

3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone: (956)350-4093 Fax: (956)350-4156

AMENDED

NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE

DECEMBER 3, 2013
6:00 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 Tuesday, December 3, 2013, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS.

1. Discussion/Consideration and Action on Sign Ordinance
2. Consideration and Discussion of Request in ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B Single-Family Dwelling District for the following described property – 3.519 acres out of El Angel Golf Course and described a Tract II – 50.373 acres in Assumption Warranty Deed and said 3.519 Acres being Tract I – 0.690 acres and Tract II – 2.829 acres
3. Action on PRELIMINARY Recommendation to Planning and Zoning Commission to approve Request in ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B Single-Family Dwelling District for the following described property – 3.519 acres out of El Angel Golf Course and described a Tract II – 50.373 acres in Assumption Warranty Deed and said 3.519 Acres being Tract I – 0.690 acres and Tract II – 2.829 acres
4. Consideration and Discussion on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain PRELIMINARY Recommendation to the Planning and Zoning Commission to approve the SUBDIVISION PLAT for the Santa Ana Lake Subdivision No. 1, Lots 1-8, being 3.519 acres out of El Angel Golf Course and described a Tract II – 50.373 acres in Assumption Warranty Deed and said 3.519 Acres being Tract I – 0.690 acres and Tract II – 2.829 acres. This proposed subdivision is near the intersection of Enchilada and Santa Ana.
5. Action on PRELIMINARY Recommendation to Planning and Zoning Commission on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain PRELIMINARY Recommendation to the Planning and Zoning Commission to approve the SUBDIVISION PLAT for the Santa Ana Lake Subdivision No. 1, Lots 1-8, being 3.519 acres out of El Angel Golf Course and described a Tract II – 50.373 acres in Assumption Warranty Deed and said 3.519 Acres being Tract I – 0.690 acres and Tract II – 2.829 acres. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

Ana.


Cheryl J. Kretz

Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on 12/3/13 at 6:00 P.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.

METES AND BOUNDS DESCRIPTION
3.519 ACRES OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS TRACT 1-0-373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VII, CAMERON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 33-43, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 3.519 ACRES BEING TRACT 1-0-373 ACRES AND TRACT 8-2-629 ACRES, AND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

TRACT 1 0.890 ACRES

COMMENCING AT A STEEL SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 68, RANCHO VIEJO SUBDIVISION, SECTION 8, AND BEING IN CENTERLINE OF AV. SANTA ANA (50 FT. R.O.W.), THENCE ALONG THE CENTERLINE OF AV. SANTA ANA, NORTH 00 DEG. 20 MIN. 24 SEC. WEST, A DISTANCE OF 159.08 FEET TO A STEEL SPINDLE FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1847.05 FEET, THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 593.49 FEET (CHORD: NORTH 09 DEG. 52 MIN. 59 SEC. EAST, A DISTANCE OF 593.49 FEET) TO A STEEL SPINDLE FOUND AT THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 21 DEG. 12 MIN. 21 SEC. EAST, A DISTANCE OF 44.63 FEET TO A STEEL SPINDLE SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS TRACT;

THENCE, NORTH 89 DEG. 47 MIN. 39 SEC. WEST, AT A DISTANCE OF 25.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT A DISTANCE OF 189.80 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, A TOTAL DISTANCE OF 209.80 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 09 DEG. 28 MIN. 25 SEC. EAST, AT A DISTANCE OF 111.97 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT THE SOUTH RIGHT-OF-WAY LINE OF ENCILADA ST., A TOTAL DISTANCE OF 137.42 FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID ENCILADA ST., SOUTH 89 DEG. 47 MIN. 39 SEC. EAST, A DISTANCE OF 235.47 FEET TO A CONCRETE HAIL FOUND AT THE INTERSECTION OF CENTERLINE OF SAID ENCILADA STREET WITH THE CENTERLINE INTERSECTION OF AV. SANTA ANA, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID AV. SANTA ANA, SOUTH 20 DEG. 12 MIN. 22 SEC. WEST, A DISTANCE OF 135.00 FEET, TO THE POINT OF BEGINNING;

TRACT II: 2.629 ACRES

BEGINNING AT A STEEL SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 68, RANCHO VIEJO SUBDIVISION, SECTION 8, AND BEING IN CENTERLINE OF AV. SANTA ANA (50 FT. R.O.W.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE CENTERLINE OF AV. SANTA ANA, NORTH 00 DEG. 20 MIN. 24 SEC. WEST, A DISTANCE OF 159.08 FEET TO A STEEL SPINDLE FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1847.05 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 593.49 FEET (CHORD: NORTH 09 DEG. 52 MIN. 59 SEC. EAST, A DISTANCE OF 593.49 FEET) TO A STEEL SPINDLE FOUND AT THE POINT OF TANGENCY OF SAID CURVE TO THE RIGHT;

THENCE, NORTH 20 DEG. 12 MIN. 21 SEC. EAST, A DISTANCE OF 17.43 FEET TO A STEEL SPINDLE SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE SAID CENTERLINE OF AV. SANTA ANA, SOUTH 89 DEG. 47 MIN. 39 SEC. EAST, AT A DISTANCE OF 25.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT THE SOUTH RIGHT-OF-WAY LINE OF SAID AV. SANTA ANA, A TOTAL DISTANCE OF 189.80 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 16 DEG. 59 MIN. 25 SEC. WEST, A DISTANCE OF 199.57 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 09 DEG. 31 MIN. 59 SEC. WEST, A DISTANCE OF 163.73 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 02 DEG. 31 MIN. 59 SEC. WEST, A DISTANCE OF 163.73 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT THE NORTHEAST CORNER OF SAID LOT 68, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 68, SOUTH 89 DEG. 33 MIN. 36 SEC. WEST, AT A DISTANCE OF 140.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, IN A SIX INCH CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SAID AV. SANTA ANA, A TOTAL DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.519 ACRES, MORE OR LESS.

STATE OF TEXAS
COUNTY OF CAMERON

THIS REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

TOWN OF RANCHO VIEJO, TEXAS.

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, THIS THE _____ DAY OF _____, 201__.

ATTEST: TOWN SECRETARY _____ MAYOR _____

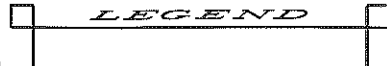
PLANNING AND ZONING CHAIRMAN
COUNTY OF CAMERON

I, JOE G. RIVERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ A.D., 201__, WITZ CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 201__, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D., 201__, AT _____ M., IN _____ CABINET, SLOT _____ MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY, AT THE OFFICE IN BROWNSVILLE, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.

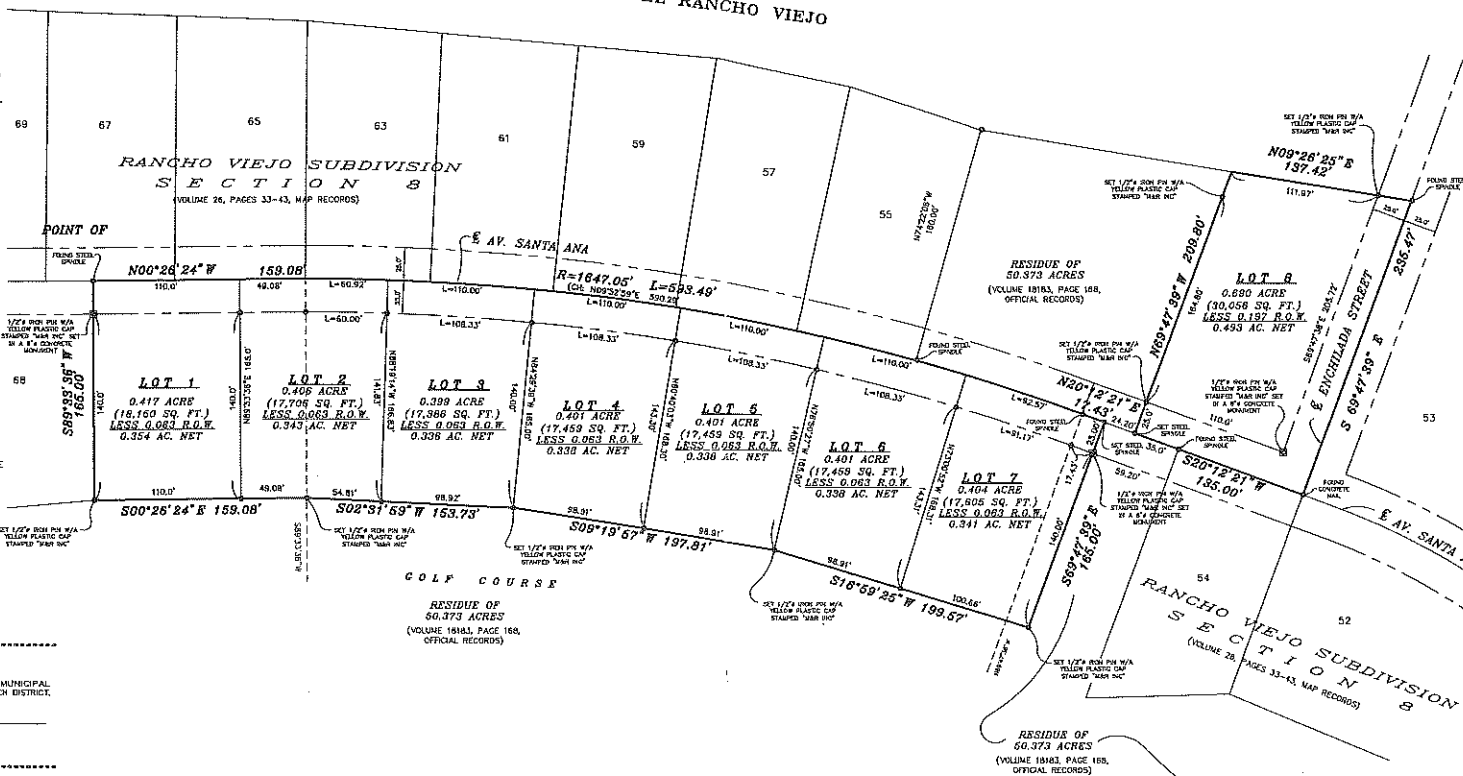
JOE G. RIVERA
COUNTY CLERK
CAMERON COUNTY, TEXAS

BY: DEPUTY



MERIDIAN OF
RANCHO VIEJO
SUBDIVISION
SECTION 8

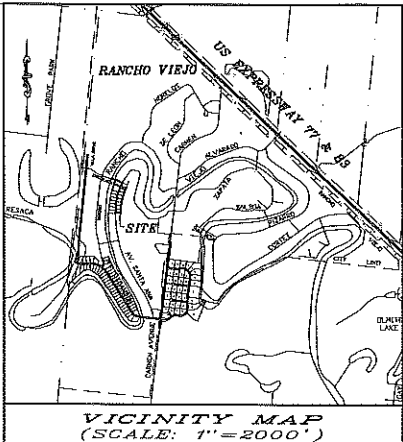
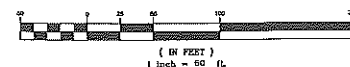
RESACA DEL RANCHO VIEJO



NOTES:

1. AUTHENTICATION FOUND ALONG THE CENTERLINE OF AV. SANTA ANA WAS HELD FOR BASIS OF BEARING.
2. THIS PLAT WAS RECORDED IN VOLUME 28, PAGE 33-43, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT.
3. ANY BEARING (INTERIOR) CHANGES WOULD NEED TO BE MODIFIED AND APPROVED BY VALUERS, PG. 2 (PG. 350-359-4130)

GRAPHIC SCALE



VICINITY MAP
(SCALE: 1"=2000')

COUNTY OF CAMERON
STATE OF TEXAS
KNOW ALL MEN BY THIS PRESENTS, THAT I, G. XAVIER MONTEYOR, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF "SANTA ANA LAKE SUBDIVISION", DEPICTED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADOPT THIS SUBDIVISION.

G. XAVIER MONTEYOR, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

COUNTY OF CAMERON
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED G. XAVIER MONTEYOR, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201__.

NOTARY PUBLIC, STATE OF TEXAS.

COUNTY OF CAMERON
STATE OF TEXAS

I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, TESORO CORNER SUBDIVISION, NO. 1, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER, _____ DATE: _____

COUNTY OF CAMERON
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201__.

NOTARY PUBLIC, STATE OF TEXAS.

"SANTA ANA LAKE SUBDIVISION, NO. 1"

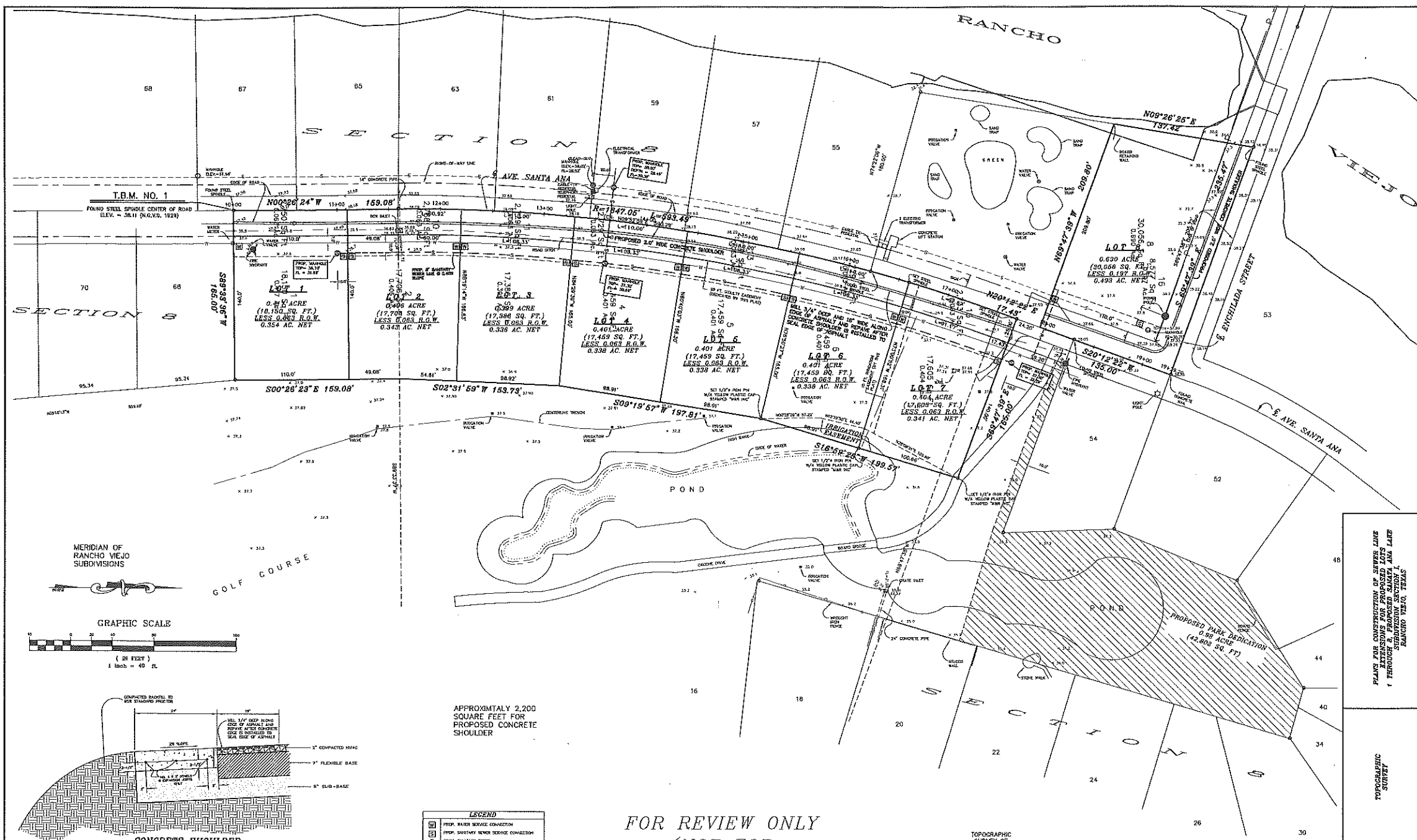
AND BEING
8 RESIDENTIAL LOTS
OUT OF
3.519 ACRES OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS TRACT 11-0-373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VII, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 33-43, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(AUGUST 20, 2013)

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-2670
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrino@engmail.com
G.P. NO. N/A JOHN NO. 18963
18963.00.DWG Sean G. Drury Jr.



EDUARDO M. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900



EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS AND END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 LF. EXPANSION JOINTS WILL CONSIST OF 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL WITH 3 - 36" x 1/2" DOWELS, ONE END GREASE AND WRAPPED. CARE MUST BE TAKEN THAT THE DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE "PLUGS" OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL THAT WOULD PREVENT JOINT FROM OPERATING AS AN EXPANSION JOINT. EXPANSION JOINT MATERIAL SHALL BE PRE-MOLDED ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL CONFORMING TO ASTM D 944 (NOT WOOD FIBER TYPE).

DUMMY JOINTS SHALL BE 2" DEEP AND SHOULD NOT EXCEED 10 LF. INTERVALS.

LEGEND	
	PROPOSED WATER SERVICE CONNECTION
	PROPOSED SANITARY SEWER CONNECTION
	EXISTING SANITARY SEWER
	PROPOSED WATER SERVICE
	EXISTING WATER SERVICE
	PROPOSED SHOULDER
	EXISTING MANHOLE

FOR REVIEW ONLY
(NOT FOR
CONSTRUCTION)

TOPOGRAPHIC
SURVEY OF
PROPOSED
SANTA ANA LAKE SUBDIVISION, NO. 1
3.619 ACRES OUT OF RANCHO VIEJO SUBDIVISION, SECTION 58, CAMERON COUNTY, TEXAS,
ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 26, PAGE 39 MAP
RECORDS, CAMERON COUNTY, TEXAS.
SCALE: 1" = 40'
PREPARED FOR:
RANCHO VIEJO RESORT
AND COUNTRY CLUB
NOV 11, 2013

SHEET NO.
1
OF 4

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-2670
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com
G.P. NO. N/A
JOB NO. 18953
Date: G. Ortiz, Jr.

PLANS FOR CONSTRUCTION OF SEWER LINE
AND WATER SERVICE LINES
THROUGH SECTION 1
THROUGH SECTION 1
RANCHO VIEJO, TEXAS
TOPOGRAPHIC
SURVEY