



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

May 9, 2016  
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 May 9, 2016, 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 - November 4, 2015
4. Public Hearing 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
5. Review/Discussion/Action 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
6. Public Hearing 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
7. Review/Discussion/Action 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
8. Adjourn

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

Fred Blanco, Town Administrator

TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
NOVEMBER 4, 2015

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on November 4, 2015 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. Mr. John Champion, acting Chairman called the meeting to order at 4:04 P.M. Roll call was made by Isabel Perales, Assistant Town Secretary.

Members present at the meeting were:

Mr. John Champion  
Mr. Filiberto Conde  
Mr. Craig Grove  
Mr. Glenn McGehee

Members absent:

Mr. Oscar Gonzalez

A quorum was present at the meeting.

Those present in the audience were:

Frank Montanaro

APPROVAL OF MINUTES - JUNE 22, 2015:

Motion was made by Mr. Grove, seconded by Mr. Conde, and unanimously carried, that the Minutes of the Planning and Zoning Commission Meeting held on June 22, 2015, be approved as written.

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:

Mr. Champion opened the public hearing. There were no comments from the public. Motion was made by Mr. Grove, seconded by Mr. Conde, and unanimously carried, to close the public hearing.

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:

Motion was made by Mr. Grove, seconded by Mr. Conde, and unanimously carried, to approve the 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.

ADJOURN:

Motion was made by Mr. Conde, seconded by Mr. McGeehee, and unanimously carried, to adjourn the meeting at 4:16 P.M.

November 4, 2015

Page 2

BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
John Champion, Acting Chairman

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

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 "G. Xavier Montemayor". The signature is written in a cursive style with a long horizontal stroke at the end.

G. Xavier Montemayor

# Rountree Law Firm

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

April 15, 2016

William C. Rountree III



Residential, Commercial and Farm & Ranch  
Real Estate Law

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.

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 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 \$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 COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By: Francis Zapata DEPUTY

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 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):

Table with columns: YEAR, ENTITY, BASE TAX, P & I, COLLECTION FEES, TOTAL. Rows include 2015 taxes for BROWNSVILLE ISD, SOUTH TEXAS ISD, TOWN OF RANCH VIEJO, BROWNSVILLE NAVIG., CAMERON COUNTY, TX SHMOST COLLEGE, VALLEY MUD #2.

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.)

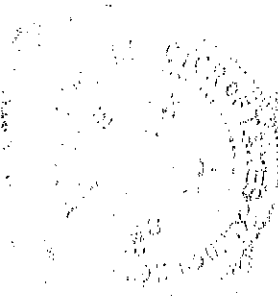
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: [Signature] DEPUTY





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 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 \$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 & Collector

By Francisco Zapata DEPUTY

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 0
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):

Table with columns: YEAR, ENTITY, BASE TAX, P & I, COLLECTION FEES, TOTAL. Rows include 2015 taxes for BROWNSVILLE ISD, SOUTH TEXAS ISD, TOWN OF RANCH VIEJO, BROWNSVILLE NAVIG., CAMERON COUNTY, TX SHMOST COLLEGE, VALLEY MUD #2. Summary rows for TOTAL SEQUENCE, TOTAL TAX, UNPAID FEES, INTEREST ON FEES, COMMISSION, and TOTAL DUE.

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 COLLECTION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS). PURSUANT TO \*31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/01/2016

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: [Signature] DEPUTY

NO.	BEARING	DISTANCE
L1	S 89°27'15" E	144.11'
L2	N 47°31'15" E	62.55'
L3	S 47°31'15" E	48.85'
L4	S 89°27'15" E	142.77'

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

RANCHO VIEJO  
SECTION 5 REPLAT  
(VOL. 29, PAGE 11 & 12)

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

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 #30462  
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 24656 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 PURPOSES 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN 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 FOREMENTIONED 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 FOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

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

CYNDE RATHBUN,  
MAYOR

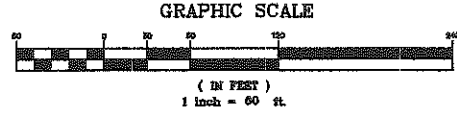
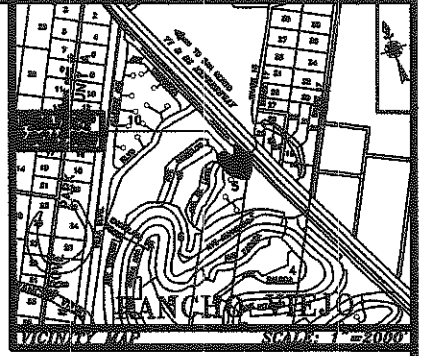
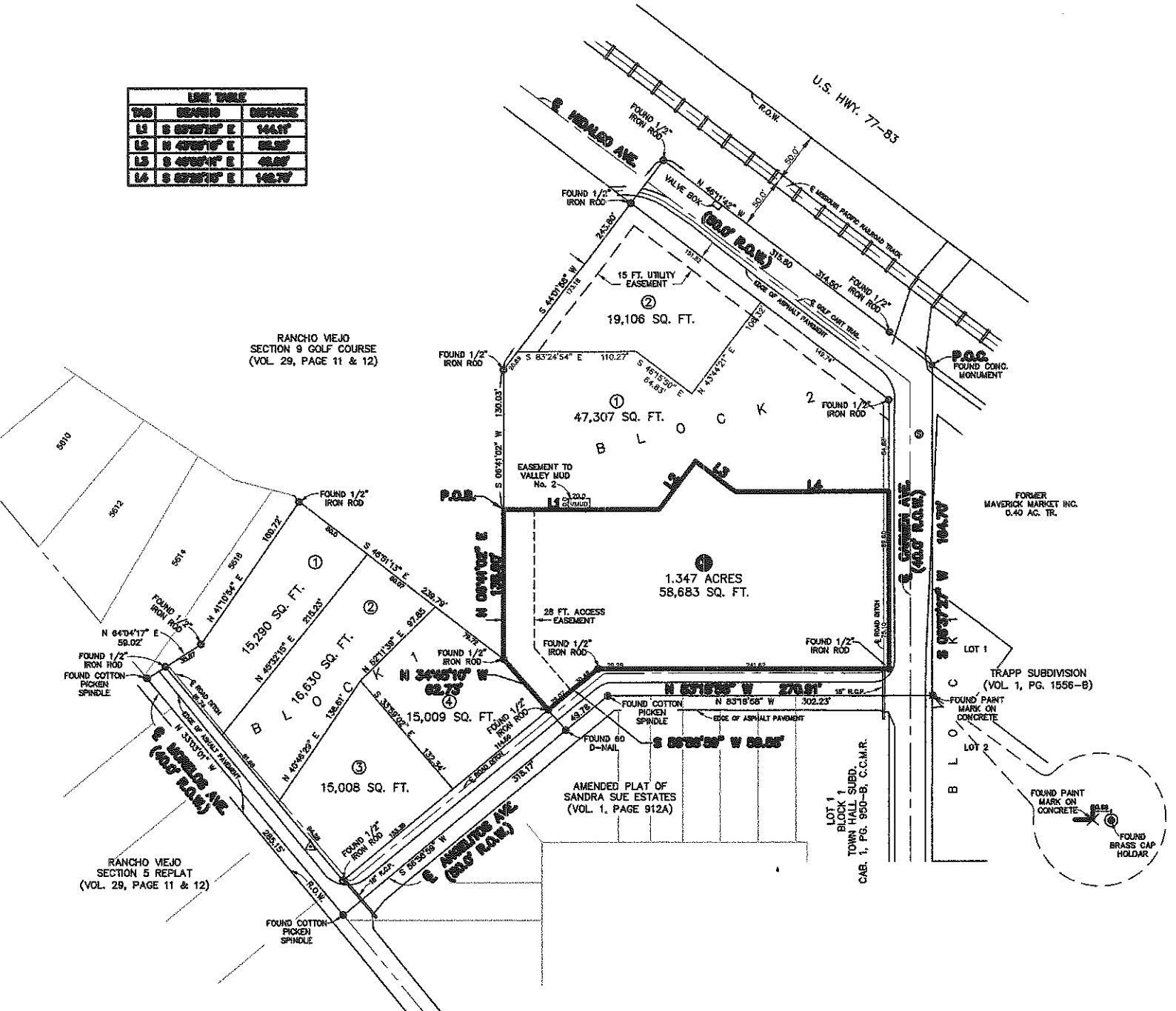
MUNICIPAL UTILITIES DISTRICT APPROVAL

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 PLAN AS PER FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 490101 0400 B, EFFECTIVE SEPTEMBER 15, 1983. (FLOOD ZONE "C")



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 2967-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 (60.0 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 46°11'52" WEST A DISTANCE OF 34.50 FEET TO A 1/2" IRON ROD ALONG THE NORTH RIGHT-OF-WAY OF HIDALGO AVENUE AND BEING THE NORTHWESTERMOST CORNER OF TOWN HALL SUBDIVISION III; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF HIDALGO AVENUE SOUTH 44°31'38" WEST AT A DISTANCE OF 60 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 126.03 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°26'28" WEST A DISTANCE OF 144.11 FEET TO A CORNER OF THIS TRACT;  
THENCE, NORTH 43°59'19" EAST A DISTANCE OF 58.26 FEET TO A CORNER OF THIS TRACT;  
THENCE, SOUTH 46°30'41" EAST A DISTANCE OF 46.55 FEET TO A CORNER OF THIS TRACT;  
THENCE, SOUTH 83°26'28" 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 03°31'22" WEST A DISTANCE OF 64.10 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 AVENUE NORTH 81°15'18" WEST A DISTANCE OF 270.91 FEET TO A CORNER OF THIS TRACT;  
THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVENUE SOUTH 69°16'59" WEST A DISTANCE OF 69.86 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF ANGELITOS AVENUE NORTH 34°45'10" WEST A DISTANCE OF 62.73 FEET FOR A CORNER OF THIS TRACT;  
THENCE, NORTH 06°41'02" EAST A DISTANCE OF 132.60 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**

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', written over a horizontal line.

Tomas Castella  
956-572-6256

*Michele Sanchez, P.C.*

*Attorney at Law*

*717 North Expressway 83*

*Brownsville, Texas 78520*

*E-Mail Michele@msanchezpc.com*

*SL/C (956) 544-7244*

*Fax (956) 544-4294*

## 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:

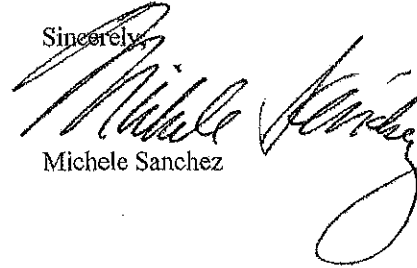
**Lot One (1), Block One (1), "TESORO CORNER SUBDIVISION NO. 1", Town of Rancho Viejo, Cameron County Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3250, Map Records of Cameron County, Texas.**

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](mailto:tcastellat@aol.com)

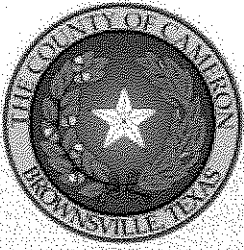
---

[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

- [Home](#)
- [Research Taxes](#)
- [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)

[← BACK](#)

### 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 SHMOST 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
<b>TOTAL</b>			\$0.00	\$0.00	\$0.00	\$0.00

[PRIVACY POLICY](#) | [SECURITY POLICY](#) | [LEGAL DISCLAIMER](#)

©2016 Easy Access, Inc. - All Rights Reserved.



**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, SLAT 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 "MAR 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 NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 25 DEG. 22 MIN. 23 SEC. EAST, A DISTANCE OF 72.41 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 65 DEG. 53 MIN. 09 SEC. EAST, A DISTANCE OF 120.96 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR 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 "MAR INC" FOUND ON THE WEST RIGHT-OF-WAY LINE OF AV. TESORO (50 FT. R.O.W.), FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 82 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 86 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 576.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID AV. ESCANDON 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. 44096

**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\_\_.

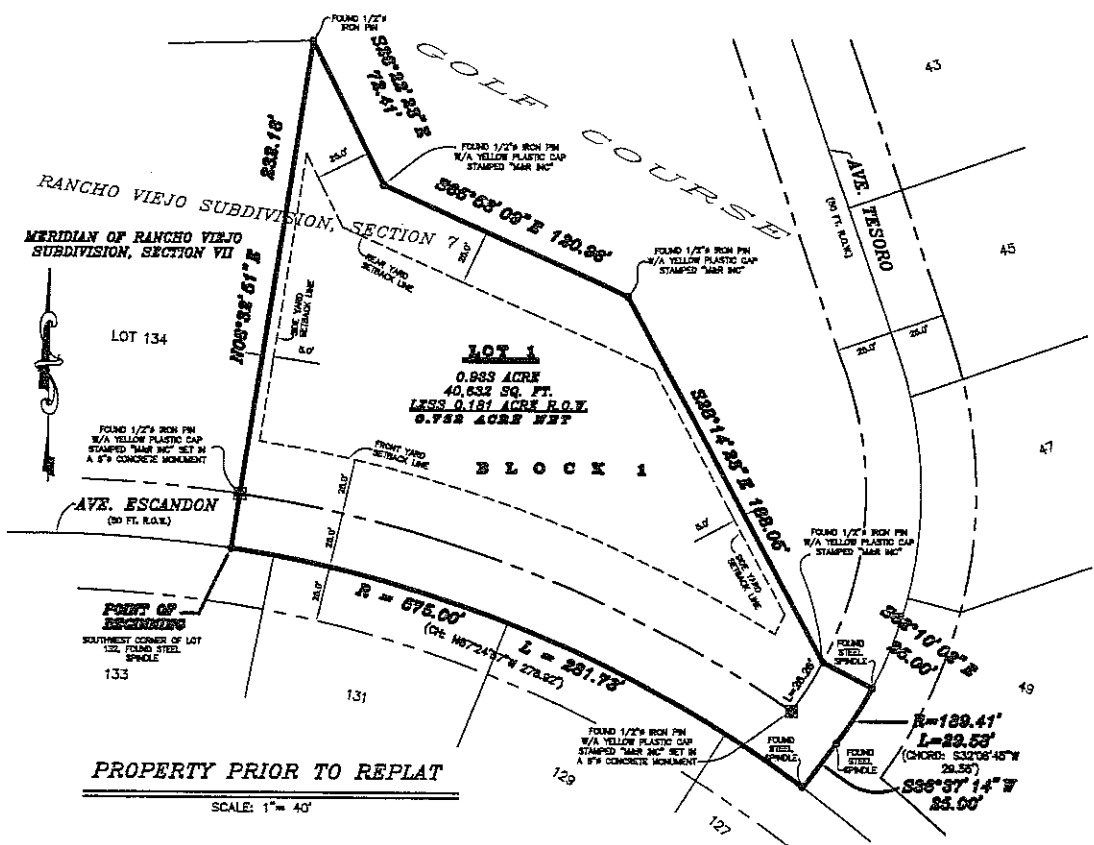
ATTEST: TOWN SECRETARY \_\_\_\_\_ MAYOR \_\_\_\_\_

PLANNING AND ZONING CHAIRMAN \_\_\_\_\_

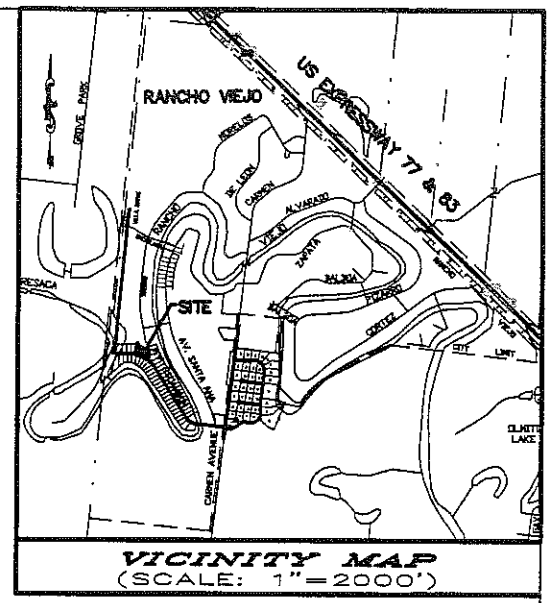
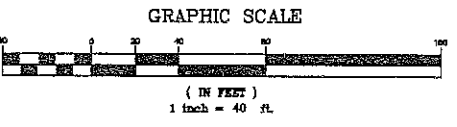
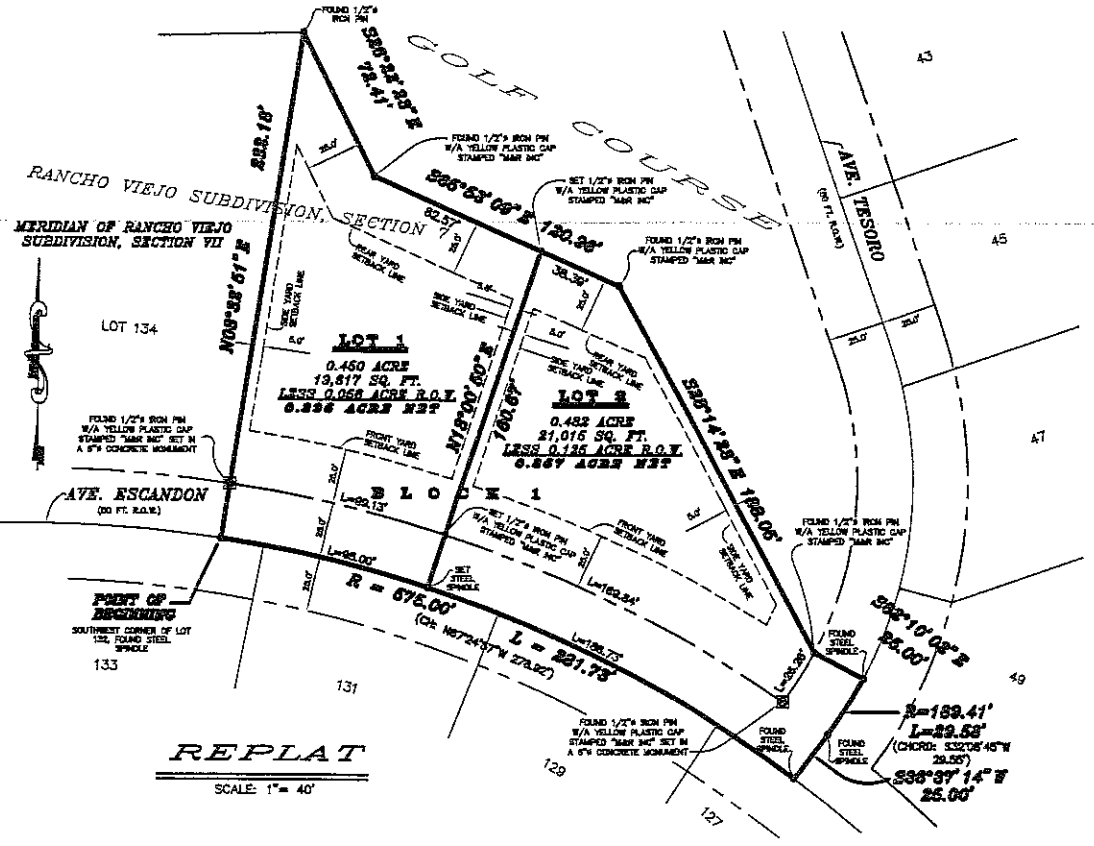
**STATE OF TEXAS**  
**COUNTY OF CAMERON**

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 \_\_\_\_\_, 2018 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. 0220-8, REVISED SEPTEMBER 18, 1983.
  3. RESTRICTIVE COVENANTS RECORDED IN VOLUME 942, PAGE 399, AMENDMENT THEREIN IN VOLUME 984, PAGE 822, AND VOLUME 984, PAGE 23, ALL RECORDED IN THE DEED RECORDS, CAMERON COUNTY, TEXAS, AND IN VOLUME 130, 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, PH: (936)-251-4126.
  5. CONTRACT FOR IRRIGATION 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 THESE PRESENTS, THAT I, TOMAS CASTILLA, 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 CASTILLA, PRESIDENT  
 OAK CREST PROPERTIES, LLC

**COUNTY OF CAMERON**  
**STATE OF TEXAS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS CASTILLA, 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 PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

RICHARD ABETE, ASSISTANT VICE-PRESIDENT, IBC BANK

**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, SLAT 3250, MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:  
**OAK CREST PROPERTIES, LLC**  
 (APRIL 13, 2018)

**Mejia & Rose, Incorporated**  
 Engineering Surveying  
 T.B.P.E. Reg. No. F-002870  
 T.B.P.L.S. Reg. No. 10023900  
 1643 West Price Road (956) 644-3022  
 P.O. Box 3781 Brownsville, Texas 78520  
 Fax (956) 644-3068  
 email: mandrino@cmgmail.com