



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
NOVEMBER 4, 2015  
4:00 P.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 November 4, 2015, at 4:00 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. Approval of Minutes - June 22, 2015
4. Public Hearing on Request by Montanaro Investments, owner, to approve the request to vacate a re-plat for Lot 6, Block 1, Las Haciendas Subdivision, to go from 1 lot to 2 lots, Lot 6 and Lot 7, Las Haciendas Subdivision, as originally plated
5. Review/Discussion/Action on Request by Montanaro Investments, owner, to approve the request to vacate a re-plat for Lot 6, Block 1, Las Haciendas Subdivision, to go from 1 lot to 2 lots, Lot 6 and Lot 7, Las Haciendas Subdivision, as originally plated

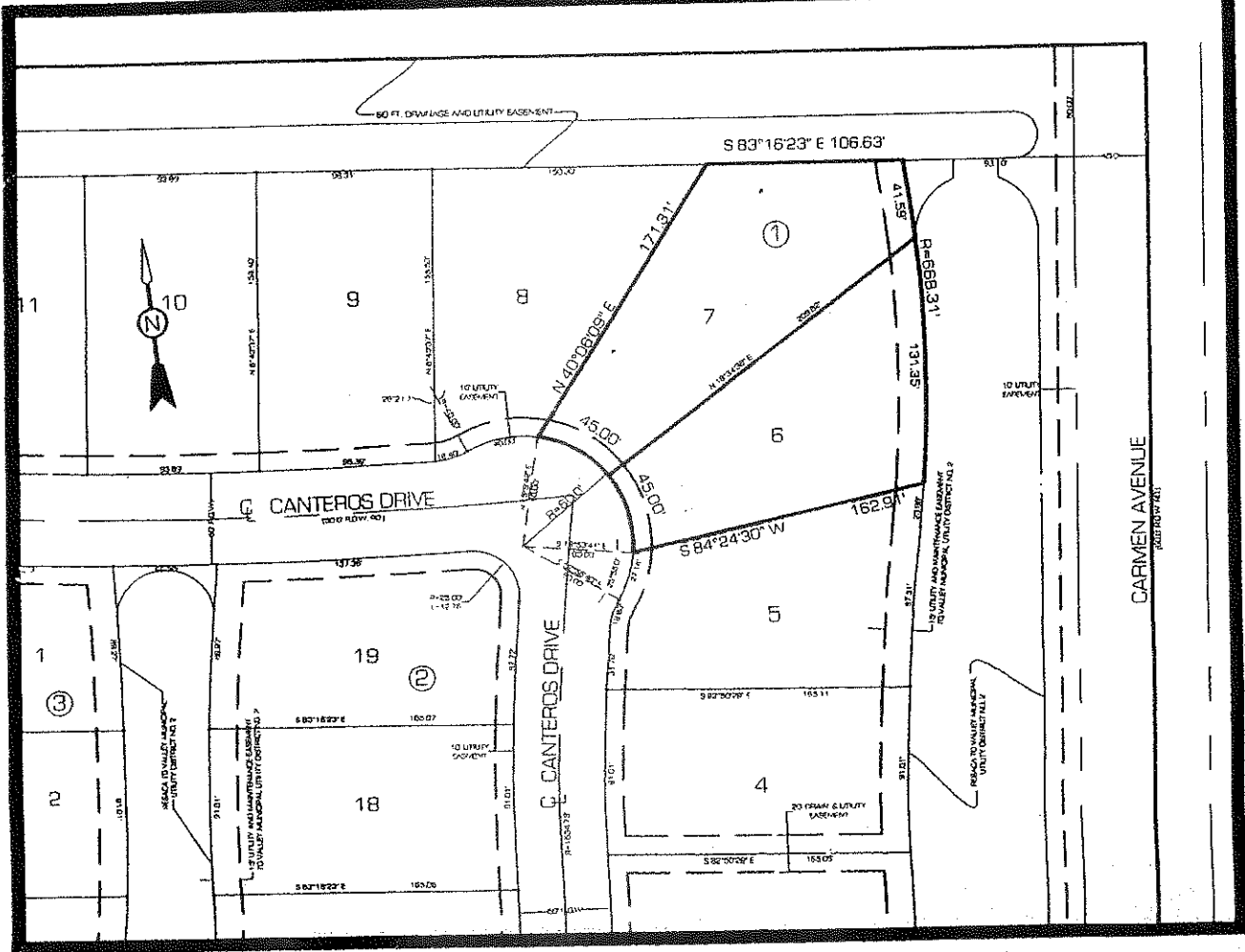
A handwritten signature in black ink, appearing to read "Fred Blanco".

Fred Blanco, Town Administrator

To The Town Of Rancho Viejo

This letter is a request to the Town Of Rancho Viejo to vacate a replat done in 2009 on lot 6 and 7 block 1 in Las Haciendas. I am requesting the vacating of the replat because we are in the process of requesting the building permit to start construction on two homes in the mentioned lots above. I have been approved for two construction loans on the mentioned lots and need the approval of the Town of Rancho Viejo in order to start the construction. These two homes will add value to the continuing development and growth at Las Haciendas Subdivision and will also be an asset to the Town Of Rancho Viejo. Being the construction of two homes instead of one at the property. The estimated sq. footage of each home will be about 3500 sq. ft. each and an estimated value of \$350,000. I would greatly appreciate the help of the Town of Rancho Viejo and its board members with this matter. Please feel free to contact me at 956-544-4292

  
Montana Investments

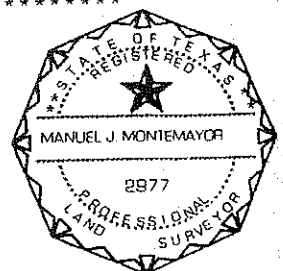


VACATING PLAT

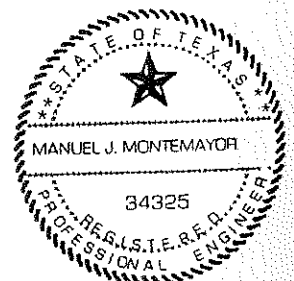
SCALE: 1"=100.0'

CERTIFICATE FOR ENGINEER OR SURVEYOR

I, MANUEL J. MONTEMAYOR, 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 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 HERON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

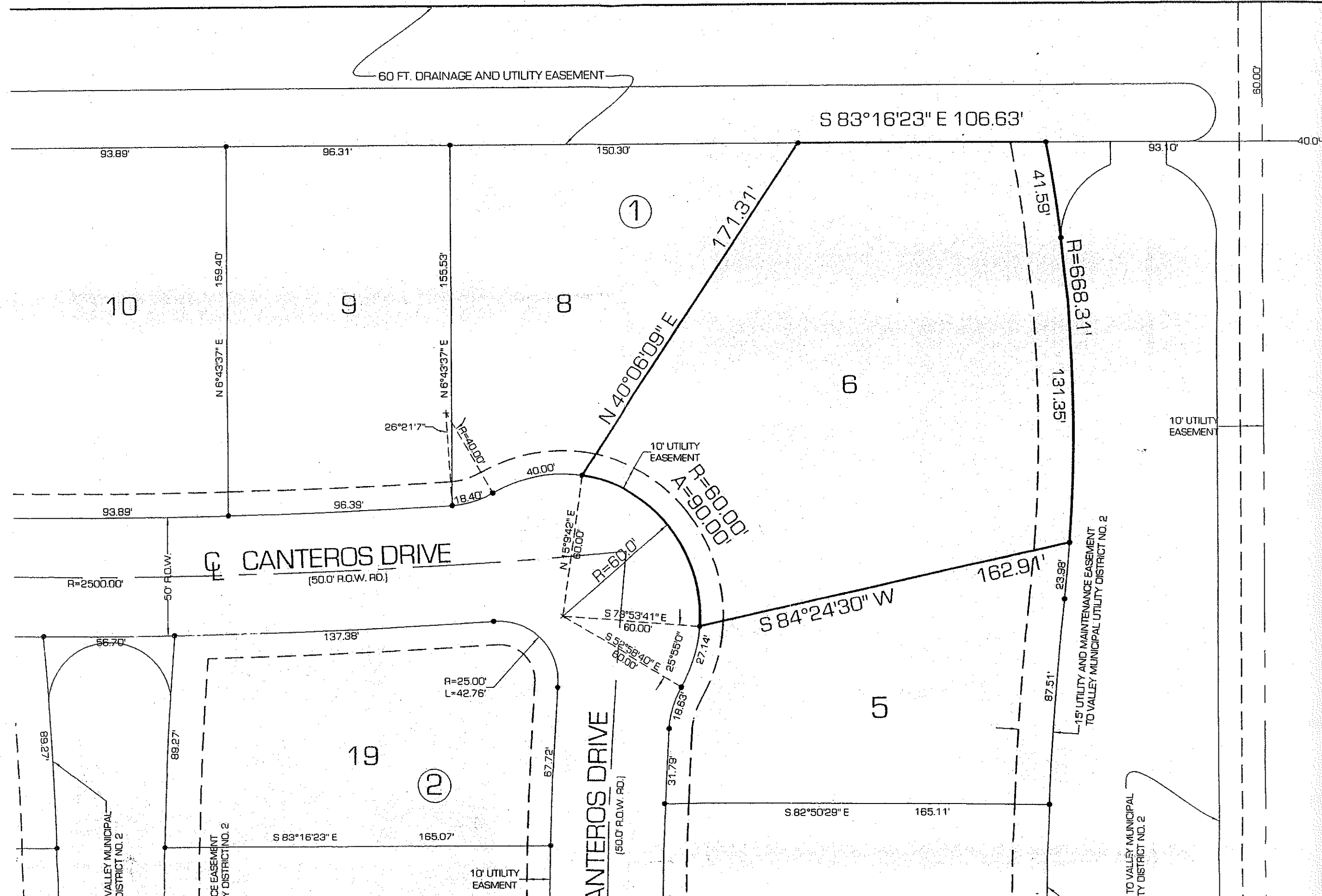


*Manuel J. Montemayor*  
 MANUEL J. MONTEMAYOR  
 REGISTERED PROFESSIONAL ENGINEER #34325  
 REGISTERED PROFESSIONAL LAND SURVEYOR # 2977



THE STATE OF TEXAS }  
 COUNTY OF CAMERON }{

BEING THE OWNERS HERINAFTER REFERRED TO AS OWNER WHETHER ONE OR MORE, OF LOTS 6 AND 7, BLOCK 1 AS DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AMENDED PLAT OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY



60 FT. DRAINAGE AND UTILITY EASEMENT

S 83°16'23" E 106.63'

93.89'

96.31'

150.30'

93.10'

40.0'

10

9

8

5

19

N 6°43'37" E 159.40'

N 6°43'37" E 155.53'

N 40°06'09" E 171.37'

41.59'

R=668.31'

131.35'

10' UTILITY EASEMENT

93.89'

96.39'

18.40'

40.00'

CANTEROS DRIVE  
(50.0' R.O.W. RD.)

R=2500.00'

50' R.O.W.

10' UTILITY EASEMENT

R=60.00'  
A=90.00'

N 15°9'42" E 60.00'

S 78°53'41" E 60.00'

S 52°58'40" E 60.00'

25°55'0" E 27.14'

S 84°24'30" W 162.91'

162.91'

15' UTILITY AND MAINTENANCE EASEMENT TO VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

56.70'

137.38'

R=25.00'  
L=42.76'

ANTEROS DRIVE  
(90.0' R.O.W. RD.)

89.27'

89.27'

67.72'

S 83°16'23" E 165.07'

165.07'

10' UTILITY EASEMENT

S 82°50'29" E 165.11'

165.11'

TO VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

1.518

1.863

60.00'