



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
MAY 17, 2016
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, May 17, 2016 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. Action on Issuance of Certificates of Election
5. Administer Oath of Office and Installation of Elected Officials
6. Public Comment
7. Approval of Minutes - Regular Meeting April 12, 2016
8. March 2016 Financial Report - Town Administrator
9. April 2016 Police Report - Chief of Police
10. Review/Approval of Investment Policy
11. Election of President Pro Tempore (Mayor Pro Tem)
12. Consideration/Reappointment of Metropolitan Planning Organization (MPO) Representative
13. Consideration/Action on Appointment of Chairperson to the Beautification Committee
14. Consideration/Action on Appointment of Chairperson and Vice Chair to the Street Committee
15. Consideration/Action on Reappointment of Member to the Board of Adjustments & Appeals
16. Consideration/Action on Resolution on Reappointment for Municipal Judge
17. Consideration/Approval to Declare One 1993 GMC Pickup (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and authorize the Police Chief/Mayor to Accept the Highest Offer

18. Consideration/Approval of Agreement with Manuel Martinez for Animal Control
19. Public Hearing to Consider Final Recommendation to the Board of Aldermen on Request by G. Xavier Montemayor, representative for S & M Projected Assets, LLC, owners of lot 3, lot 4, lot 5 and Being 751.30 square feet, more or less out of Lot 1, Block 2, Town Hall Subdivision III, to replat into one lot
20. Review/Discussion/Action on Final Recommendation to the Board of Aldermen on a Request by G. Xavier Montemayor, representative for S & M Projected Assets, LLC, owners of lot 3, lot 4, lot 5 and Being 751.30 square feet, more or less out of Lot 1, Block 2, Town Hall Subdivision III, to replat into one lot
21. Public Hearing to Consider Final Recommendation to the Board of Aldermen on Request by Tomas Castella, owner of Oak Crest Properties LLC, owner of Lot 1 Block 1, Tesoro Corner Subdivision, to replat into two lots
22. Review/Discussion/Action on Final Recommendation to the Board of Aldermen on a Request by Tomas Castella, owner of Oak Crest Properties LLC, owner of Lot 1 Block 1, Tesoro Corner Subdivision, to replat into two lots
23. Consideration/Action on Resolution of the Town of Rancho Viejo, Texas Finding that AEP Texas Central Company's application for approval of a distribution cost recovery factor to increase distribution rates Within the Town Should be Denied; Finding that the Town's Reasonable Rate Case Expenses shall be Reimbursed by the Company; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel
24. Consideration/Action on Resolution of the Town of Rancho Viejo, Texas, Authorizing Review of Texas Gas Service Company's ("TGS") Cost of Service Adjustment ("COSA"); Approving of a joint Review of TGS' Application along with other cities served by TGS; Hiring Legal and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; Requiring TGS to reimburse all reasonable costs associated with Cities' efforts in this ratemaking effort; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel
25. Rabies Vaccination Announcement - June 2, 2016 at Town Hall from 5:30 P.M. to 6:30 P.M.
26. Public Comment
27. Adjourn



Fred Blanco, Town Administrator

1. Call to Order

by Mayor Rathbun

2. Roll Call

by Isabel Perales

Alderwoman Carr

Alderwoman Guerrero

Alderman Lucio

Alderwoman Truan

Alderman Vera

Legal Counsel, Daniel Rentfro, Jr.

Town Administrator, Fred Blanco.

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. Action on Issuance of Certificates of Election

5. Administer Oath of Office and Installation of Elected Officials

6. Public Comment

7. Approval of Minutes - Regular Meeting April 12, 2016

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
APRIL 12, 2016

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on April 12, 2016 at 6:00 P.M., in 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 Cyndie Rathbun at 6:00 P.M. Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mr. Erick Lucio
Mrs. Bitty Truan
Mr. Javier Vera

Members absent:
Mrs. Lupita Carr
Mrs. Maribel Guerrero

Legal counsel Daniel Rentfro was present at the meeting, Town Administrator Fred Blanco was also present at the meeting.

Those present in the audience were:

Chief M. Cruz, Jr. Carmine Auditore Nathan Pierce

INVOCATION AND PLEDGE:

Mayor Rathbun led the group in the invocation and pledge of allegiance to the American and Texas Flags.

PUBLIC COMMENT:

There were no comments from the audience.

APPROVAL OF MINUTES - SPECIAL MEETING MARCH 3, 2016, REGULAR MEETING MARCH 8, 2016:

Motion was made by Alderman Vera and seconded by Alderwoman Truan, to approve the Minutes of the Special Meeting held on March 3, 2016 as written. Motion passed with the following vote:

Ayes: Alderwoman Truan, Alderman Vera

Nayes: None

Abstain: Alderman Lucio

Motion was made by Alderman Vera and seconded by Alderwoman Truan, to approve the minutes of the Regular Meeting held on March 8, 2016 as written. Motion passed with the following vote:

Ayes: Alderwoman Truan, Alderman Vera

Nayes: None

Abstain: Alderman Lucio

FEBRUARY 2016 FINANCIAL REPORT - TOWN ADMINISTRATOR:

Fred Blanco, Town Administrator went over the February 2016 Financial Report and the bank balance for the General Account as well as the Debt Account and the Police Asset Forfeiture Account.

MARCH 2016 POLICE REPORT - POLICE CHIEF

Police Chief Cruz went over the new March 2016 Police Report explaining the details on the offenses.

CONSIDERATION/ACTION ON APPOINTMENT AND REAPPOINTMENT OF MEMBERS TO THE PLANNING AND ZONING COMMISSION:

Mayor Rathbun recommended that Mr. John Champion be reappointed as member to the Planning and Zoning Commission. Motion was made by Alderman Vera, seconded by Alderwoman Truan, and unanimously carried, to reappoint Mr. John Champion as a member to the Planning and Zoning Commission for a two year term.

PUBLIC COMMENT:

Mayor Rathbun announced that the Regular May meeting is rescheduled from May 10th to May 17th. She also stated that the Town of Rancho Viejo newly joined the Regional Small Cities Coalition. The meetings are very informative and deal with issues important to small cities. This is the first time to host a meeting/luncheon in Rancho Viejo. We will be hosting on Thursday and brainstorming legislative session. The Mayor also wanted to point out the beautiful photographs displayed around the Town Hall loaned to us by photographer Carlos Nunez. We will be having a gallery exhibit tentatively scheduled for April 22, 2016 from 5:00 P.M. - 7:00 P.M. for the artist to display and explain his photographs and costs. Mr. Carmine Auditore asked about how to get more people involved with the Town meetings/functions. Mayor Rathbun mentioned that we are working with the water district to try to add a new Town newsletter to their billing system.

ADJOURN:

Motion was made by Alderwoman Truan, seconded by Alderman Lucio, and unanimously carried, to adjourn the meeting at 6:30 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

8. March 2016 Financial Report - Town Administrator

9. April 2016 Police Report - Chief of Police

10. Review/Approval of Investment Policy

Investment Policy

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

1. Bank checking, savings and certificates of deposit secured by the pledge of U.S Government and/or municipal securities of the kind and value as prescribed in Chapter 105 of the local Government Code, Revised Civil Statutes of Texas. Such pledge of security shall be made and maintained in accordance with and subject to the provisions of said Chapter 105.
2. United States Treasury bills, notes and bonds backed by the full faith and credit of the United States Government. Such securities will be purchased on a delivery - versus - payment basis and will be held in safekeeping by a bank with whom the Town has a depository contract.

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

Depository contracts for bank deposits will be approved by the Board of Aldermen.

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

PROCEDURES TO COMPLY WITH THE PUBLIC FUNDS INVESTMENT ACT

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

11. Election of President Pro Tempore (Mayor Pro Tem)

Mayor Rathbun to recommend
Bitty Truan as Mayor Pro-Tem.

12. Consideration/Reappointment of Metropolitan Planning Organization (MPO) Representative

Mayor Rathbun to
recommend the
reappointment of Bitty Truan
as MPO Representative.

13. Consideration/Action on Appointment of Chairperson to the Beautification Committee

Mayor Rathbun to
recommend Katia Garcia be
appointed as Chairperson to
the Beautification Committee.

14. Consideration/Action on Appointment of Chairperson and Vice Chairperson to the Street Committee

Mayor Rathbun to recommend the appointment of Javier Vera as Chairperson and Maribel Guerrero as Vice Chairperson to the Street Committee.

15. Consideration/Action on Reappointment of Member to the Board of Adjustments & Appeals

Mayor Rathbun to recommend
Larry Berletch be reappointed
as a member to the Board of
Adjustments & Appeals. This
term is a two year term.

16. Consideration/Action on Resolution on Reappointment for Municipal Judge

RESOLUTION NO. 264

WHEREAS, the Town of Rancho Viejo, Texas had adopted and approved Ordinance No. 36 providing for the appointment of a Judge for the Municipal Court of the Town; and

WHEREAS, said Ordinance provides that the Municipal Judge shall be appointed by resolution by the Board of Aldermen of the Town; and

WHEREAS, the Board of Aldermen has determined that Ricardo M. Adobbati possesses the judgment and requisite legal qualifications to be appointed Municipal Judge for the Town of Rancho Viejo;

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

Section 1: That Ricardo M. Adobbati is hereby reappointed Municipal Judge in and for the Municipal Court of the Town of Rancho Viejo, Texas, said appointment being made pursuant to Ordinance No. 36.

Section 2: Ricardo M. Adobbati shall serve as Judge from the date of this resolution and until a successor is duly appointed, subject to Ordinance No. 36, or as may be provided by law.

Section 3: Municipal Judge Ricardo M. Adobbati will be paid a sum of Nine Hundred Dollars (\$900.00) per month.

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo on this the 17th of May, 2016.

Town of Rancho Viejo

Cyndie Rathbun
Mayor

ATTEST:

Fred Blanco
Town Administrator

17. Consideration/Approval to Declare One 1993 GMC Pickup (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and authorize the Police Chief/Mayor to Accept the Highest Offer



CAMERON COUNTY DISTRICT ATTORNEY

Luis V. Saenz

District Attorney

MEMORANDUM

TO: Chief Manuel Cruz
Rancho Viejo

FROM: Matthew M. Kendall
Assistant County and District Attorney

RE: State of Texas vs. Guillermo Antonio Gonzalez-Martinez
Cause No. 2015-DCL-5675-B (138th)

DATE: April 22, 2016

Attached hereto is one certified copy of the Final Default Judgment in Cause No.2015-DCL-5675-B (138th). This Judgment is Final and the State does not plan to Appeal. Please be advised of the following distribution of seized property:

- 1.) A 1993 GMC 1500 Pick Up (VIN# 2GTEC19K6P1547277) was seized by the Rancho Viejo Police Department and has been filed for forfeiture by the State of Texas.
- 2.) The amount of \$275.00 is to be paid to the District Clerks Office for Court Costs. ***This amount is to be paid by Rancho Viejo directly.***
- 3.) The 1993 GMC 1500 Pick Up (VIN# 2GTEC19K6P1547277) as set out in paragraph 1 is hereby awarded to the Rancho Viejo Police Department as per terms of local agreement.

Any cash proceeds awarded to Cameron County District Attorney's Office that have not yet been deposited with Cameron County Treasurer's Office will be remitted to the DA's Finance Department (956-544-0849).

Should you have any questions or concerns please do not hesitate to contact our office.

18. Consideration/Approval of Agreement with Manuel Martinez for Animal Control

AGREEMENT WITH MANUEL MARTINEZ

This Agreement is entered into as of the _____ day of May, 2016, between the Town of Rancho Viejo, Texas (the "Town") and Manuel Martinez (the "Independent Contractor").

1. Independent Contractor. Subject to the terms and conditions of this Agreement, the Town hereby engages the Independent Contractor to perform the services set forth herein, and the Independent Contractor accepts such engagement by executing this Agreement.

2. Duties, Term, and Compensation. The Independent Contractor's duties, term of engagement, compensation, and provisions for payment thereof shall be as set forth as stated below and may be amended in writing from time to time, or supplemented.

DUTIES: The Independent Contractor will be responsible for setting traps to capture stray animals, maintaining the traps, removing animals from the traps, and taking the removed animals to the Cameron County Animal Control facilities in San Benito, Cameron County, Texas, during their normal business hours, and other similar duties the Board of Aldermen of the Town of Rancho Viejo, Texas, may assign from time to time. Furthermore, the Independent Contractor shall comply with the Town's guidelines for animal removal as well as any other ordinances, guidelines, or regulations of the Town. The Independent Contractor will maintain all required state certifications and remain current on all state rules and regulations pertaining to the position of an Animal Control Officer. The Town of Rancho Viejo, will be responsible for all costs associated with maintaining certifications and remaining current on all applicable state rules and regulations.

TERM: The Effective Date of this Agreement shall be when the Independent Contractor and the Mayor of the Town sign this Agreement, and such Agreement shall commence on an interim basis until the Board of Aldermen of the Town of Rancho Viejo, Texas, take formal action on this Agreement. Notwithstanding any provision of this Agreement, the interim basis shall be subject to formal approval by the Board of Aldermen, and in taking formal action on this Agreement, the Board of Aldermen shall decide whether to reject this Agreement or to approve this Agreement. Should the Board of Aldermen approve this Agreement, then this Agreement shall continue in full force and effect for one year from the Effective Date of this Agreement, or until the Board of Aldermen terminates this Agreement, whichever occurs first. The Board of Alderman may extend or continue the term of this Agreement at any time prior to the expiration thereof. Should the Board of Aldermen reject this Agreement, then it shall immediately cease to have any force or effect.

COMPENSATION: As full compensation for the services rendered pursuant to this Agreement, the Town shall pay the Independent Contractor \$60.00 for each animal removed from premises and taken to the Cameron County Animal Control facilities in San Benito, Cameron County, Texas, during their normal business hours, and \$25.00 for service call made with no animal removed due to trap tampering or inability to access the trap and for setting up the trap and checking a trap.

3. Conflicts of Interest. The Independent Contractor represents that he is free to enter into this Agreement and that this Agreement does not violate the terms of any agreement between the Independent Contractor and any third party. During the term of this Agreement, the Independent Contractor shall devote as much of his productive time and abilities to the performance of his duties herein as is necessary to perform the required duties in a timely and productive manner.

4. Termination. The Board of Aldermen of the Town of Rancho Viejo, Texas, at any time may terminate this Agreement upon thirty (30) days' written notice to the Independent Contractor. The Mayor of the Town of Rancho Viejo, Texas, has the authority to suspend the Independent Contractor until the Board of Aldermen act on whether to terminate this Agreement.

5. Insurance. The Independent Contractor expressly acknowledges that he understands that the Town will not provide any insurance coverage whatsoever for him, including but not limited to defense or indemnity coverage from any third party claims as a result of the Independent Contractor's performance of this Agreement, and he agrees that he will be responsible for obtaining his own liability insurance.

6. Choice of Law. The laws of the state of Texas shall govern the validity of this Agreement, the construction of its terms and the interpretation of the rights and duties of the parties hereto.

7. Waiver. Waiver by one party hereto of breach of any provision of this Agreement by the other shall not operate or be construed as a continuing waiver.

8. Notices. Any and all notices, demands, or other communications required or desired to be given hereunder by any party shall be in writing and shall be validly given or made to another party if personally served, or if deposited in the United States mail, certified or registered, postage prepaid, return receipt requested. If such notice or demand is served personally, notice shall be deemed constructively made at the time of such personal service. If such notice, demand or other communication is given by mail, such notice shall be conclusively deemed upon deposit thereof in the United States mail addressed to the party to whom such notice, demand or other communication is to be given as follows:

If to the Independent Contractor:

Manuel Martinez
5444 11th Street
Brownsville, Texas 78521
Phone: (956)908-4540

If to the Town:

Town of Rancho Viejo, Texas
Mayor Cyndie Rathbun
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone: (956) 350-4093

Any party hereto may change its address for purposes of this paragraph by written notice given in the manner provided above.

9. Modification or Amendment. No amendment, change or modification of this Agreement shall be valid unless in writing signed by the parties hereto and approved by the Board of Aldermen.

10. Entire Understanding. This Agreement constitutes the entire understanding and agreement of the parties, and any and all prior agreements, understandings, and representations are hereby terminated and canceled in their entirety and are of no further force and effect.

11. Unenforceability of Provisions. If any provision of this Agreement, or any portion thereof, is held to be invalid and unenforceable, then the remainder of this Agreement shall nevertheless remain in full force and effect.

12. I agree to waive, release, hold harmless, and discharge from any and all liability the Town of Rancho Viejo, Texas, its elected or appointed officials, officers, agents, representatives, employees, and volunteers from and against any and all claims and damages of every kind whether they be known or unknown or anticipated or unanticipated, for my injury or death and for damage to or loss of property arising out of or attributed to the Activity, including but not limited to claims and damages arising in whole or in part from the negligence of the Town of Rancho Viejo, Texas, and its elected or appointed officials, officers, agents, representatives, employees, and volunteers, wrongful death claims pursuant to section 71.021 of the Texas Civil Practice and Remedies Code, or tort claims pursuant to section 101.0215(a)(33) of the Texas Civil Practice and Remedies Code.

13. I acknowledge and agree to complete a basic animal control course pursuant to section 829.002(1)(A) of the Texas Health and Safety Code, as well as further education if necessary under section 829.002(2)(A) of the Texas Health and Safety Code.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the day and year first written above. The parties hereto agree that facsimile signatures shall be as effective as if originals.

TOWN OF RANCHO VIEJO, TEXAS

By: _____
Cyndie Rathbun, Mayor

By: _____
Manuel Martinez

19. Public Hearing to Consider Final Recommendation to the Board of Aldermen on Request by G. Xavier Montemayor, representative for S & M Projected Assets, LLC, owners of lot 3, lot 4, lot 5 and Being 751.30 square feet, more or less out of Lot 1, Block 2, Town Hall Subdivision III, to replat into one lot

April 11, 2016

Mr. Fred Blanco
Town Administrator
Town of Rancho Viejo

Mr. Blanco,

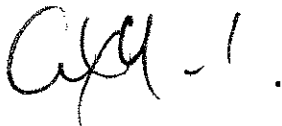
Please accept this as our formal request to begin the replat process for the following tracts into one lot:

- Town Hall Subd III at Rancho Viejo Lot 4 Blk 2
- Being 751.30 square feet, more or less out of Town Hall Subd III at Rancho Viejo Lot 1 Blk 2
- Town Hall Subd III at Rancho Viejo Lot 3 Blk 2
- Town Hall Subd III at Rancho Viejo Lot 5 Blk 2

We are also providing you with the new plat prepared by Gonzalez Engineering, a Commitment for Title Insurance and the Tax Certificates reflecting all taxes paid.

Please let me know if you need any additional information.

Thank you in advance,

A handwritten signature in black ink, appearing to read 'GXM-1'.

G. Xavier Montemayor

Rountree Law Firm

222 East Van Buren, Suite 101
Harlingen, Texas 78550-6804
Telephone: (956) 412-1234
Telecopier: (956) 412-1235

William C. Rountree III



Residential, Commercial and Farm & Ranch
Real Estate Law

April 15, 2016

Paula Martin, Legal Assistant

Board Certified - Real Estate Law
Texas Board of Legal Specialization

The Town of Rancho Viejo, Texas
3301 Carmen Avenue
RANCHO VIEJO TX 78575

Re: S & M Projected Assets, LLC – Attorney Opinion Letter

Gentlemen:

Attached please find a Commitment for Title Insurance issued by Fidelity National Title Insurance Company under GF number 80001088 ("Title Commitment"). This Title Commitment pertains to the following described property ("Property"):

Tract I:

Lot Four (4) , Block Two (2), AMENDED PLAT OF TOWN HALL SUBDIVISION III, Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 2567-B, Map Records, Cameron County, Texas.

Tract II:

Being 751.30 square feet, more or less, out of Lot One (1), Block Two (2), AMENDED PLAT OF TOWN HALL SUBDIVISION III, Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 2567-B, Map Records of Cameron County, Texas, said 751.30 square feet being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northeast corner of Lot 4, Block 2, AMENDED PLAT OF TOWN HALL SUBDIVISION III, at RANCHO VIEJO for a corner and POINT OF BEGINNING of the tract herein described;

THENCE, South 83 degrees 19 minutes 32 seconds East, 28.09 feet to a point for the Easternmost corner of the tract herein described;

THENCE, along the common line between Lots 1 and 3, South 44 degrees 05 minutes 15 seconds West, 31.71 feet to a point for a corner of this 751.30 square feet tract herein described;

Town of Rancho Viejo, Texas
April 15, 2016
Page 2

THENCE, along the said common line between Lots 1 and 3, South 06 degrees 41 minutes 02 seconds West, 31.32 feet to a point for a corner of this tract herein described;

THENCE staying with the common line between the said Lots 1 and 3, North 83 degrees 18 minutes 58 seconds West, 9.00 feet to a point for a corner of this tract herein described;

THENCE along the common line between Lots 1 and 4, North 06 degrees 41 minutes 02 seconds East, 56.63 feet to the POINT OF BEGINNING and containing 751.30 square feet of land, more or less.

Tract III:

Lots Three (3) and Five (5), Block Two (2), TOWN HALL SUBDIVISION III, Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 2567-B, Map Records of Cameron County, Texas.

Based on my review of the Title Commitment it is my opinion that the Property is owned by S & M Projected Assets, LLC, and there are no liens against the Property other than liens for ad valorem taxes for the tax year 2016. Of course, if the Title Commitment proves inaccurate, I may need to change my opinion accordingly.

Thank you for your assistance. If you have any questions, please do not hesitate to contact me.

Very truly yours,



William C. Rountree III

WCR:pm
Encl.

TAX CERTIFICATE

NO

6786

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/1003/0020/0030/00

PROPERTY OWNER:

S & M PROJECTED ASSETS LLC
200 TESORO AVE
RANCHO VIEJO, TX 78575-9528

PROPERTY DESCRIPTION:

TOWN HALL SUBD III AT RANCHO VIEJO
LOT 3 BLK 2 (CAB 1 SLOT
MR) (2006 AMENDED 1-2465-B & 1-256
7-B)

CAUSE #	ACRES	.6094 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
2015	BROWNSVILLE ISD			* ALL PAID *
	SOUTH TEXAS ISD			* ALL PAID *
	TOWN OF RANCHO VIEJO			* ALL PAID *
	BROWNSVILLE NAVIG.			* ALL PAID *
	CAMERON COUNTY			* 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 2015 \$3,760.54

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & CollectorBy: Francisco Zapata DEPUTY

TAX CERTIFICATE

NO 6787

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/1003/0020/0040/00

PROPERTY OWNER:

S & M PROJECTED ASSETS LLC
200 TESORO AVE
RANCHO VIEJO, TX 78575-9528

PROPERTY DESCRIPTION:

TOWN HALL SUBD III AT RANCHO VIEJO
LOT 4 BLK 2 (CAB 1 SLOT
MR) (2006 AMENDED 1-2367-B & 1-256
7-B)CAUSE # ACRES .4288 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODESTHIS 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
2015	BROWNSVILLE ISD			* ALL PAID	*
	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCHO VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* 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 2015 \$2,645.95

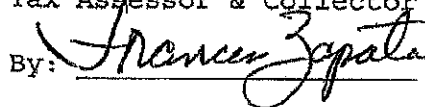
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)THE ISSUANCE OF THIS CERTIFICATE DOES 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 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By:



DEPUTY

TAX CERTIFICATE

NO 6788

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/1003/0020/0050/00

PROPERTY OWNER:

S & M PROJECTED ASSETS LLC
200 TESORO AVE
RANCHO VIEJO, TX 78575-9528

PROPERTY DESCRIPTION:

TOWN HALL SUBD III AT RANCHO VIEJO
LOT 5 BLK 2 (CAB 1 SLOT
MR) (2006 AMENDED 1-2465-B & 1-256
7-B)CAUSE # ACRES .2933 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODESTHIS 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
2015	BROWNSVILLE ISD			* ALL PAID *	
	SOUTH TEXAS ISD			* ALL PAID *	
	TOWN OF RANCHO VIEJO			* ALL PAID *	
	BROWNSVILLE NAVIG.			* ALL PAID *	
	CAMERON COUNTY			* 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 2015 \$1,809.73

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & CollectorBy Francis Zapata DEPUTY

TAX CERTIFICATE

NO 6785

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/1003/0020/0011/00

PROPERTY OWNER:

S & M PROJECTED ASSETS LLC
200 TESORO AVE
RANCHO VIEJO, TX 78575-9528

PROPERTY DESCRIPTION:

TOWN HALL SUBD III AT RANCHO VIEJO
LOT 1 BLK 2, .0172 ACS O
028 ACRES (CAB 1 SLOT 2367-B CCMR)
(2006 AMENDED 1-2465-B &
Consult Deed For Remainder Of Desc.

CAUSE #	ACRES	.0172 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
2015	BROWNSVILLE ISD			* ALL PAID *	
	SOUTH TEXAS ISD			* ALL PAID *	
	TOWN OF RANCH VIEJO			* ALL PAID *	
	BROWNSVILLE NAVIG.			* ALL PAID *	
	CAMERON COUNTY			* 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 2015 \$106.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 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 04/01/2016

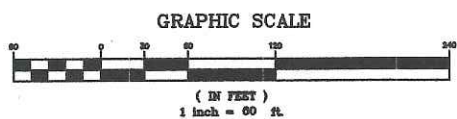
Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: Francisco Zapata DEPUTY

LINE	BEARING	DISTANCE
L1	S 89°57'30" E	144.17'
L2	N 45°57'10" E	82.50'
L3	S 45°57'10" E	42.67'
L4	S 89°57'30" E	142.70'

RANCHO VIEJO
SECTION 9 GOLF COURSE
(VOL. 29, PAGE 11 & 12)



METES AND BOUNDS 1.347 ACRES

BEING A 1.347 ACRE TRACT OF LAND CONSISTING OF LOTS ONE (1), THREE (3), FOUR (4) AND FIVE (5), BLOCK 2, OF THE TOWN HALL SUBDIVISION III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 2567-B OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.347 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT FOUND AT THE NORTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE (50.0 FEET R.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF CARMEN AVENUE (40.0 FEET R.O.W.) THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE NORTH 48°11'42" WEST A DISTANCE OF 314.50 FEET TO A 1/2" IRON ROD ALONG THE NORTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE AND BEING THE NORTHWESTMOST CORNER OF TOWN HALL SUBDIVISION III; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE SOUTH 44°15'58" WEST AT A DISTANCE OF 50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE CONTINUING FOR A TOTAL DISTANCE OF 243.80 FEET TO A 1/2" IRON ROD AND CORNER OF SAID TOWN HALL SUBDIVISION III; THENCE, SOUTH 06°41'02" WEST A DISTANCE OF 130.00 FEET FOR THE NORTHWEST CORNER OF LOT FOUR (4), BLOCK TWO (2), TOWN HALL SUBDIVISION III AND PLACE OF BEGINNING OF THIS TRACT;

THENCE, SOUTH 83°25'29" WEST A DISTANCE OF 144.11 FEET TO A CORNER OF THIS TRACT;

THENCE, NORTH 43°59'19" EAST A DISTANCE OF 56.26 FEET TO A CORNER OF THIS TRACT;

THENCE, SOUTH 48°00'41" EAST A DISTANCE OF 46.68 FEET TO A CORNER OF THIS TRACT;

THENCE, SOUTH 82°38'30" EAST A DISTANCE OF 142.70 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF CARMEN AVENUE (40 FT. R.O.W.) FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08°37'27" WEST A DISTANCE OF 164.70 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF CARMEN AVENUE (40 FT. R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVENUE (50 FT. R.O.W.) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF CARMEN AVENUE AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVE NORTH 83°18'58" WEST A DISTANCE OF 270.91 FEET TO A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVE SOUTH 66°56'59" WEST A DISTANCE OF 59.56 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVE NORTH 34°45'10" WEST A DISTANCE OF 62.73 FEET FOR A CORNER OF THIS TRACT;

THENCE, NORTH 04°11'02" EAST A DISTANCE OF 138.60 FEET FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.347 ACRES OF LAND, MORE OR LESS.

REPLAT OF TOWN HALL SUBDIVISION III LOTS 1, 3, 4 & 5, BLOCK 2 AT RANCHO VIEJO

G-E&S
GONZALEZ
ENGINEERING & SURVEYING, INC.
133 E. PRICE ROAD, BROWNSVILLE, TX 77821
PHONE: (361) 546-5516 FAX: (361) 546-5524
TEXAS ENGINEERING FIRM REGISTRATION NO. 1
FILE # 3151-C-001 REVISED: MARCH 14, 2016

CERTIFICATE FOR ENGINEER OR SURVEYOR

I, EDMUNDO R. GONZALEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT. IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDMUNDO R. GONZALEZ JR.
REGISTERED PROFESSIONAL LAND SURVEYOR #3732
REGISTERED PROFESSIONAL ENGINEER #30492
THE STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT THE TOWN OF RANCHO VIEJO, AS RECORDED IN CABINET 1, SLOT 2465B OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF "REPLAT OF TOWN HALL SUBDIVISION III LOTS 1, 3, 4 AND 5" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS, (FOR THE PURPOSE INDICATED) SHOWN THEREIN ALL SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN AN INSTRUMENT TO BE FILED CONCURRENTLY HERewith IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ A.D., 2016.

GOLF & RESORTS INVESTMENTS LLC
THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND I THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ A.D., 2016.

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

THE 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 _____

WITNESS MY HAND ON THIS THE _____ DAY OF _____ A.D., 2016.

TONY YZAGUIRRE, JR.
ASSESSOR & COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2016, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2016, AT _____ O'CLOCK _____ MIN., THE MAP RECORDS OF SAID COUNTY, CAM. _____ SLOT.

SYLVIA PEREZ
COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

I, _____ CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF RANCHO VIEJO, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS _____ 2016, VERSION OF THE FINAL PLAT OF "REPLAT OF TOWN HALL SUBDIVISION III LOTS 1, 3, 4 AND 5" WITH SAID PLAT CONSISTING OF A TOTAL OF 1 SHEET OF WHICH THIS IS SHEET NUMBER 1 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2016 A.D.

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION _____ DATE _____

SECRETARY OF THE PLANNING AND ZONING COMMISSION _____ DATE _____

BOARD OF ALDERMAN APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN OF THE TOWN OF RANCHO VIEJO, TEXAS, HAS APPROVED THIS _____ 2016, VERSION OF THE FINAL PLAT OF "REPLAT OF TOWN HALL SUBDIVISION III LOTS 1, 3, 4 AND 5" WITH SAID PLAT CONSISTING OF A TOTAL OF ONE SHEET AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ A.D., 2016.

CYNIDE RATHBURN,
MAYOR

MUNICIPAL UTILITIES DISTRICT APPROVAL

THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL FOR "REPLAT OF TOWN HALL SUBDIVISION III LOTS 1, 3, 4 AND 5" HAVE BEEN MADE BETWEEN THE TOWN OF RANCHO VIEJO AND VALLEY MUNICIPAL UTILITIES DISTRICT NO. 2 FOR WATER AND SANITARY SEWER SERVICES TO BE PROVIDED IN CONFORMANCE WITH ALL RULES AND POLICES OF VALLEY MUNICIPAL DISTRICT NO. 2.

SCOTT FRY, P.E.
GENERAL MANAGER
VALLEY MUNICIPAL DISTRICT NO. 2

FLOOD ZONE

SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 480101 0400 B, EFFECTIVE SEPTEMBER 16, 1993. (FLOOD ZONE "C")

20. Review/Discussion/Action on Final Recommendation to the Board of Aldermen on a Request by G. Xavier Montemayor, representative for S & M Projected Assets, LLC, owners of lot 3, lot 4, lot 5 and Being 751.30 square feet, more or less out of Lot 1, Block 2, Town Hall Subdivision III, to replat into one lot

21. Public Hearing to Consider Final Recommendation to the Board of Aldermen on Request by Tomas Castella, owner of Oak Crest Properties LLC, owner of Lot 1 Block 1, Tesoro Corner Subdivision, to replat into two lots

April 12, 2016

Oak Crest Properties, LLC
1401 Santa Ana Ave.
Rancho Viejo, TX 78575

Rancho Viejo Resort & Country Club
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Attn: Fred Blanco

Dear Mr. Blanco:

Please find enclosed 16 copies of the preliminary and final plat of Tesoro Corner Subdivision, Replat No. 2 being a re-plat of Tesoro Corner Subdivision. I am proposing a 2 lot subdivision. Street, water and sewer lines are already in place.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tomas Castella', is written over a horizontal line.

Tomas Castella
956-572-6256

SL/C (956) 541-7211

Michele Sanchez, P.C.
Attorney at Law
717 North Expressway 83
Brownsville, Texas 78520
E-Mail Michele@msanchezpc.com

Fax (956) 541-4204

ATTORNEY'S OPINION LETTER

Town of Rancho Viejo
Attn: Planning & Zoning
3450 Carmen Avenue
Rancho Viejo, TX 78520

Dated: April 18, 2016

Gentlemen:

This is to certify that I have examined the available real estate records of **Cameron County, Texas**, up to **April 18, 2016**, as the same affects the real property more particularly described as follows, to-wit:

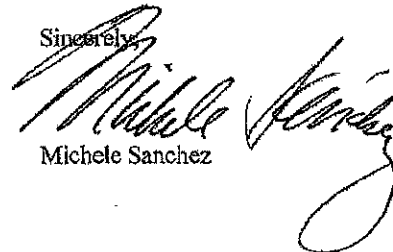
Lot One (1), Block One (1), "TESORO CORNER SUBDIVISION NO. 1", Town of Rancho Viejo, Cameron County Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3250, Map Records of Cameron County, Texas.

and that from such examination, I find good title vested in **OAK CREST PROPERTIES, LLC, a Texas Limited Liability Company** by Warranty Deed dated April 11, 2014, recorded in Volume 20102, Page 246, Official Records of Cameron County, Texas; subject to the following:

1. First lien Deed of Trust, Assignment of Rents, Security Agreement and Financing statement dated April 11, 2014, recorded on April 17, 2014, under Clerk's File No. 2014-13140, Official Records of Cameron County, Texas, executed by OAK CREST PROPERTIES LLC, a Texas Limited Liability Company, securing a Note in the principal sum of \$93,750.00, payable to INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE.
2. Restrictive Covenants recorded in Volume 942, Page 399, Amendment thereto in Volume 964, Page 802, and Volume 968, Page 20, all recorded in the Deed Records of Cameron County, Texas, and in Volume 130, Page 801. Official Records of Cameron County, Texas.
3. Easements, rules roadways as shown on various recorded maps of Rancho Viejo Subdivision in Cameron County, Texas.
4. Easements, rules, regulations and rights in favor of Valley Municipal Utilities District Number Two (2).
5. Contract for irrigation rights with easements, dated April 3, 1944, recorded in Volume 354, Page 128, recorded in the Deed Records of Cameron County, Texas.
6. General Utility Easement dated November 18, 1974, recorded in Volume 1607, Page 851, Deed Records of Cameron County, Texas.

7. Conflicts, vacancies or overlaps in area and boundary lines between the field note descriptions in the Parcels labeled Golf Course No. 1 and Golf Course No. 2 and the recorded plats showing lots and sections in Rancho Viejo Subdivision as shown in the Map Records of Cameron County, Texas.
8. PARTITION AND CONVEYANCE dated August 25, 1961, filed August (day illegible), 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. de Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, Deceased and Anita F. de Ortiz, recorded in Volume 714, Page 583, of the Deed Records of Cameron County, Texas.
9. AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, Page 453, of the Water Rights Records of Cameron County, Texas.
10. No investigation has been made with respect to any outstanding oil, gas and other mineral interest.
11. No investigation has been made with respect to taxes on the abovementioned property.

Sincerely,



Michele Sanchez

MAS/agl

**Cameron County - Tax Office
P.O. Box 952
Brownsville, TX 78522-0952**

Electronic Check Payment Receipt

Payment To: Cameron County Tax Office
Payment For: Property Taxes
Account: 5200570010001000
Name: Tomas Castella
Mailing Address: 1401 Santa Ana Ave
RANCH VIEJO TX 78575
Payment Date: 01/29/2016
Payment Time: 07:00:00
Payment Amount: \$2,909.39
Convenience Fee: \$21.00
Total Amount: \$2,930.39
Reference Number: 6113106388
Transaction ID: 16091961
Check Number: 101

A copy of this receipt has been sent to the following email address: tcastellat@aol.com

[Payment Successful. Click Here to make another Payment.](#)

Thank you for your payment!
Your transaction will appear as Government Payments
If you have any questions regarding this transaction, you can call Government Payments
- EZNETPAY at (956)682-3466 during our business hours of 8:00 am to 5:00 pm Central
Standard Time on Monday through Friday, or you may call Cameron County Tax Office at
(956) 682-3466.

FONT SIZE: Normal



TAKE SOME OF THE PAIN OUT OF PAYING YOUR PROPERTY TAXES

"Making an online payment is an easy and convenient way
to pay your property taxes" eGovernment



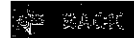
MENU

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- Online Motor Vehicle Renewal
- Tax Statement Insert

NEW PROPERTY SEARCH | SEARCH RESULTS | PROPERTY INFO | PAYMENT HISTORY | ORIGINAL OCT
TAX STATEMENT

OWNERSHIP INFORMATION

Account #	Owner Name	Mailing Address	Legal Description
5200570010001000	OAK CREST PROPERTIES LLC	1401 SANTA AVE RANCHO VIEJO, TX 78575	LOT 1 BLK 1 TESORO CORNER SUBDIVISION NO 1 (2015 C1-3250 CCMR FILED 4/11/2014)



2015 TAX YEAR DETAIL - AS OF 04/15/2016

Taxing Unit	Appraised Value	Net Taxable Value	Base Due	Penalty / Interest	Attorney Fees / Other Fees	Total
BROWNSVILLE ISD	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
SOUTH TEXAS ISD	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
TOWN OF RANCH VIEJO	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
BROWNSVILLE NAVIG.	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
CAMERON COUNTY	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
TX SHIMOST COLLEGE	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
VALLEY MUD #2	\$112,957.00	\$112,957.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL			\$0.00	\$0.00	\$0.00	\$0.00

PRIVACY POLICY | SECURITY POLICY | LEGAL DISCLAIMER

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METES AND BOUNDS DESCRIPTION

0.933 ACRE OF LAND, MORE OR LESS AND BEING ALL OF LOT 1, BLOCK 1, TESORO CORNER SUBDIVISION NO. 1, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3250, MAP RECORDS, CAMERON COUNTY, TEXAS; AND SAID 0.933 ACRE, BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS

BEGINNING AT A STEEL SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 132, RANCHO VIEJO SUBDIVISION, SECTION VII, AND BEING IN THE CENTERLINE OF AV. ESCANDON (50 FT. R.O.W.) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE LEAVING THE CENTERLINE OF AV. ESCANDON, NORTH 08 DEG. 32 MIN. 51 SEC. EAST, AT A DISTANCE OF 25.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND IN A 6 INCH CONCRETE MONUMENT, A TOTAL DISTANCE OF 232.18 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 134, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 28 DEG. 22 MIN. 23 SEC. EAST, A DISTANCE OF 72.41 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, SOUTH 85 DEG. 53 MIN. 09 SEC. EAST, A DISTANCE OF 120.96 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, SOUTH 28 DEG. 14 MIN. 23 SEC. EAST, A DISTANCE OF 188.05 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE WEST EIGHT-OF-WAY LINE OF AV. TESORO (50 FT. R.O.W.), FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 62 DEG. 10 MIN. 02 SEC. EAST, A DISTANCE OF 25.0 FEET TO A STEEL SPINDLE FOUND AT THE CENTERLINE OF AV. TESORO AND BEING ON A CURVE TO THE RIGHT WITH A RADIUS OF 189.41 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID AV. TESORO, ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 29.58 FEET, (CHORD: SOUTH 32 DEG. 08 MIN. 45 SEC. WEST, A DISTANCE OF 29.55 FEET) TO A STEEL SPINDLE FOUND, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 36 DEG. 37 MIN. 14 SEC. WEST, A DISTANCE OF 25.00 FEET TO A STEEL SPINDLE FOUND AT THE INTERSECTION OF CENTERLINE OF SAID AV. TESORO WITH THE CENTERLINE INTERSECTION OF AV. ESCANDON AND BEING A CURVE TO THE LEFT WITH A RADIUS OF 575.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID AV. ESCANDON AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 281.73 FEET, (CHORD: NORTH 87 DEG. 24 MIN. 57 SEC. WEST, A DISTANCE OF 278.92 FEET, TO THE POINT OF BEGINNING;

CONTAINING 0.933 ACRE (40,632 SQ. FT.), MORE OR LESS.

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 0.933 ACRE, DEPICTED HEREON AND BEING LOT 1, BLOCK 1, TESORO CORNER SUBDIVISION NO. 1.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 201__.

TONY YZAGUIRRE, JR.

ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, EDUARDO H. MEJIA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO TEXAS.

EDUARDO H. MEJIA

REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

ENGINEER'S CERTIFICATION

I, JAMES E. ROSE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, A MEMBER OF THE FIRM MEJIA & ROSE, INC., DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAMES E. ROSE

REGISTERED PROFESSIONAL ENGINEER NO. 44066

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 _____, 20__.

ATTEST: TOWN SECRETARY

MAYOR

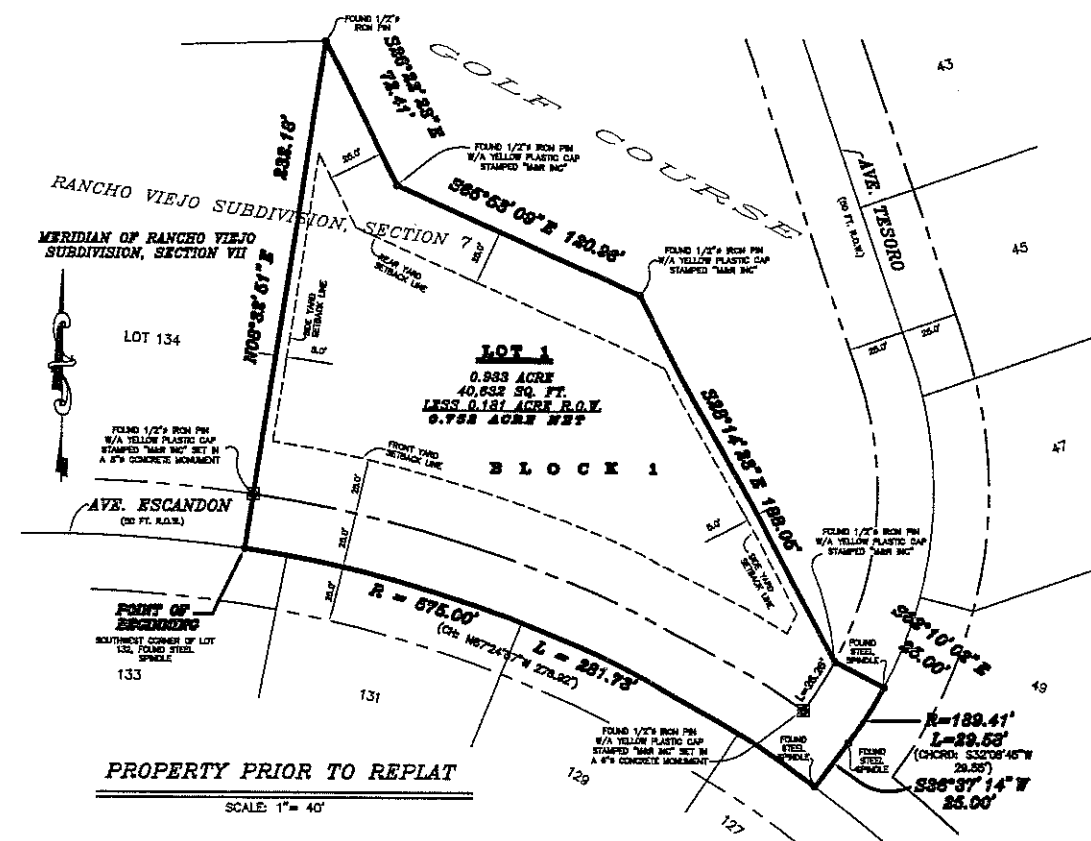
PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS

COUNTY OF CAMERON

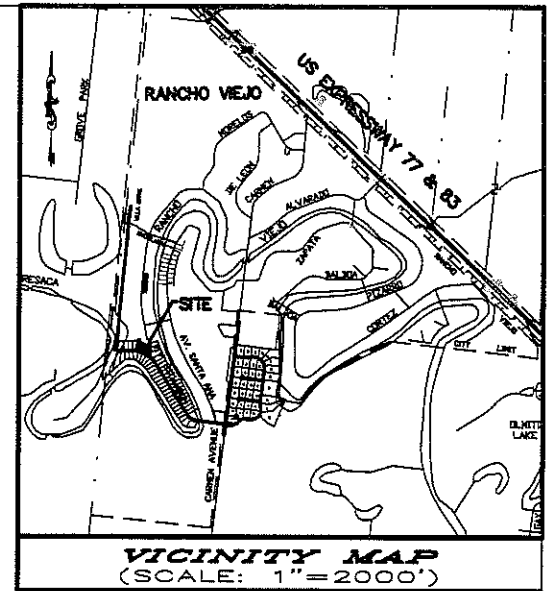
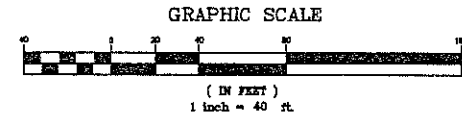
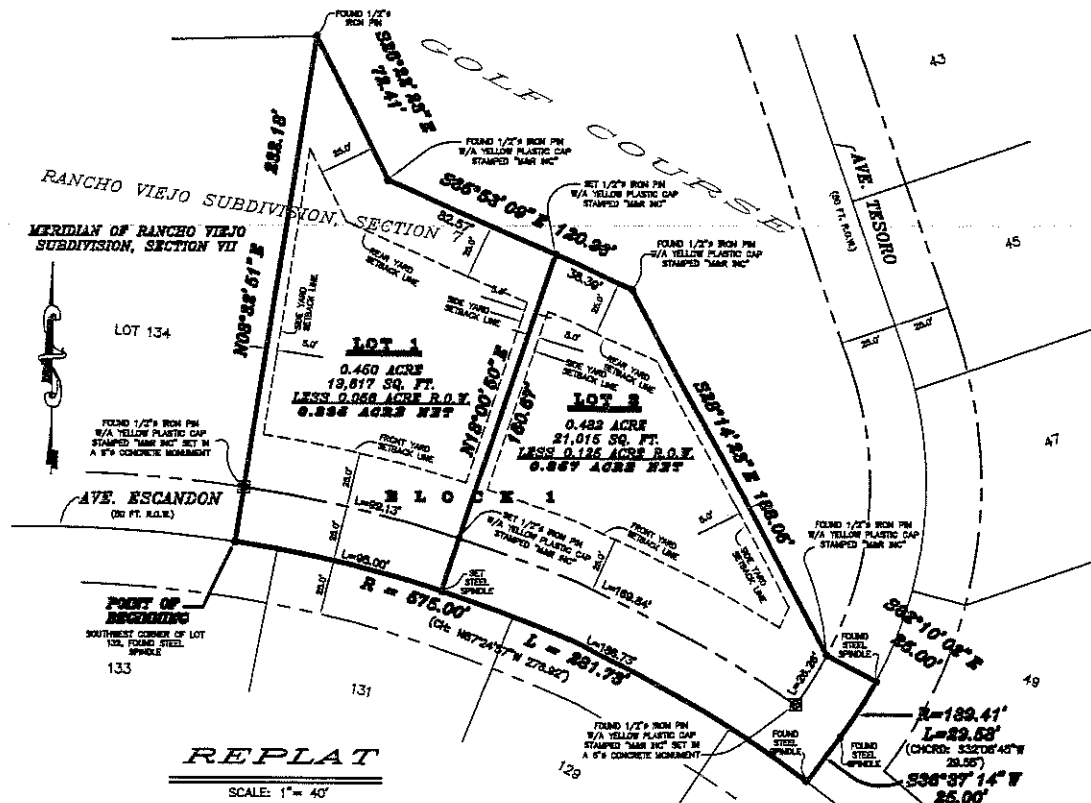
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of _____, 2016 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



NOTES:

1. MONUMENTATION FOUND ALONG THE CENTERLINE OF AV. SANTA ANA WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "C" AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0250-B, REVISED SEPTEMBER 15, 1983.
3. RESTRICTIVE COVENANTS RECORDED IN VOLUME 942, PAGE 309, AMENDMENT THEREIN IN VOLUME 964, PAGE 802, AND VOLUME 964, PAGE 20, ALL RECORDED IN THE DEED RECORDS, CAMERON COUNTY, TEXAS, AND IN VOLUME 132, PAGE 801, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.
4. ANY CHANGES TO THE DRAINAGE PATTERN MUST BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2.
5. CONTRACT FOR BRIGADIER RIGHTS WITH EASEMENTS, DATED APRIL 3, 1944, RECORDED IN VOLUME 354, PAGE 128, DEED RECORDS, CAMERON COUNTY, TEXAS.
6. GENERAL UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1007, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS. (EASEMENT IS BLANKET IN NATURE TO VALLEY M.U.D. #2)
7. THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.



COUNTY OF CAMERON STATE OF TEXAS

KNOW ALL MEN BY THIS PRESENTS, THAT I, TOMAS CASTELLA, PRESIDENT OF OAK CREST PROPERTIES, LLC, OWNER OF "TESORO CORNER SUBDIVISION REPLAT NO. 2" DEPICTED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADOPT THIS SUBDIVISION.

TOMAS CASTELLA, PRESIDENT
OAK CREST PROPERTIES, LLC

DATE: _____

COUNTY OF CAMERON STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS CASTELLA, PRESIDENT OF OAK CREST PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 20__.

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 N THIS PLAT AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, TESORO CORNER SUBDIVISION REPLAT NO. 2, 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

RICHARD ABETE,
ASSISTANT VICE-PRESIDENT,
IBC BANK

DATE: _____

COUNTY OF CAMERON STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD ABETE, ASSISTANT VICE PRESIDENT OF IBC BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS.

FINAL PLAT OF "TESORO CORNER SUBDIVISION" REPLAT NO. 2

BEING A SUBDIVISION PLAT

OF

0.933 ACRE OF LAND, MORE OR LESS AND BEING ALL OF LOT 1, BLOCK 1, TESORO CORNER SUBDIVISION NO. 1, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3250, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:

OAK CREST PROPERTIES, LLC
(APRIL 12, 2016)

Mejia & Rose, Incorporated

Engineering
T.B.P.E. Reg. No. F-002870
Surveying
T.B.P.L.S. Reg. No. 10023900
1843 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3088
email: mandrino@engmail.com

G.P. NO. N/A
19345PLAT.DWG
JOB NO. 19345
8.7.2016

22. Review/Discussion/
Action on Final
Recommendation to the Board
of Aldermen on a Request by
Tomas Castella, owner of Oak
Crest Properties LLC, owner
of Lot 1 Block 1, Tesoro
Corner Subdivision, to replat
into two lots

23. Consideration/Action on Resolution of the Town of Rancho Viejo, Texas Finding that AEP Texas Central Company's application for approval of a distribution cost recovery factor to increase distribution rates Within the Town Should be Denied; Finding that the Town's Reasonable Rate Case Expenses shall be Reimbursed by the Company; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel

RESOLUTION NO.

A RESOLUTION OF THE TOWN OF RANCHO VIEJO, TEXAS FINDING THAT AEP TEXAS CENTRAL COMPANY'S APPLICATION FOR APPROVAL OF A DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE TOWN SHOULD BE DENIED; FINDING THAT THE TOWN'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, the Town of Rancho Viejo, Texas ("Town") is an electric utility customer of AEP Texas Central Company ("TCC" or "Company"), and a regulatory authority with an interest in the rates and charges of TCC; and

WHEREAS, the Town is a member of the Cities Served by AEP TCC ("Steering Committee"), a membership of similarly situated cities served by TCC that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in TCC's service area; and

WHEREAS, on or about April 6, 2016 TCC filed with the Town an Application for Approval of a Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 45787, seeking to increase electric distribution rates by \$54,012,978; and

WHEREAS, all electric utility customers residing in the Town will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, the Steering Committee is coordinating its review of TCC's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the DCRF.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS:

Section 1. That the Town is authorized to participate in the Steering Committee in PUC Docket No. 45787.

Section 2. That subject to the right to terminate employment at any time, the Town of Rancho Viejo hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the Town regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by TCC to be recovered through its DCRF charged to customers located within the Town limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the Town.

Section 5. That the Town's reasonable rate case expenses shall be reimbursed in full by TCC within 30 days of presentation of an invoice to TCC.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to Jay Toungate, American Electric Power Service Corporation, 1201 Elm Street, Suite 800, Dallas, Texas 75270 and to Thomas Brocato, General Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this 17th day of May, 2016.

Cyndie Rathbun, Mayor

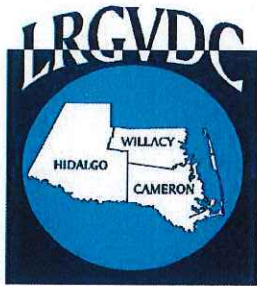
ATTEST:

Fred Blanco, Town Secretary

APPROVED AS TO FORM:

Daniel Rentfro, Jr., Town Attorney

24. Consideration/Action on Resolution of the Town of Rancho Viejo, Texas, Authorizing Review of Texas Gas Service Company's ("TGS") Cost of Service Adjustment ("COSA"); Approving of a joint Review of TGS' Application along with other cities served by TGS; Hiring Legal and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; Requiring TGS to reimburse all reasonable costs associated with Cities' efforts in this ratemaking effort; Finding that the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel



Lower Rio Grande Valley Development Council

Mayor James E. Darling, McAllen.....President
Mayor Tony Martinez, Brownsville.....1st Vice-President
Mayor Celeste Sanchez, San Benito.....2nd Vice-President
Hon. Norma G. Garcia, Member-at-Large.....Secretary
Council Member Richard Molina, Edinburg.....Treasurer
Mayor Chris Boswell, Harlingen.....Immediate Past President

BOARD MEMBERS

Sofia Benavides
Commissioner, Cameron County

Eduardo "Eddie" Cantu
Commissioner, Hidalgo County

Aurelio "Keter" Guerra
Judge, Willacy County

Pilar Garza
Mayor Pro-tem, Alamo

Irene Munoz
Mayor, Donna

Daniel A. Guzman
Commissioner, Edcouch

Victor Gonzalez, Jr.
Mayor, La Feria

Rosa Perez
Alderwoman, La Villa

Henry Hinojosa
Mayor, Mercedes

Norie Gonzalez Garza
Mayor Pro-tem, Mission

Ambrosio "Amos" Hernandez
Mayor, Pharr

San Juanita "Janie" Sanchez
Mayor, San Juan

David Suarez
Mayor, Weslaco

Wanda F. Garza
South Texas College, McAllen

Stella E. Garcia, Ph. D
TSTC, Harlingen

Troy Allen
Delta Lake Irrigation District

Ronald Mills
Willacy Navigation District

Steve Brewer
Member-at-Large


Mayor Pro-tem Eddy Gonzalez
Member-at-Large

Arturo Ramirez
Grassroots Organizations

EXECUTIVE DIRECTOR
Kenneth N. Jones, Jr.

MEMORANDUM

TO: City Manager and City Attorney

FROM: Kenneth N. Jones, Jr., LRGVDC Executive Director 

SUBJ: Request for City Commission Action RE: Texas Gas Service
COSA Filing

DATE: May 11, 2016

Recently, the LRGVDC Board of Directors heard a presentation by Texas Gas Service Company representatives regarding the 2016 Cost Of Service Adjustment (COSA) Tariff filing with thirty-four (34) cities in its Rio Grande Service Area. As in the past, the LRGVDC Board supports the efforts of the Valley Cities Gas Coalition (VCGC) and took action partnering with the City of Weslaco to coordinate the VCGC efforts for this COSA filing.

I have attached a proposed resolution to be presented to your city commission for action at the earliest opportunity. This resolution will engage Mr. Geoffrey Gay of the Law Firm of Lloyd Gosselink Rochelle and Townsend, P.C. to review Texas Gas Company's COSA filing. Mr. Gay has successfully assisted the Valley Cities in the past and is very familiar with Texas Gas Service Company's structure. The expenses incurred by the cities for legal or consultant professional services will be reimbursed by Texas Gas Service.

Upon adoption of the Resolution please send a copy to each of the following:

Lloyd Gosselink Rochelle & Townsend, P.C.
Attn: Mr. Geoffrey Gay
P. O. Box 1725
Austin, TX 78767-1725

gmg@lglawfirm.com and ylara@lglawfirm.com

Rio Grande Valley Texas Gas Service
Attn: Ms. Naomi Perales, Community Relations Manager
P. O. Box 531827
Harlingen, TX 78553-1827

naomi.perales@onegas.com

LRGVDC
Attn: Kenneth N. Jones, Jr.
301 W. Railroad St.
Weslaco, TX 78596

knjones@lrgvdc.org and dmorales@lrgvdc.org

Please let me know in advance the scheduling of this resolution on your city commission agenda so I can attend as many meetings as possible to address questions the elected officials may have. Thank you for your attention to this request and please contact me should there be any questions.

RESOLUTION NO.

RESOLUTION OF THE TOWN OF RANCHO VIEJO, TEXAS, AUTHORIZING REVIEW OF TEXAS GAS SERVICE COMPANY'S ("TGS") COST OF SERVICE ADJUSTMENT ("COSA"); APPROVING OF A JOINT REVIEW OF TGS' APPLICATION ALONG WITH OTHER CITIES SERVED BY TGS; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING TGS TO REIMBURSE ALL REASONABLE COSTS ASSOCIATED WITH CITIES' EFFORTS IN THIS RATEMAKING EFFORT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

WHEREAS, on or about April 28, 2016, Texas Gas Service Company ("TGS" or "Company"), filed with the Town of Rancho Viejo ("Town") a Cost of Service Adjustment ("COSA") seeking to increase natural gas rates to all customers residing in the Town; and

WHEREAS, it is in the public interest for the Town to participate with other Valley Cities Served by TGS in the COSA filing in order to protect the interests of the Town as well as the interests of TGS customers residing and conducting business within the Town; and

WHEREAS, the Cities Coalition will conduct a review of the Company's application and will hire and direct legal counsel and consultants to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, pursuant to a settlement agreement between the Town and the Company dated August 14, 2009 provides that costs incurred by cities associated with this proceeding are to be reimbursed by the Company.

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

1. That the Town is authorized to participate with other Valley Cities in TGS' COSA filing to protect the interests of the Town and protect the interests of TGS customers residing and conducting business within municipal limits.
2. Subject to the right to terminate employment at any time, the Town hereby authorizes the hiring of Geoffrey Gay of the law firm of Lloyd Gosselink Rochelle and Townsend, P.C. and Karl J. Nalepa, of the consulting firm R.J. Covington Consulting, LLC to review the Company's filing, negotiate with the Company, make recommendations regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of the COSA filing.
3. That the Town's reasonable expenses shall be reimbursed by TGS.
4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law; and the public notice of the time, place, and purpose of said meeting was given as required.

A copy of this Resolution shall be sent to Geoffrey Gay, at Lloyd Gosselink Rochelle & Townsend, P.C., P. O. Box 1725, Austin, Texas 78767-1725 and to Tom Capps, at Texas Gas Service Company, 5602 East Grimes Road, Harlingen, Texas 78553.

PASSED, ADOPTED AND APPROVED this 17th day of May, 2016.

TOWN OF RANCHO VIEJO

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Secretary

**25. Rabies Vaccination
Announcement - June 2, 2016 at
Town Hall from 5:30 P.M. to
6:30 P.M.**

**TOWN OF RANCHO VIEJO
RABIES VACCINATION
CLINIC**

Thursday, June 2, 2016

5:30 p.m. ~ 6:30 p.m.

**Town Hall
3301 Carmen Ave.
(956)350~4093**



26. Public Comment

27. Adjourn