

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

MARCH 10, 2015  
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on March 10, 2015 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 8, 2014
4. Public Hearing to Consider a “Plan for a Replat” Request by Henry Corona Jr., agent for Michael and Laura Hogan, owners of Lot 34, to obtain recommendation to the Board of Aldermen to approve the “Plan for a Replat” for Lot 34, The Bend at Rancho Viejo Subdivision, into two lots
5. Consideration, Discussion and Action on Final Recommendation to the Board of Aldermen on a “Plan for a Replat” Request by Henry Corona Jr., agent for Michael and Laura Hogan, owners of Lot 34, to approve the “Plan for a Replat” for Lot 34, The Bend at Rancho Viejo Subdivision, into two lots
6. Adjourn

Fred Blanco, Town Administrator

TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
APRIL 8, 2014

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on April 8, 2014 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. Mrs. Laura Partridge called the meeting to order at 8:30 A.M. Roll call by made by Isabel Perales, Assistant Town Secretary.

Members present at the meeting were:

Mr. John Champion  
Mr. Filiberto Conde  
Mr. Oscar Gonzalez  
Mr. Glenn McGehee

A quorum was present at the meeting.

Those present in the audience were:

Lucy Cardenas	Daniel Orive
Arturo Torres	Norma Rasco
Cyndie Rathbun	Sonia Richardson
Hilda Lopez	Jean Hager
Cheryl J. Kretz	

APPROVAL OF MINUTES:

Motion was made by Mr. Gonzalez, seconded by Mr. McGehee and unanimously carried, that the Minutes of the Regular Meeting held on March 7, 2014 be approved as written.

PUBLIC HEARING TO CONSIDER A "PLAN FOR A REPLAT" REQUEST BY MR. DANIEL G. ORIVE, JR., AGENT FOR MR. ALEJANDRO LOPEZ, OWNER, 93 PIZARRO, TO OBTAIN RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE THE "PLAN FOR REPLAT" FOR LOTS 93 AND 95, SECTION 2, RANCHO VIEJO SUBDIVISION, INTO ONE LOT.

Mrs. Laura Partridge opened the public hearing. Mr. Daniel G. Orive, Jr. and Mr. Arturo Torres answered questions and explained the plans for the homes once replatted. Alderwoman Cyndie Rathbun, Chairperson for the Strategic Planning Committee, commented on review of the concept for replat and noted that the Strategic Planning Committee recommended moving forward with the concept.

After everyone was given an opportunity to speak on the matter, motion was made by Mr. McGehee, seconded by Mr. Gonzalez, and unanimously carried, that the public hearing be closed.

CONSIDERATION, DISCUSSION AND ACTION ON FINAL RECOMMENDATION TO THE BOARD OF ALDERMEN ON A "PLAN FOR A REPLAT" REQUEST BY MR. DANIEL G. ORIVE, JR., AGENT FOR MR. ALEJANDRO LOPEZ, OWNER, 93 PIZARRO, TO APPROVE THE "PLAN FOR REPLAT" FOR LOTS 93 AND 95, SECTION 2, RANCHO VIEJO SUBDIVISION, INTO ONE LOT.

April 8, 2014

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Motion was made by Mr. Oscar Gonzalez, seconded by Mr. John Champion, and unanimously carried, to approve Final Recommendation to the Board of Aldermen on a "Plan for a Replat" Request by Mr. Daniel G. Orive, Jr., agent for Mr. Alejandro Lopez, owner, 93 Pizarro, to approve the "Plan for Replat" for Lots 93 and 95, Section 2, Rancho Viejo Subdivision, into one lot.

ADJOURNMENT:

The meeting was adjourned at 8:58 A.M.

BY: \_\_\_\_\_  
Isabel Perales, Assistant Town Secretary

APPROVED: \_\_\_\_\_  
Laura Partridge, Chairperson

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

February 9, 2015

Mrs. Cheryl J. Kretz

Town Secretary

Town of Rancho Viejo

3301 Carmen Avenue

Rancho Viejo, Texas 78575

RE: Replat of Lot 34, The Bend at Rancho Viejo Subdivision

Dear Mrs. Kretz:

With our preparation of the above captioned replat, the owners of Lot 34 wish to divide this very large lot into two very adequate lots to build on. All prerequisites required such as an attorney's opinion letter, tax certificates, and signatures to date on the plat for record are hereby submitted. Consequently, we respectfully request that this plat be placed on the next strategic planning committee meeting for review and approval.

Thanking you for your consideration on this matter, I remain.

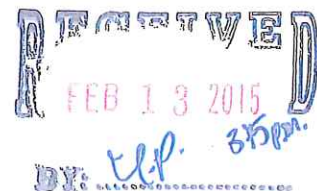
Sincerely,



Henry Corona Jr.

Registered Professional Land Surveyor

Licensed Professional Engineer



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

JANUARY 22, 2015

TAX STATEMENT FOR TAXES DUE

ACCOUNT NUMBER: 79/0113/0000/0340/00

PROPERTY DESCRIPTION  
 THE BEND AT RANCHO VIEJO SUBD. LOT  
 34 (CAB 1 SLOT 1973-A&B CCMR)

HOGAN MICHAEL L & LAURA T  
 47 FAIRWAY DR  
 BROWNSVILLE, TX 78520-8907

ACRES : 2.9270

YEAR	SQ	ENTITY	DESC.	BASE TAX	P&I/DISC.	COLL FEE	TOTAL
2014	0	BROWNSVILLE ISD	SOUTH TEXAS ISD				
			TOWN OF RANCH VIEJO				
			BROWNSVILLE NAVIG.				
			CAMERON COUNTY				
			TX SHMOST COLLEGE				
			VALLEY MUD #2				
2014		TAX DUE					*ALL PAID*

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YEAR	SQ	ENTITY	DESC.	LAND VAL	IMP VAL	AG VAL	EXMCD	AMOUNT	NTV
2014	0	BROWNSVILLE ISD		278430					278430
2014	0	SOUTH TEXAS ISD		278430					278430
2014	0	TOWN OF RANCH VIEJO		278430					278430
2014	0	BROWNSVILLE NAVIG.		278430					278430
2014	0	CAMERON COUNTY		278430					278430
2014	0	TX SHMOST COLLEGE		278430					278430
2014	0	VALLEY MUD #2		278430					278430

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GR TAX DUE	*ALL PAID*
GR TOTAL DUE	*ALL PAID*

\*\* D U P L I C A T E T A X R E C E I P T \*\*

RECEIPT NO: 371697

BATCH NO: 14334RC3

CAMERON COUNTY TAX OFFICE

EFFECTIVE DATE PAID: 11/30/2014

Tony Yzaguirre, Jr Tax Assessor

ACCOUNT NUM: 79/0113/0000/0340/00

964 E. Harrison

Brownsville TX 78520

(956) 544-0800

REC'D BY: ROL

PROC DATE: 12/04/2014

REF#: 5723455

PROC TYPE: RPD

PROC TIME: 17:18:19

DESC: THE BEND AT RANCHO VIEJO SUBD LOT 34 (CAB 1 SLOT 1973-A&B CCMR)

NAME: HOGAN MICHAEL L & LAURA T  
47 FAIRWAY DR  
BROWNSVILLE, TX 78520-8907

# ACRES: 2.927

YEAR	ENTITY	TYPE	BASE TAX	P & I	COLL FEE	TOTAL AMT	REFERENCE
2014	IBR	F	3,189.88	63.80-		3,126.08	1
2014	SS	F	136.99	2.74-		134.25	1
2014	CRV	F	1,169.14	23.38-		1,145.76	1
2014	SB	F	116.94	2.34-		114.60	1
2014	GCC	F	1,111.75	22.24-		1,089.51	1
2014	SC	F	456.89	9.14-		447.75	1
2014	SV	F	974.51			974.51	1

TOTAL APPLIED 7,032.46

TOTAL TENDERED 7,032.46

PAID BY 20141204002001

CK #: PYMT TYPE: RPD

YEAR	ENTITY	CODE & DESCRIPTION	NET TAXABLE VALUE	TAX RATE
2014	IBR	BROWNSVILLE ISD	278,430	01.1456660000
2014	SS	SOUTH TEXAS ISD	278,430	00.0492000000
2014	CRV	TOWN OF RANCH VIEJO	278,430	00.4199060000
2014	SB	BROWNSVILLE NAVIG.	278,430	00.0420000000
2014	GCC	CAMERON COUNTY	278,430	00.3992910000
2014	SC	TX SHMOST COLLEGE	278,430	00.1640940000
2014	SV	VALLEY MUD #2	278,430	00.3500000000

T- 3755

RIO GRANDE VALLEY ABSTRACT CO., INC.  
905 WEST PRICE RD.  
BROWNSVILLE, TEXAS 78520  
PHONE (956) 542-4367  
FAX (956) 544-7719

CERTIFICATE AS TO TITLE AND LIENS

February 4, 2015

TO: Sanchez, Whittington, Wood & Dijkman, L.L.C.  
3505 Boca Chica Blvd., Suite 100  
Brownsville, Texas 78521

Attention: C. Frank Wood

OWNER: **\*\*MICHAEL L. HOGAN AND WIFE, LAURA T. HOGAN\*\*** By  
Warranty Deed dated December 21, 2012, filed December 26, 2012,  
executed by BRAWCAS LIMITED PARTNERSHIP, A TEXAS  
LIMITED PARTNERSHIP, recorded in Volume 19021, Page 303,  
Official Records of Cameron County, Texas.

LEGAL: Lot Number Thirty-Four (34), THE BEND AT RANCHO VIEJO  
SUBDIVISION, Cameron County, Texas, according to the Map recorded  
in Cabinet I, Slots 1973-A and 1973-B, Map Records, Cameron County,  
Texas.

LIENS: None of Record.

This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instrument found of record, and pertaining to the subject property. It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title.

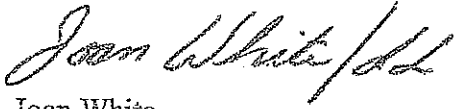
By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extent for a one-year period from date herein, and for the amount paid for this information.

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SUBJECT TO ERRORS AND OMISSIONS AS OF:

January 20, 2015 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.

A handwritten signature in cursive script that reads "Joan White" followed by a stylized flourish or initials.

Joan White  
President  
MJW/dd



**Sec. 54-21. - Lot specification.**

(a) No lot may be platted for residential use unless the same contains a minimum of 15,000 square feet of surface and has a minimum average width of 80 feet or more and a minimum average depth of 80 feet or more. Corner lots must be 17,400 square feet. The lot area shall be computed exclusive of all easements, except main line easements for public utilities, such as, electric, telephone and cable TV.

(b) Each lot shall face on a public street.

(c) Any lot that shares a common rear boundary line with another residential lot shall dedicate across the rear portion of the lot a ten-foot public easement for the purpose of maintaining a pedestrian right-of-way and open space. Said easement shall be used solely for recreational uses during daylight hours limited to pedestrian and non-motorized bicycle traffic and shall exclude any and all motorized/mechanized wheeled/track recreational vehicles of any kind. Wheelchairs or other similar non-recreational vehicles shall be permitted. In the center of said easement the developer shall construct a four-foot sidewalk, in conformance with the town's building codes. Except for the sidewalk, all town setback requirements shall apply in the easement.

*(Ord. No. 182, 7-14-2009)*

**Sec. 54-22. - Conditions for lot re-platting.**

No lots may be replatted, or vacated and replatted, without said replatted lots conforming to all town requirements for minimum lot sizes and average width and depth.

*(Ord. No. 182, 7-14-2009)*

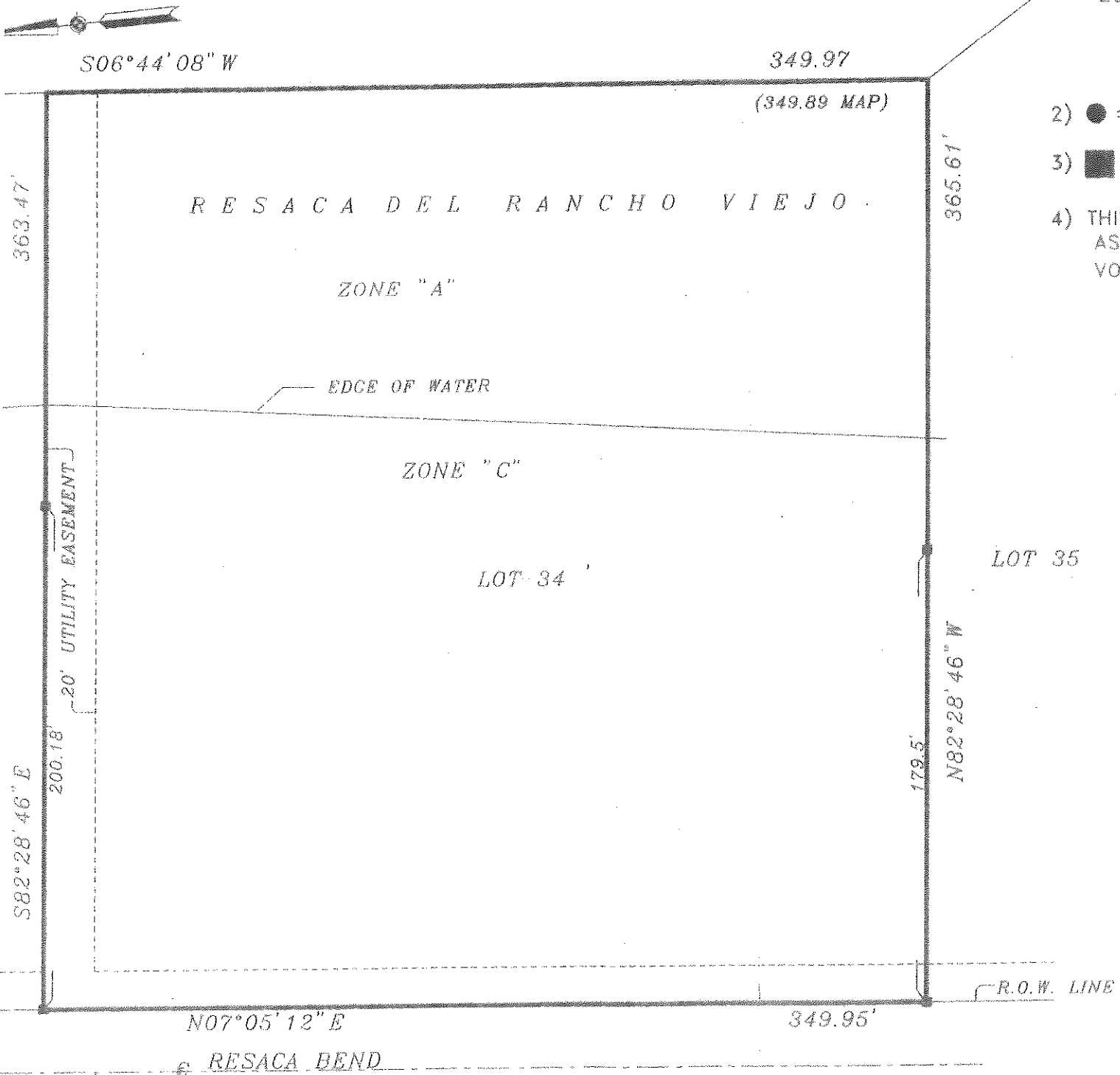
**Sec. 54-23. - Public sites and open spaces.**

For subdivisions larger than five lots, five percent of land shall be dedicated for parks, playgrounds, waterways or other areas for public use. The developer shall give consideration to suitable sites for parks, playgrounds and other areas for public use so as to conform to the recommendations of the board. Any provision for parks, etc., shall be indicated on the preliminary plat.

*(Ord. No. 182, 7-14-2009)*

VACATING PLAT

ZONE  
ZONE



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- 3) ■ = 1  
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- 4) THIS L  
AS PE  
VOLUM

REPLAT OF  
 LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION,  
 IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY,  
 TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
 CABINET 1, SLOTS 1973-A AND 1973-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

S06°44'08" W

(349 89 MAP) 349.97

174.98'

369.47'

RESACA DEL RANCHO VIEJO

ZONE "A"

362.89

1099.01

EDGE OF WATER

BLOCK ONE

LOT 34A  
199 RESACA BEND

LOT 34B  
201 RESACA BEND

LOT 35

20' UTILITY EASEMENT

S82°28'46" E

200.19

200.0'

N 82° 28' 46" W

N 82° 28' 46" W

2 W CORNER  
RESACA BEND AT  
VIEJO SUBDIV

174.98'

174.97

N07°05'12" E

349.95'

R.O.W. LANE