** 02/03/2012  
**Issue Date:** 02/03/2012  
**Operator ID:** DOLLYD  
<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

**Exemptions:**  
HOMESTEAD

**Certified Owner:**  
LOYA JUAN M  
208 AVENIDA ZAPATA  
RANCHO VIEJO, TX 78575

2011 Value:	147,183
2011 Levy:	\$1,572.98
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

**Certified Tax Unit(s):**  
3 L.F.I.S.D.

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION

Reference (GF) No: N/A  
Issued By: *Aurora Lozano*  
AURORA LOZANO  
HARLINGEN TAX OFFICE TAX ASSESSOR - COLLECTOR

TAX CERTIFICATE



AURORA LOZANO  
HARLINGEN TAX OFFICE TAX ASSESSOR - COLLECTOR  
609 N.77 SUNSHINE STRIP  
HARLINGEN, TEXAS 78550

**Issued To:**  
NASRALLAH JORGE N & PATRICIA M  
204 Zapata Ave  
Rancho Viejo, TX 78575-9653

**Legal Description:**  
RANCHO VIEJO - RANCHO VIEJO SEC 4 NORTH  
LOT 302 N & PT LOT 301N

**Parcel Address:** 204 ZAPATA AVE  
**Legal Acres:** .3260

>--  
**Account Number:** 52-0040-0000-3020-00  
**Certificate No:** 185098497  
**Certificate Fee:** \$10.00

**Print Date:** 02/03/2012  
**Paid Date:** 02/03/2012  
**Issue Date:** 02/03/2012  
**Operator ID:** DOLLYD

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2011. ALL TAXES ARE PAID IN FULL

Exemptions:

**Certified Owner:**  
NASRALLAH JORGE N & PATRICIA M  
204 Zapata Ave  
Rancho Viejo, TX 78575-9653

2011 Value:	121,917
2011 Levy:	\$1,450.81
2011 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

**Certified Tax Unit(s):**  
3 L.F.I.S.D.

PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX ROLL SECTION 25.21 IS NOT INCLUDED IN THE CERTIFICATE [TAX ROLL SECTION 31.08(B)].

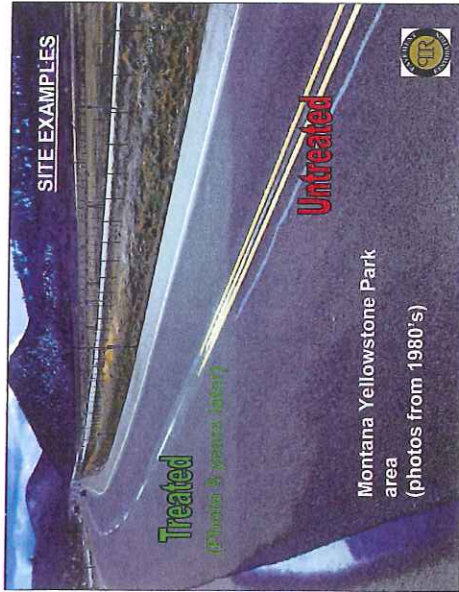
DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION

Reference (GF) No: N/A  
Issued By: *Aurora Lozano*  
AURORA LOZANO  
HARLINGEN TAX OFFICE TAX ASSESSOR - COLLECTOR

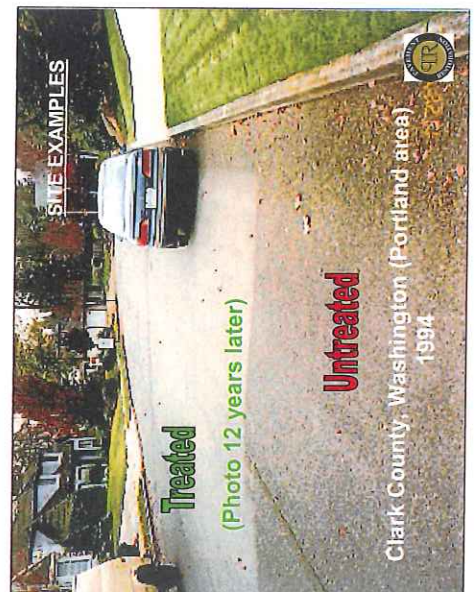
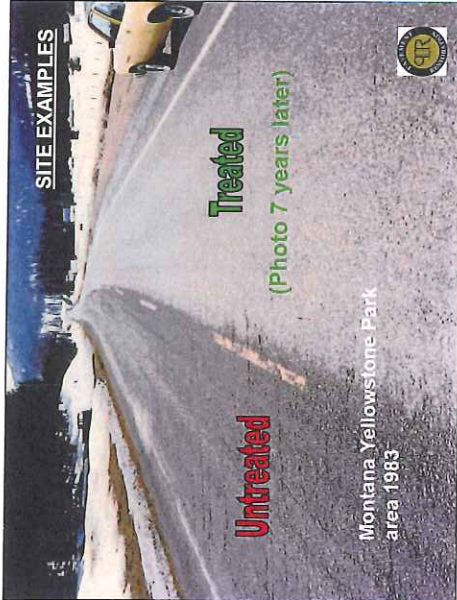
#9: Consideration/Action on Request by Mr. Enrique Corona, Jr., agent for Mr. and Mrs. Juan Loya and Mr. and Mrs. Jorge N. Nasrallah, owners to replat Lots 301 and 302, Section IV North to change the lot lines

# #10: Presentation on Street Maintenance Program

*Before and After*



*Before and After*



*Pavement  
Preservation of  
Asphalt  
Pavement*

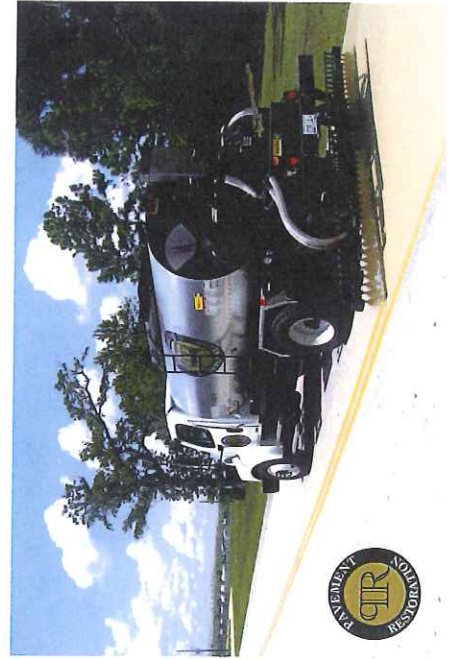
**RECLAMITE®**



**Pavement Restoration Inc.**

PO BOX 1532, BOERNE TEXAS 78006  
Email : [paverstore@msn.com](mailto:paverstore@msn.com), [www.paverstore.com](http://www.paverstore.com)

Tel: 813-323 2710 Fax : 830-336 3484

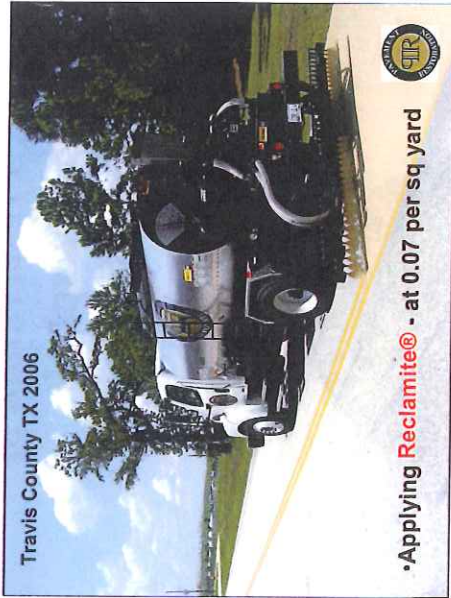


**Pavement Restoration Inc.**

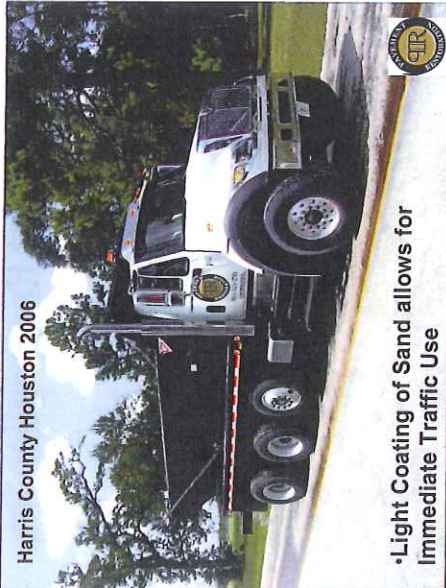
PO BOX 1532, BOERNE TEXAS 78006  
Email : [paverstore@msn.com](mailto:paverstore@msn.com), [www.paverstore.com](http://www.paverstore.com)

Tel: 813-323 2710 Fax : 830-336 3484

*The complete  
"Turnkey" Package*

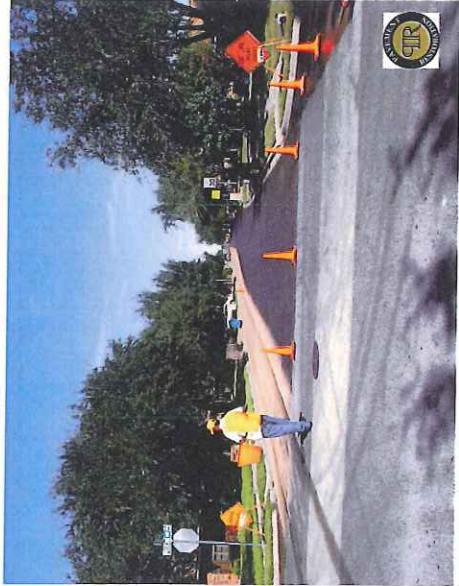


Our latest Rosco distributor trucks apply an accurate computer controlled spread for even applications for full road coverage curb to curb. Smaller hard to reach Hot Spots are dealt with our mobile ATV sprayer



Using clean, washed concrete sand, we apply a light coating to the road to address any skid resistance issues, tracking onto vehicles or driveways and ensure minimal disruption to traffic and residents

*The complete  
"Turnkey" Package*



We supply full Traffic control and safety through our Flaggers, signage and cones. We also communicate through HOA's and individual resident notifications prior to work



We follow up with our Regenerative air sweeper to ensure a clean roadway free of any residual sand and debris to complete our Rejuvenation process

*The complete  
"Turnkey" Package*



We work and inspect roads with your team to ensure the right candidates are selected for a successful Rejuvenation Program



4" cores taken to truly validate results through Microviscosity and Penetration Values



Pavement Restoration  
Inc.

See what we can do  
for you.

#11: 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 Roberto Medrano and members of the Board of Aldermen dated February 14, 2012 for the election to be held on May 12, 2012, is hereby ratified and adopted in all respects.

SECTION 2. Said election is to be held on Saturday, May 12, 2012 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 ballot – hand counted and ES&S Automark Voter Assist Terminal.

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 Secretary 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 Secretary at the Town Municipal Office of Rancho Viejo, 3301 Carmen Avenue, Rancho Viejo, Texas. The last day for filing said application is Monday, March 5, 2012 at 5:00 P.M.

SECTION 4. The Town Secretary or her 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 Secretary's Office is Monday, April 30, 2012 through Tuesday, May 8, 2012, Monday through Friday, regular working hours (8:00 A.M. to 5:00 P.M.); except for Wednesday, May 2, 2012 and Tuesday, May 8, 2012, the early voting hours are 7:00 A.M. to 7:00 P.M.

Application to vote by mail shall be addressed to the Town Secretary, Town of Rancho Viejo, 3301 Carmen Avenue, Rancho Viejo, Texas 78575. Applications for ballot by mail must be received no later than the close of business on Friday, May 4, 2012.

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 BROWNSVILLE HERALD one time.

PASSED, ADOPTED AND APPROVED this the 14<sup>th</sup> day of February, 2012.

ROBERTO MEDRANO, Mayor

ATTEST:

CHERYL J. KRETZ, Town Secretary

#12: Consideration/Action on  
Reappointment of Members to the  
Planning and Zoning Commission

Mr. Glenn McGehee and Mr. Filiberto Conde agreed to serve another term on the Planning and Zoning Commission.

# #13: Public Comment

# #14: Adjourn

# RANCHO VIEJO POLICE DEPARTMENT

## MONTHLY STATISTICAL REPORT

MONTH OF :            JANUARY            2012

<b><u>I</u></b> <b><u>CRIMINAL VIOLATION</u></b>	<b><u>CURRENT</u></b>	<b><u>PRIOR</u></b>
THEFT	0	1
THEFT OF SERVICE	0	0
BURGLARY OF HABITATION	0	0
BURGLARY OF A VEHICLE	0	0
IDENTITY THEFT	0	0
FAMILY VIOLENCE	2	3
CRIMINAL MISCHIEF/ TRESPASS	0	0
RUN AWAY	1	0
HARASSMENT / STALKING	1	0
INJURY TO A CHILD	0	0
SEXUAL ASSAULT / ABUSE	0	0
ASSAULT / THREATS	0	0
POSSESSION OF MARIJUANA	0	0
TAMPERING W/ GOV RECORDS	0	0
FAIL TO IDENTIFY	0	0
POSS. OF CONTROLLED SUBSTANCE	0	0
TOTAL	4	4
<b><u>II</u></b> <b><u>MISCELLANEOUS INCIDENTS</u></b>		
CIVIL MATTER	1	0
AMBULANCE CALLS	2	0
VEHICLE ACCIDENTS	0	2
ASST. OUTSIDE AGENCIES	0	0
DOMESTIC DISPUTE	0	0
LOST/FOUND PROPERTY	0	1
K-9/ANIMAL INCIDENT	1	1
VEHICLE IMPOUND	0	5
WELFARE CONCERN (911 HANG-UP)	0	0
MISSING PERSON	1	0
PROPERTY DAMAGE	2	1
SUSPICIOUS PERSON / ACTIVITY	1	0
FIRE CALL	0	0
INFORMATION REPORT	1	1
TOTAL	9	11
<b><u>III</u></b> <b><u>CRIMINAL ARREST</u></b>		
ADULT OFFENDER	1	7
JUVENILE OFFENDER	0	0
TOTAL	1	7

IV VEHICLE TRAFFIC INFRACTION

WRITTEN CITATIONS	54	61
WRITTEN WARNINGS	16	24
TOTAL	70	85

V MUNICIPAL ORD. INFRACTION

WRITTEN CITATIONS	1	0
WRITTEN WARNINGS	0	0
TOTAL	1	0

VI POLICE

PATROL MILEAGE	7,217	6,744
----------------	-------	-------