



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

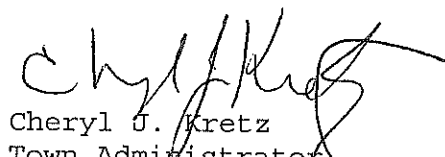
NOTICE OF PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
STRATEGIC PLANNING COMMITTEE

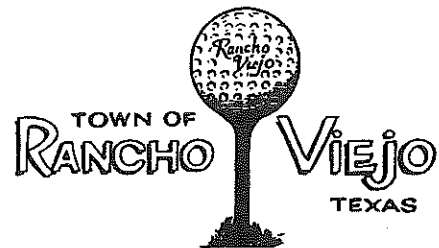
FEBRUARY 6, 2012

5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS to be held on February 6, 2012 at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review 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

  
Cheryl J. Kretz  
Town Administrator



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

NOTICE OF PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION

FEBRUARY 8, 2012  
9:00 A.M.

NOTICE is hereby given of a REGULAR MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS to be held on February 8, 2012 at 9:00 A.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. Approval of Minutes - April 26, 2010
4. 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
5. Consideration, Discussion and Action on Recommendation to the Board of Aldermen 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
6. Adjourn

  
Cheryl J. Kretz  
Town Administrator

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



*Michele Sanchez, P.C.*

*Attorney at Law*

*717 North Expressway 83*

*Brownsville, Texas 78520*

*E-Mail Michele@msanchezpc.com*

*Cell (956) 544-7244*

*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 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:

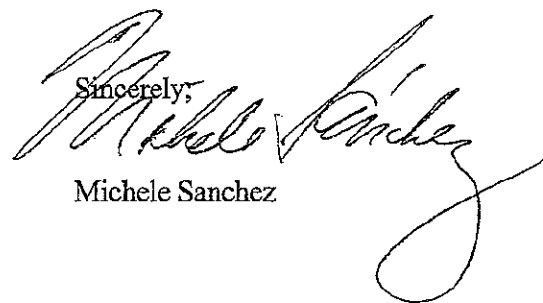
1. Restrictions recorded in Volume 942, Page 399, and Amendment thereto recorded in Volume 964, Page 802 and Correction to the Amendment recorded in Volume 968, Page 20, all in the Deed Records of Cameron County, Texas.
2. Contract for irrigation rights with easements, dated June 3, 1944 (acknowledged), 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 over 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 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.

EXHIBIT "A"



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:

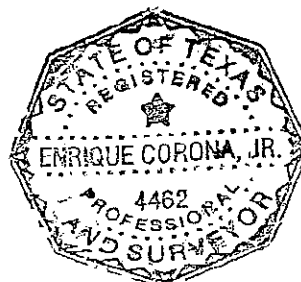
THENCE CONTINUING ALONG THE CENTERLINE OF SAID ZAPATA AVENUE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 1.49 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

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





METES AND BOUNDS DESCRIPTION  
128.62 SQUARE FEET

SAVE & EXCRPT:

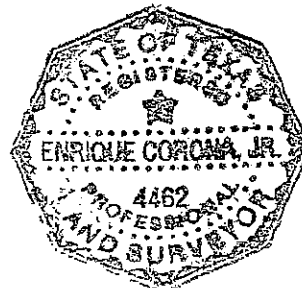
BEING 128.62 SQUARE FEET OUT OF LOT 302, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGES 34-46, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 128.62 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED 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 83**Brownsville, Texas 78520**E-Mail Michele@msanchezpc.com**Cell (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.**

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**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.**

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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:

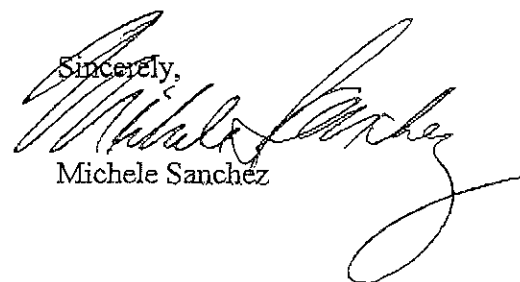
1. Texas Home Equity Security Instrument dated November 22, 2011, recorded in Volume 18158, Page 218, Official Records of Cameron County, Texas; and Texas Home Equity Affidavit and Agreement dated November 22, 2011, recorded in Volume 18158, Page 237, Official Records of Cameron County, Texas, executed 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.
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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,



Michele Sanchez

MAS/agl

SAVE & EXCEPT:

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

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EXHIBIT "A"



METES AND BOUNDS DESCRIPTION  
128.62 SQUARE FEET

TRACT II:

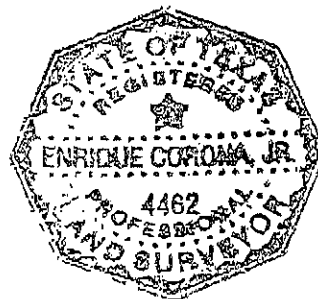
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ENRIQUE CORONA JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

EXHIBIT "B"



METES AND BOUNDS DESCRIPTION  
163.47 SQUARE FEET

SAVE & EXCEPT:

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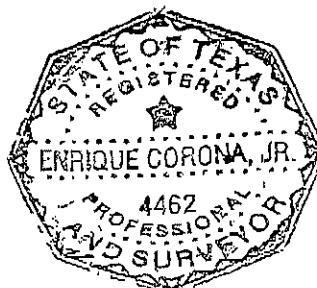
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*Enrique Corona Jr.*  
ENRIQUE CORONA JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR

TAX CERTIFICATE  
CAMERON COUNTY TAX OFFICE  
Tony Yzaguirre Tax Assessor Collector  
964 E. Harrison  
Brownsville TX 78520  
(956) 544-0800

NO4398

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				* ALL PAID	*
		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

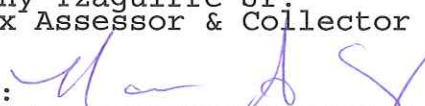
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS USE, 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

Fee Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By:  DEPUTY



%% T A X   R E C E I P T %%  
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

PAID  
JAN 31 2012  
CAMERON COUNTY TAX OFFICE  
DEPUTY

TAX CERTIFICATE  
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: NASRALLAH 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
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				* ALL PAID	*
		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  
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY  
TAX CODE.)

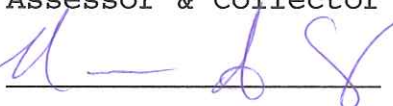
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL  
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT  
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC  
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).

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

Fee 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

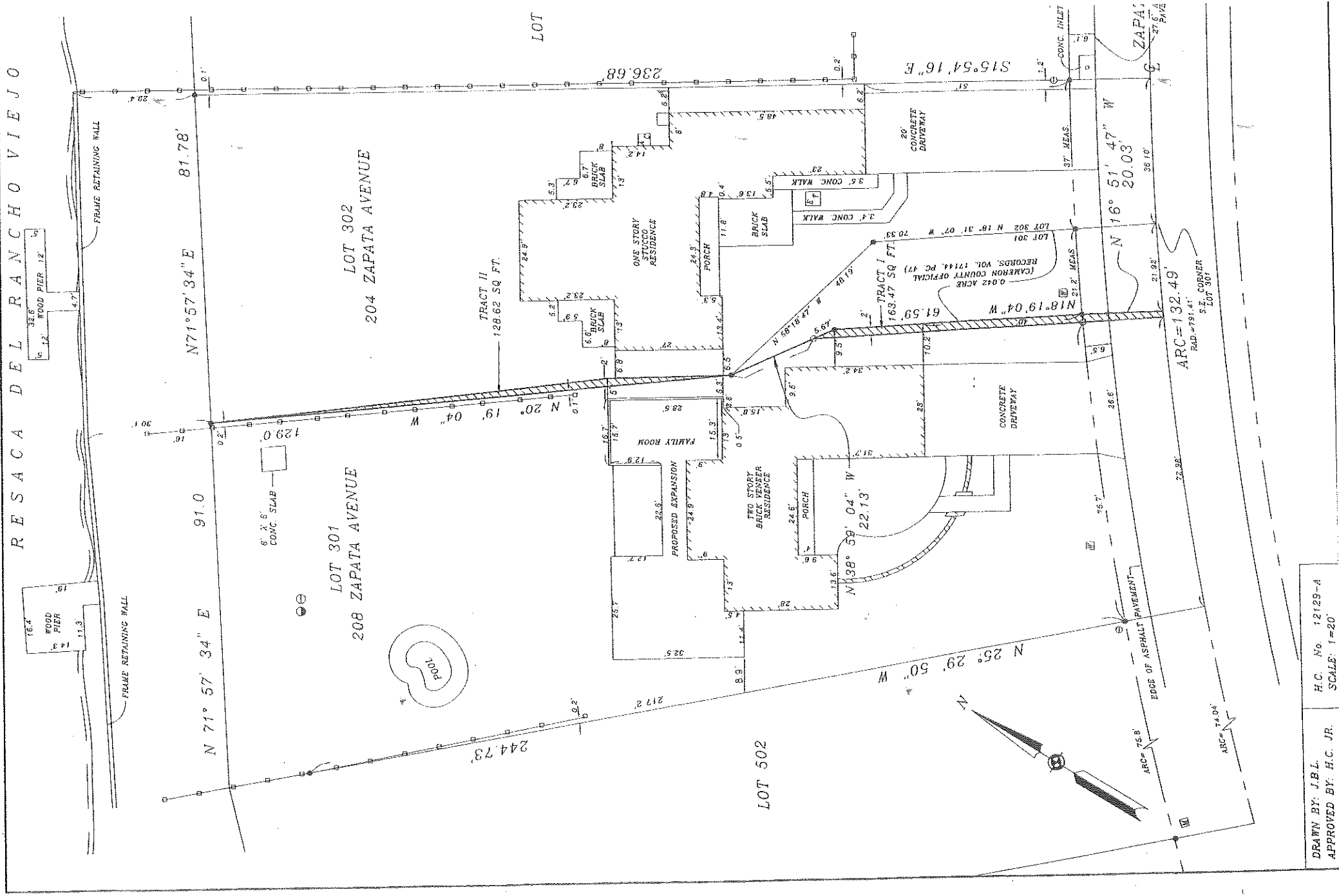
BATCH NO: 12031NC  
EFFECTIVE DATE PAID: 01/31/2012  
ACCOUNT NUM: 52/0040/0000/3020/00  
  
REC'D BY: NCR      PROC DATE: 01/31/2012  
REF#: 4420151      PROC TYPE: PST  
                     PROC TIME: 15:15:16  
DESC: RANCHO VIEJO - RANCHO VIEJO SEC 4  
         NORTH LOT 302 N & PT LOT 301N

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
CK #: CASH		PYMT TYPE: CA		PAID BY CORONA ENGINE			
.....							
YEAR	ENTITY	CODE & DESCRIPTION			NET TAXABLE VALUE		TAX RATE

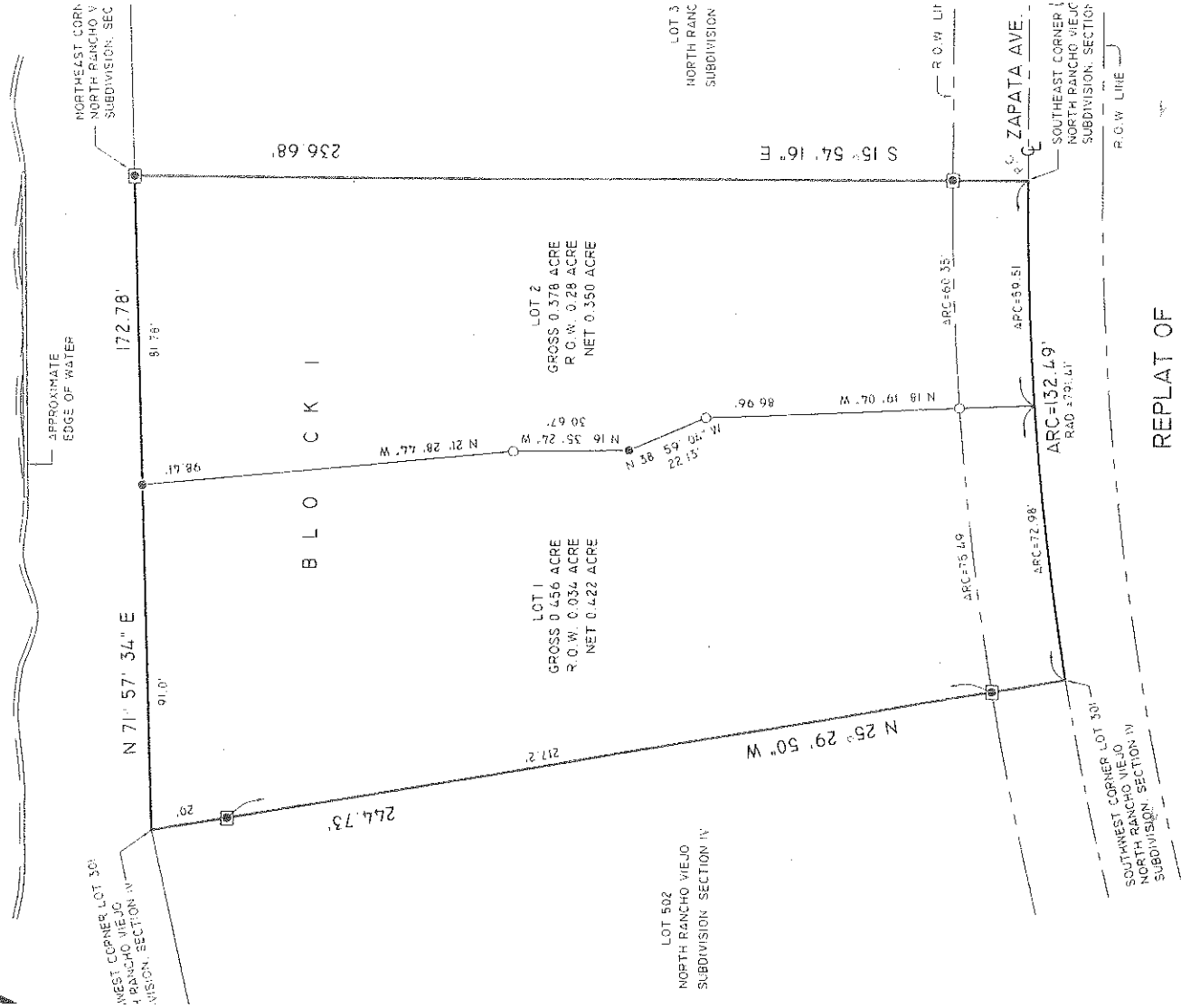
PAID  
JAN 31 2012  
CAMERON COUNTY TAX OFFICE  
DEPUTY

RESACA DEL RANCHO VIEJO



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

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 \_\_\_\_\_