



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
NOVEMBER 10, 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 November 10, 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 - May 9, 2016
4. Public Hearing on Request by Mr. Manuel J. Montemayor, representative for Mr. Pedro Martinez, Brosatiah Investment Group, LLC, owner of Lots 1, 2, 3, 4, 5 and 6 Block 9, Las Haciendas at Rancho Viejo Subdivision, Rancho Viejo, Texas 78575; to replat into two lots
5. Review/Discussion/Action on Request by Mr. Manuel J. Montemayor, representative for Mr. Pedro Martinez, Brosatiah Investment Group, LLC, owner of Lots 1, 2, 3, 4, 5 and 6 Block 9, Las Haciendas at Rancho Viejo Subdivision, Rancho Viejo, Texas 78575; to replat into two lots
6. Adjourn

A handwritten signature in black ink, appearing to read "Fred Blanco", with a long horizontal flourish extending to the right.

Fred Blanco, Town Administrator

TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
MAY 9, 2016

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on May 9, 2016 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. Mr. Oscar Gonzalez, Chairman called the meeting to order at 9:02 A.M.
2. Roll call was made by Mr. Gonzalez. Members present at the meeting were:  
Mr. Carmine Auditore  
Mr. John Champion  
Mr. Filiberto Conde  
Mr. Oscar Gonzalez  
Mr. Craig Grove

A quorum was present at the meeting.

Those present in the audience were:

Xavier Montemayor                      Marvin Elliott                      Tomas Castella

**3. APPROVAL OF MINUTES - NOVEMBER 4, 2015:**

---

Motion was made by Mr. Grove, seconded by Mr. Auditore, and unanimously carried, that the Minutes of the Planning and Zoning Commission Meeting held on November 4, 2015, be approved as written.

**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**

---

Motion was made by Mr. Grove, seconded by Mr. Auditore, and unanimously carried, to open the public hearing. Mr. G. Xavier Montemayor gave details on the request. There were no comments from the public. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Grove, seconded by Mr. Champion and unanimously carried, to close the public hearing.

**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**

---

The board had several questions and comments about the property. Motion was made by Mr. Grove, seconded by Mr. Conde, and unanimously carried, to recommend to the Board of Aldermen approval of the 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. This lot is on the corner of Carmen Avenue and Angelitas Avenue.

**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**

---

Mr. Gonzalez opened the public hearing. Mr. Castella explained we wanted to split one lot into two lots and plans on building homes. Mayor Rathbun advised that the Strategic Planning Committee reviewed and agreed that both requests would be positive for the Town. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Grove, seconded by Mr. Auditore, and unanimously carried, to close the public hearing.

**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:**

---

Motion was made by Mr. Grove, seconded by Mr. Champion, and unanimously carried, to recommend to the Board of Aldermen to approve the request by Tomas Castella, Owner of Oak Crest Properties, LLC, Owner of Lot 1 Block 1, Tesoro Corner Subdivision, to replat one lot into two lots.

**8. ADJOURN:**

---

Motion was made by Mr. Champion, seconded by Mr. Auditore, and unanimously carried, to adjourn the meeting at 9:12 A.M.

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

APPROVED: \_\_\_\_\_  
Oscar Gonzalez, Chairman

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

MONTEMAYOR, HANSEN, GARCIA  
VILAFRANCO & ASSOCIATES  
ENGINEERS & SURVEYORS

6491 Paredes Line Road

Brownsville, Texas 78520

Bro. (956) 546-0671

Fax # (956) 541-8606

FRED BLANCO,  
TOWN ADMINISTRATOR  
TOWN OF RANCHO VIEJO, TEXAS

OCTOBER 17, 2016

RE: Proposed " AMENDED LETTER FOR LAS HACIENDAS AT RANCHO VIEJO  
SUBDIVISION "

Dear Mr. Blanco,

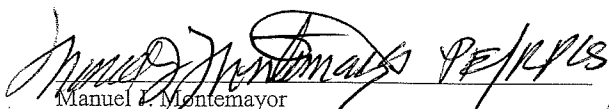
We are requesting that "LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1", being an amended plat of Lots 1, 2, 3, 4, 5, and 6, Las Haciendas at Rancho Viejo Subdivision, Section 1, to replat into 2 lots being lots 1 and 2, block 1 of Cameron County, Texas be considered for approval. Please place us at your earliest possible meeting.

The owner on record for this property is Brosatiah Investment Group, LLC, located on 30 Providence, Suite 5B, Brownsville, TX 78521, and phone number (832) 727-7711. The present existing 6 lots are zoned commercial.

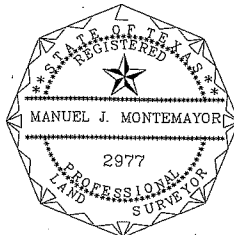
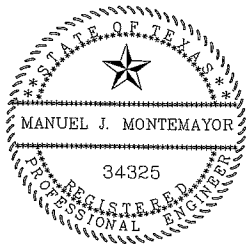
This is a proposed 2 lot commercial subdivision fronting on existing Olmito Cavazos Road, an asphalt road. Water and sewer service will be provided by the Valley Municipal Utility District No 2. Solid waste service will be available when Building Permit is obtained. and Electricity will be provided by AEP/Magic Valley Elect Co-Op,

We will add the subdivision restrictions on the plat as requested by the City.

\$75.00 (application fee) has been submitted.

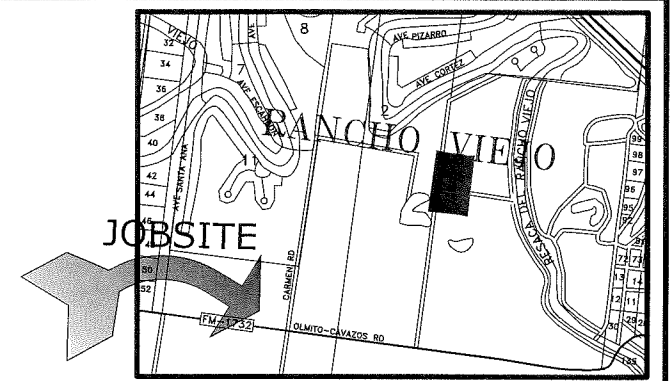
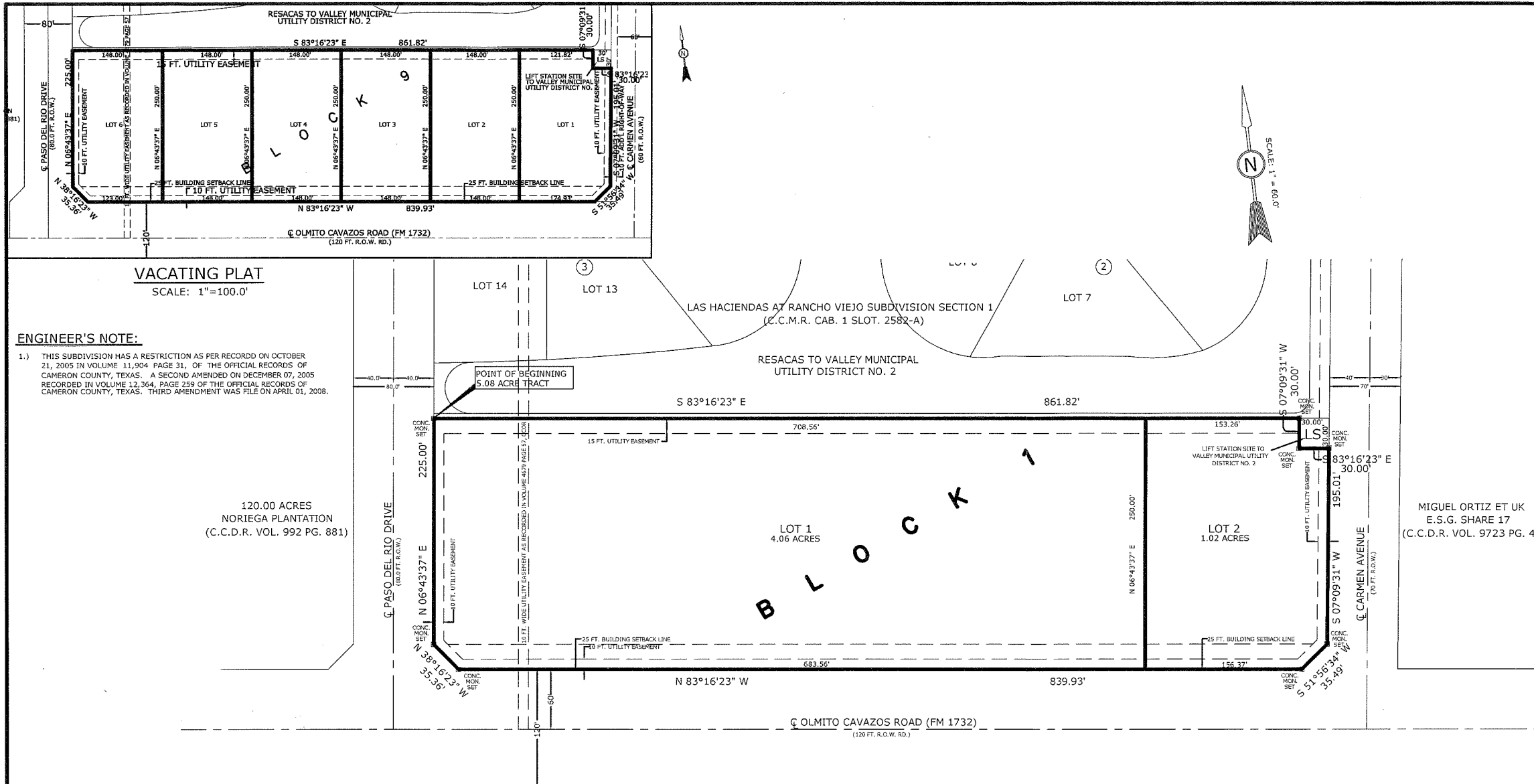
  
Manuel J. Montemayor  
Registered Public Surveyor # 2977  
Registered Professional Engineer #34325

10/17/16



Maneul J. Montemayor  
President

Juan Carlos Ruiz  
Office Mngr.



**ENGINEER'S NOTE:**  
 1. THIS SUBDIVISION HAS A RESTRICTION AS PER RECORD ON OCTOBER 21, 2005 IN VOLUME 11,904 PAGE 31, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. A SECOND AMENDMENT ON DECEMBER 07, 2005 RECORDED IN VOLUME 12,364, PAGE 239 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. THIRD AMENDMENT WAS FILED ON APRIL 01, 2008.

120.00 ACRES  
 NORIEGA PLANTATION  
 (C.C.D.R. VOL. 992 PG. 881)

FERNANDO GARCIA ET UK  
 E.S.G. SHARE 17  
 (C.C.D.R. VOL. 4628 PG. 29)

MIGUEL ORTIZ ET UK  
 E.S.G. SHARE 17  
 (C.C.D.R. VOL. 9723 PG. 41)

**METES AND BOUNDS**  
 BEING 5.08 ACRES OF LAND COMPRISED OF LOTS 1,2,3,4,5 & 6, BLOCK 9, LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION SECTION 1, THEREFORE RECORDED IN CABINET 1, PAGE 2582-A OF CAMERON COUNTY MAP RECORDS, CAMERON COUNTY, TEXAS, HEREIN DEFINITELY DESCRIBED BY METES & BOUNDS AS FOLLOWS:  
 BEGINNING, AT A CONCRETE MONUMENT SET ON THE NORTHWEST CORNER OF SAID LOT 6, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF PASO DEL RIO DRIVE, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF TRACT HEREIN DESCRIBED;  
 THENCE, ALONG THE NORTH LINE OF SAID LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 9, SOUTH 83 DEGREES 16 MINUTES 23 SECONDS EAST, AT A DISTANCE OF 861.82 FEET TO A CONCRETE MONUMENT SET ON THE NORTHEASTERLY CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, PARALLEL TO THE EAST LINE OF SAID LOT 1, SOUTH 07 DEGREES 09 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT SET, FOR A CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 1, SOUTH 83 DEGREES 16 MINUTES 23 SECONDS EAST, AT A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT SET ON THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF CARMEN AVENUE, FOR A CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, ALONG THE EAST LINE OF SAID LOT 1, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF SAID CARMEN AVENUE, SOUTH 07 DEGREES 09 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 195.01 FEET TO A CONCRETE MONUMENT SET, FOR A CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, SOUTH 51 DEGREES 56 MINUTES 34 SECONDS WEST, AT A DISTANCE OF 35.49 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHEASTERLY CORNER OF SAID LOT 1, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID OLMITO CAVAZOS ROAD (FM 1732), FOR THE SOUTHEASTERLY CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, ALONG THE SOUTH LINE OF SAID LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 9, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF SAID OLMITO CAVAZOS ROAD, NORTH 83 DEGREES 16 MINUTES 23 SECONDS WEST, AT A DISTANCE OF 861.82 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY CORNER OF SAID LOT 6, FOR THE SOUTHWESTERLY CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, NORTH 38 DEGREES 16 MINUTES 23 SECONDS WEST, AT A DISTANCE OF 35.36 FEET TO A CONCRETE MONUMENT SET ON THE WEST LINE OF SAID LOT 6, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF PASO DEL RIO DRIVE, FOR A CORNER OF TRACT HEREIN DESCRIBED;  
 THENCE, ALONG THE WEST LINE OF SAID LOT 6 AND THE EAST RIGHT-OF-WAY LINE OF PASO DEL RIO DRIVE, NORTH 06 DEGREES 43 MINUTES 37 SECONDS EAST, AT A DISTANCE OF 225.00 FEET TO A POINT OF BEGINNING, CONTAINING 5.08 ACRES OF LAND.

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 HEREON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

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

THE STATE OF TEXAS )  
 COUNTY OF CAMERON )  
 I, PEDRO MARTINEZ, BROSATIAH INVESTMENT GROUP, LLC  
 BEING THE OWNERS HEREIN REFERRED TO AS OWNER WHETHER ONE OR MORE, OF LOTS 1 & 2, BLOCK 1 AS DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN FOR SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

PEDRO MARTINEZ, BROSATIAH INVESTMENT GROUP, LLC

THE STATE OF TEXAS )  
 COUNTY OF CAMERON )  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED PEDRO MARTINEZ - BROSATIAH INVESTMENT GROUP, LLC KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY IN AND FOR THE STATE OF TEXAS.



TAX ASSESSOR ACKNOWLEDGMENT  
 STATE OF TEXAS )  
 COUNTY OF CAMERON )  
 THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1 FOR THE YEAR OF 2015.

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

TONY YZAGUIRRE JR.  
 TAX ASSESSOR-COLLECTOR  
 CAMERON COUNTY, TEXAS

BY: DEPUTY

RECORDING INFORMATION  
 STATE OF TEXAS )  
 COUNTY OF CAMERON )  
 I, SYLVIA GARZA-PEREZ, CLERK OF THE COUNTY 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 RECORDS IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THE MAP RECORDS OF SAID COUNTY CABINET \_\_\_\_\_ SLOT \_\_\_\_\_.

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

SYLVIA GARZA-PEREZ, COUNTY CLERK  
 CAMERON COUNTY, TEXAS

BY: DEPUTY

PLANNING AND ZONING COMMISSION APPROVAL  
 I, OSCAR GONZALEZ, 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 "LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1" 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.

CHAIRMAN 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 "LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1" 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 THIS THE \_\_\_\_\_ DATE OF \_\_\_\_\_ A.D., 2016.

CYNTHIE RATHBUN  
 MAYOR

MUNICIPAL UTILITIES DISTRICT APPROVAL  
 THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL FOR "LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION 1" 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 POLICIES OF VALLEY MUNICIPAL DISTRICT NO. 2.

SCOTT FRY  
 GENERAL MANAGER  
 VALLEY MUNICIPAL DISTRICT NO. 2

FLOOD ZONE  
 ALL LOTS WITHIN THIS SUBDIVISION LIE IN ZONE "C" (AREAS OF MINIMAL FLOODING), AS PER CONDITIONAL LETTER OF MAP REVISION BASED IN FILL (CLOMR-F) DATED FEBRUARY 1, 2005 FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY TO THE HONORABLE PETE SEPULVEDA JR., JUDGE OF CAMERON COUNTY. ALL OTHER AREAS WITHIN THE SUBDIVISION LIE IN ZONE "AO" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY NUMBER 480101, PANEL NUMBER 0250, SUFFIX "B". ANY STRUCTURES ERCTED ON THE ZONE "C" AREA SHALL BE NOT LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

**FINAL PLAT**  
**LAS HACIENDAS**  
**AT RANCHO VIEJO SUBDIVISION**  
**SECTION 1**  
**BEING AN AMENDED PLAT**  
**OF**  
**LOTS 1,2,3,4,5 & 6 LAS HACIENDAS AT**  
**RANCHO VIEJO SUBDIVISION, SECTION 1**

TO RE-PLAT INTO 2 LOTS  
 BEING LOTS 1 AND 2  
 CABINET 1, SLOT 2582-A, MAP RECORDS  
 CAMERON COUNTY, TEXAS

OWNER: PEDRO MARTINEZ  
 3312 LAURA KOPPE DR  
 HOUSTON, TEXAS 77093  
 (832) 727-7711

REVISIONS	DATE	DESCRIPTION
10/17/2016		

Drawn by: JORGE DE LA CRUZ  
 Checked by: J.C. Ruiz  
 Approved by: M.J. Montemayor  
 Project No. ME -23939

MONTEMAYOR - HANSEN  
 GARCIA - VILLAFRANCO & ASSOCIATES  
 ENGINEERS • SURVEYORS • PLANNERS  
 6491 Paredes Line Road, Brownsville, TX 78526  
 Office: (956) 546-0671 Fax: (956) 541-8606  
 mjmonte6491@gmail.com www.montemayorengineering.com

Scale: 1" = 60.0'  
 Date: 09/07/2016  
 Rev. Date:  
 Firm # 13652  
 Sheet: 1 of 1