



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
REGULAR MEETING
DECEMBER 11, 2018
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 DECEMBER 11, 2018 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. Public Comment
5. Approval of Minutes – November 13, 2018
6. Street Committee Report
7. Consideration/Action on Proposal from MEG Engineers for Geotechnical Engineering Services and Materials Testing
8. Consideration of and Action to seek proposals for inspection services in connection with the TORV Road Rehabilitation Project Phase 1B
9. Consideration/Action on Petition for Annexation from Rancho Cordillera, LLC, concerning 9.66 Acres of Land out of Share 1 Espiritu Santo Grant, at the Northwest Corner of Las Haciendas at Rancho Viejo Subdivision in Accordance with Section 2-164 of the Town's Ordinances
10. Consideration/Action on Petition for Annexation from Monica Holdings, LTD Texas Limited Partnership, concerning 2.53 Acres and 2.47 Acres Multifamily, of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive in Accordance with Section 2-164 of the Town's Ordinances
11. 4th Annual Christmas Lighting Ceremony and Golf Cart & Bike Parade Announcement – Sunday, December 16th at 5:00 P.M.
12. 2019 Rio Grande Valley Walk of Fame Nomination Announcement
13. Public comment
14. Executive Session: Pursuant To The Following Section Of The Texas Government Code: Section 551.074 To Consider The Reappointment, Employment, Evaluation, Or Duties Of The Town Administrator And To Consider A New Proposed Contract For The Town Administrator
15. Possible Action On Matters Discussed In Executive Session
16. Adjourn

Fred Blanco by: F.B.
Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Board of Aldermen of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on December 7, 2018 at 4:30 p.m. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:
Fred Blanco by: F.B.
Fred Blanco, Town Administrator

1. Call to Order by Mayor Rathbun

2. Roll Call

by Isabel Perales

Aldерwoman Guerrero

Aldерwoman Salinas

Aldерwoman Truan

Alderman Tumlinson

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. Public Comment

5. Approval of Minutes - November 13, 2018

MINUTES OF A REGULAR MEETING
TOWN OF RANCHO VIEJO
NOVEMBER 13, 2018

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on, November 13, 2018 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:

The meeting was called to order by Mayor Rathbun at 6:01 P.M.

2. ROLL CALL:

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mrs. Maribel Guerrero

Ms. Grace Salinas arrived at 6:06 P.M.

Mr. David L. Tumlinson, IV.

Mr. Javier Vera

Members not present:

Ms. Bitty Truan

A quorum was present at the meeting.

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

Those present in the audience were:

Rosalinda Tijerina

Maria V. Garza

Juanita Alvarado

Damiana Alvarado

Andrea Luna

Rodolfo Zolezzi

Lourdes Schoellkopf

Esiquio (Zeke) Luna

Chief M. Cruz, Jr.

Rolando Olvera, Sr.

Benilde Olvera

3. INVOCATION AND PLEDGE:

Alderman Guerrero led the group in the invocation and the pledge of allegiance to the American and Texas flags.

4. PUBLIC COMMENT:

As per Mayor Rathbun's recommendation, motion was made by Alderman Vera, seconded by Alderman Tumlinson, to table agenda item numbers 11, 12, 15, 20 and 21. Motion passed with the following vote:

AYES: Alderman Guerrero, Alderman Tumlinson, Alderman Vera

NAYES: None

ABSTAINING: Alderman Salinas

Alderman Salinas arrived at 6:06 P.M.

5. APPROVAL OF MINUTES – REGULAR MEETING SEPTEMBER 11, 2018 AND REGULAR MEETING OCTOBER 16, 2018:

Motion was made by Alderman Guerrero, seconded by Alderman Vera, and unanimously carried, to approve the minutes of the Regular Meeting held on September 11, 2018, as written.

Motion was made by Alderman Guerrero, seconded by Alderman Vera, and unanimously carried, to approve the minutes of the Regular Meeting held on October 16, 2018, as written.

6. CONSIDERATION/ACTION OF APPOINTMENT OF MEMBERS TO THE BEAUTIFICATION COMMITTEE:

Mayor Rathbun stated that Beautification Committee Chairman, Maria V. Garza recommended to appoint Andrea Luna, Benilde Olvera, Blanca Martinez, Delma Tercero, Janie Alvarado and Rosalinda Tijerina as members to the Beautification Committee.

Motion was made by Alderman Tumlinson, seconded by Alderman Salinas, and unanimously carried, to appoint Andrea Luna, Benilde Olvera, Blanca Martinez, Delma Tercero, Janie Alvarado and Rosalinda Tijerina, as members to the Beautification Committee as per Chairman Maria V. Garza's recommendation.

7. BEAUTIFICATION COMMITTEE MEMBERS AND KEEP RANCHO VIEJO BEAUTIFUL AFFILIATE INTRODUCTION:

Mayor Rathbun stated that they held the 1st Fall Sweep event on October 13, 2018 for resident to bring in items that were not normally accepted as regular pick up items. The committee has also been working really hard on different landscape projects, like the Cortez and Carmen monuments. The Tree of Life Nursery donated plants, and the team designed the layout and added palms. The Beautification Committee is also a "Keep Texas Beautiful Affiliate" and this Saturday, November 17, 2018 they will be having Arbor Day for the 1st time ever in Rancho Viejo. The Mayor also thanked Mrs. Lourdes Schoellkopf for letting us use her artwork for the Arbor day flyer.

8. ARBOR DAY ANNOUNCEMENT – SATURDAY, NOVEMBER 17, 2018 AT 10:00 A.M.:

Mayor Rathbun stated that the Town of Rancho Viejo along with the Beautification Committee will be hosting Arbor Day on Saturday, November 17, 2018 at 10:00 A.M. to 12:00 noon, she encouraged everyone to bring their families and children to come and celebrate. The Texas Forestry Service donated a Texas wild oak tree and 4 sable palms and their vision is to plant one native tree a year and to create a "Native Tree Avenue".

9. REINDEER RUN ANNOUNCEMENT– SATURDAY, DECEMBER 8, 2018:

Mayor Rathbun informed everyone that Mrs. Lou Gracia from Valley Trophy Service, will be hosting the 1st annual Reindeer Run at the Town of Rancho Viejo, on Saturday, December 8, 2018.

10. 4TH ANNUAL CHRISTMAS LIGHTING CEREMONY AND GOLF CART & BIKE PARADE ANNOUNCEMENT – SUNDAY, DECEMBER 9TH AT 5:00 P.M.:

Mayor Rathbun announced that we will be having our 4th Annual Christmas Lighting Ceremony and Golf Cart & Bike Parade on Sunday, December 9, 2018 at 5:00 P.M.

11. PRESENTATION OF PRELIMINARY ACTIVE PLAN MURAL:

This item was tabled for further review.

12. DISCUSSION/REVIEW/ACTION ON FIRE TRUCK DONATION:

This item was table for further review.

13. HR COMMITTEE REPORT:

Alderman Salinas presented a draft version of the benefits manual to the board members. She gave an update on the Human Resource Committee, she has not been able to meet with the members. She has worked on document preparation, re-typed a matrix attached to the report to compare to existing benefits. She will be meeting with Fred Blanco, Town Administrator to go over the existing benefits these are important because they affect the policies.

14. STREET COMMITTEE REPORT:

Alderman Guerrero mentioned that we received invoices from Ambiotec that needed to be reviewed. The board talked about implementing a purchasing policy to review itemized proposals before hand.

15. SECURITY ADVISORY COMMITTEE REPORT:

This item was tabled.

16. CONSIDERATION/ACTION TO PARTICIPATE IN OPERATION DISRUPTION:

Chief Cruz mentioned that they have not met with the Security Advisory Committee, it is a short term operation October, November and December. Alderman Tumlinson asked about the costs to the town. The funds are disbursed from the Local Border Security Grant and are an allowable expense. Motion was made by Alderman Tumlinson, seconded by Alderman Salinas, and unanimously carried, to allow the Police Department to participate in Operation Disruption.

18. OCTOBER 2018 POLICE REPORT - POLICE CHIEF:

Police Chief Cruz went over all items for the October 2018 Police Report and answered several questions from the Board.

Feral hogs, works for TX Parks and Wildlife Friday or Monday, survey and setup cages.
To bait. 30-40.

Aggravated assault identified 2 people possibly to be questioned.

Javier Vera left at 6:37 P.M.

Alderman Salinas mentioned that the county had been discussing possible health related issues with the caravan to be arriving, and if the Police or Town needed more information they should contact Cameron County Emergency Management Coordinator, Tom Hushen.

17. SEPTEMBER 2018 FINANCIAL REPORT - TOWN ADMINISTRATOR:

Town Administrator Fred Blanco gave an update on the September 2018 financial report and the bank balances for the General Account, Debt Account, Police Asset Forfeiture Account and the Certificates of Obligation Account and all interests.

19. PUBLIC COMMENT:

There were no comments from the public.

20. EXECUTIVE SESSION: PURSUANT TO THE FOLLOWING SECTION OF THE TEXAS GOVERNMENT CODE: SECTION 551.074 TO CONSIDER THE REAPPOINTMENT, EMPLOYMENT, EVALUATION, OR DUTIES OF THE TOWN ADMINISTRATOR AND TO CONSIDER A NEW PROPOSED CONTRACT FOR THE TOWN ADMINISTRATOR:

This item was tabled for further review.

21. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

This item was tabled.

22. ADJOURN:

Motion was made by Alderman Guerrero, seconded by Alderman Salinas, and unanimously carried, to adjourn the meeting at 6:49 P.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Cyndie Rathbun, Mayor

DATE: _____

6. Street Committee Report

7. Consideration/Action on Proposal from MEG Engineers for Geotechnical Engineering Services and Materials Testing

8. Consideration of and Action to seek proposals for inspection services in connection with the TORV Road Rehabilitation Project Phase 1B

9. Consideration/Action on
Petition for Annexation from
Rancho Cordillera, LLC,
concerning 9.66 Acres of Land
out of Share 1 Espiritu Santo
Grant, at the Northwest Corner
of Las Haciendas at Rancho
Viejo Subdivision in
Accordance with Section 2-164
of the Town's Ordinances

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF RANCHO VIEJO, TEXAS:

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents, hereby petitions your honorable Body to extend the present city limits so as to include as part of the City of Rancho Viejo, Texas, the property described in exhibit A, attached.

I certify that the tract of land describe in Exhibit A hereto is contiguous and adjacent to the City of Rancho Viejo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledge by the Manager Partner having authority an interest in said land.

This request is made on the following conditions:

1. The land is general land use including Commercial and multi-family;
2. The land shall continue to maintain the "Agricultural" designation by the taxing authorities until such time as all or any portion of the land is developed.

If and when such development takes place, only that portion of the land which is subject to the development will receive a designation other than "Agricultural." The undeveloped portion of the property will remain "Agricultural."

Submitted this the 18 day of October, 2018.

RANCHO CORDILLERA, LLC.

Signed by: _____

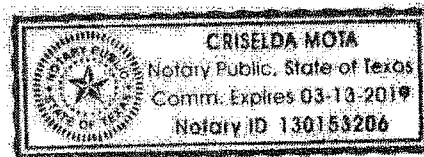
Romulo Corrada, Manager Partner

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared Romulo Corrada, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he had authority to execute and did executed the same for the purposes expressed therein.

Given under my hand and seal of office, this 18 day of October, 2018


Notary Public in and for Nueces County, Texas



Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

Phone (956) 350-4136 Fax (956) 350-4575

October 16, 2018

RE: Service Availability Letter

To whom it may concern:

Valley Municipal Utility District No. 2 of Rancho Viejo, Texas has the ability to provide utility service to the following tract of land:

ABST2 - UNSUBDIVIDED 5.00 AC OF 32.7852 OF 40 AC SHARE 1 TRACT
D, 79-0110-0400-0667-00

Said tract, owned by Monica Holdings, LTD, is located on the northeast corner of the intersection of FM1732 and Paso del Rio Drive immediately west of the town limits of the Town of Rancho Viejo in Cameron County, Texas.

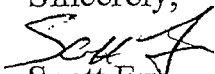
This property is served by an existing water tap along FM1732. There is also an existing 8-inch gravity sewer line located adjacent to the eastern boundary of the property which can be tapped to provide sewer service to this property.

This letter is solely intended to state that utility services are available to this tract.

This letter does not guarantee that any certain volume of water is available, nor is it intended to demonstrate an unlimited sewer collection capacity.

If you have any questions, please call me at 956-350-4136.

Sincerely,



Scott Fry

General Manager

**RESOLUTION OF RANCHO CORDILLERA
A TEXAS LIMITED LIABILITY COMPANY**

The undersigned being the Manager Partner of **RANCHO CORDILLERA, LLC**, a Texas Limited Company (the Company) that is duly organized under the laws of the State of Texas hereby certifies that a Special meeting of the above described Company duly called and held at the Company's Office, Corpus Christi, Nueces County, Texas on October 18, 2018 at 1:00 PM for the following purposes:

RESOLVED, that is in the best interest of the Company to annex the property hereinto described and identified to the Town of Rancho Viejo, Cameron County, Texas;

RESOLVED FURTHER, that the Manager Partner have all of the authority granted by the Company to file the request for the hereinto described property to request the Annexation to the Town of Rancho Viejo and hereby Ratified and confirmed unanimously by all of the actions take by the Manager Partner to accomplished the annexation are hereby approved.

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE AUTHORIZED HEREIN NAMED PERSONS TO ACT ON BEHALF OF THE HEREINABOVE NAMED LIMITED LIABILITY COMPANY IN ALL CAPACITIES AND THAT THE COMPANY CERTIFICATES ARE FULLY REGISTERED WITH THE SECRETARY STATE OF TEXAS TO CONDUCT ANY BUSINESS CONCERNING THE COMPANY.

Executed this the 18 day of October, 2018

Rancho Cordillera, Llc.

By: 
Romulo Corrada, Manager Partner

H O M E L A N D
L A N D S U R V E Y I N G C O M P A N Y
P.O. BOX 598, OLMITO, TEXAS 78575
homelandsurveying@aol.com
CELL (956) 341-7683

METES AND BOUNDS DESCRIPTION
9.66 ACRES

BEING A TRACT OR PARCEL OF LAND CONTAINING **9.66 ACRES**, OUT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Volume 20184, page 225, Official Records of Cameron County Texas), OUT OF CERTAIN 119.824 ACRE TRACT (described as 120.00 Acres), OUT OF A CERTAIN 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED 12/03/1971, (Cameron County Deed Records, Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, SAID 9.66 ACRES PARTLY LYING WITHIN THE CORPORATE LIMITS OF THE TOWN OF RANCHO VIEJO. SAID **9.66 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID 39.082 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION (as recorded in Cabinet 1, Slot 2582-A, Map Records of Cameron County, Texas), FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 06degrees 43 minutes 37 seconds WEST, ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 1143.00 FEET, TO A POINT IN THE WEST LINE OF SAID HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING ON THE EAST LINE OF SAID 39.082 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF A CERTAIN 5.00 ACRE TRACT (Recorded in Volume 20184, Page 225, official records of Cameron County, Texas), FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF CANTEROS DRIVE (50 FEET OF RIGHT OF WAY), BEARS SOUTH 06 deg: 43 min. 37 sec. WEST, A DISTANCE OF 99.93 FEET;

THENCE, NORTH 83 degrees 16 minutes 23 seconds WEST, LEAVING THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, AND THE EAST LINE OF SAID 39.082 ACRES, AND ALONG A THE NORTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 368.01 FEET TO A ½ INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 06 degrees 43 minutes 57 seconds EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, AND EAST LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 1143.00 FEET TO A ½ INCH IRON ROD SET ON THE NORTH LINE OF SAID 39.082 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 83 degrees 16 minutes 23 seconds EAST, ALONG THE NORTH LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 368.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING WITHIN THESE METES AND BOUNDS 9.66 ACRES, OF LAND, MORE OR LESS.

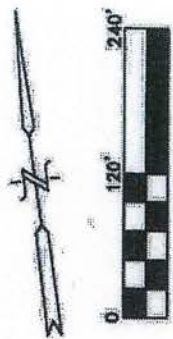


Jose Luis Lozano

TRACT II

39.757 ACRES

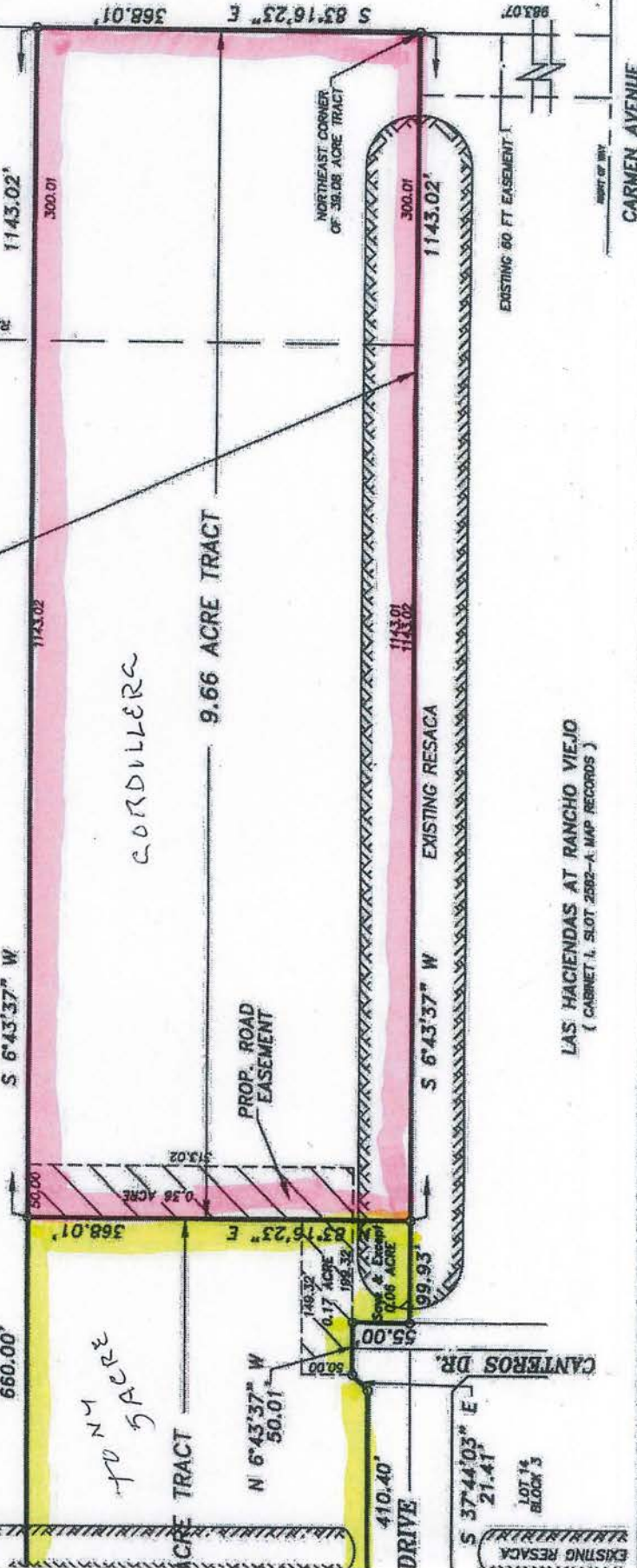
N 7°16'37" E



CORPORATE LIMITS OF TOWN OF RANCHO VIEJO
6.55 ACRES WITHIN 39.08 ACRE TRACT

RANCHO VIEJO CITY LIMITS

TRACT II
39.082 ACRES
(CABINET 1, SLOT 2582-A MAP RECORDS)



TO 10.5 ACRES

CORDILLERA

9.66 ACRE TRACT

PROP. ROAD EASEMENT

EXISTING RESACA

LAS HACIENDAS AT RANCHO VIEJO
(CABINET 1, SLOT 2582-A, MAP RECORDS)

CARMEN AVENUE

EXISTING 80 FT EASEMENT

CANTEROS DR.

S 37°44'03" E
21.41'

LOT 14
BLOCK 3

EXISTING RESACA

DRIVE

410.40'

N 6°43'37" W
50.01'

146.32' 0.17 ACRE
192.38' 0.06 ACRE

99.93'

55.00'

660.00'

S 6°43'37" W

1143.02'

1143.02'

300.01'

368.01'

S 83°16'23" E

NORTHEAST CORNER
OF 39.08 ACRE TRACT

300.01'

1143.02'

EXISTING 80 FT EASEMENT

983.07'

RIGHT OF WAY

10. Consideration/Action on
Petition for Annexation from
Monica Holdings, LTD Texas
Limited Partnership,
concerning 2.53 Acres and 2.47
Acres Multifamily, of Land out
of Share 1 Espiritu Santo Grant,
at the Corner of FM 1732 and
Paso del Rio Drive in
Accordance with Section 2-164
of the Town's Ordinances

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

TO THE MAYOR OF THE GOVERNING BODY OF RANCHO VIEJO, TEXAS:

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents, hereby petitions your honorable Body to extend the present city limits so as to include as part of the City of Rancho Viejo, Texas, the property described in exhibit A, attached.

I certify that the tract of land describe in Exhibit A hereto is contiguous and adjacent to the City of Rancho Viejo, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledge by each and every person having an interest in said land.

This request is made on the following conditions:

1. The land is general land use including Commercial and multi-family;
2. The land shall continue to maintain the "Agricultural" designation by the taxing authorities until such time as all or any portion of the land is developed.

If and when such development takes place, only that portion of the land which is subject to the development will receive a designation other than "Agricultural." The undeveloped portion of the property will remain "Agricultural."

Submitted this the 18 day of October, 2018.

MONICA HOLDINGS, LTD, TEXAS LIMITED PARTNERSHIP.

Signed _____

By it's General Partner:

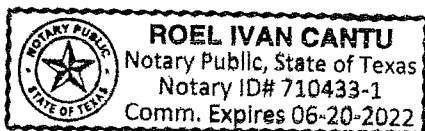
Golden Estancias, LLC

By Anthony De Ponce, President

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, on this day personally appeared Anthony De Ponce, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he had authority to execute and did executed the same for the purposes expressed therein.

Given under my hand and seal of office, this 18 day of October, 2018



Roel Ivan Cantu

Notary Public in and for Cameron County, Texas

Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

Phone (956) 350-4136 Fax (956) 350-4575

October 16, 2018

RE: Service Availability Letter

To whom it may concern:

Valley Municipal Utility District No. 2 of Rancho Viejo, Texas has the ability to provide utility service to the following tract of land:

ABST2 - UNSUBDIVIDED 5.00 AC OF 32.7852 OF 40 AC SHARE 1 TRACT D, 79-0110-0400-0667-00

Said tract, owned by Monica Holdings, LTD, is located on the northeast corner of the intersection of FM1732 and Paso del Rio Drive immediately west of the town limits of the Town of Rancho Viejo in Cameron County, Texas.

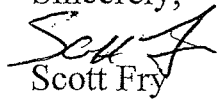
This property is served by an existing water tap along FM1732. There is also an existing 8-inch gravity sewer line located adjacent to the eastern boundary of the property which can be tapped to provide sewer service to this property.

This letter is solely intended to state that utility services are available to this tract.

This letter does not guarantee that any certain volume of water is available, nor is it intended to demonstrate an unlimited sewer collection capacity.

If you have any questions, please call me at 956-350-4136.

Sincerely,



Scott Fry
General Manager

**RESOLUTION OF MONICA HOLDING, LTD
A TEXAS LIMITED PARTNERSHIP
CERTIFICATE FILE NO. 801810097**

The undersigned being the Golden Estancias, General Partner of **MONICA HOLDINGS, LTD** a Texas Limited Partnership (**the Partnership**) that is duly organized under the laws of the State of Texas hereby certifies that a Special meeting of the above described Partnership duly called and held at 608 Zapata Ave., Rancho Viejo, Cameron County, Texas on October 18, 2018 at 1:00 PM for the following purposes:

RESOLVED, that is in the best interest of the Partnership to annex the property hereinto described and identified to the Town of Rancho Viejo, Cameron County, Texas;

RESOLVED FURTHER, that the General Partner have all of the authority granted by the Partnership to file the request to the above described property to the Town of Rancho Viejo and hereby Ratified and confirmed unanimously by all of the actions take by the General Partner to accomplished the annexation.

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE AUTHORIZED HEREIN NAMED PERSONS TO ACT ON BEHALF OF THE HEREINABOVE NAMED LIMITED PARTNERSHIP IN ALL CAPACITIES AND THAT THE PARTNERSHIP CERTIFICATES ARE FULLY REGISTERED WITH THE SECRETARY STATE OF TEXAS TO CONDUCT ANY BUSINESS CONCERNING THE PARTNERSHIP.

Executed this the 18 day of October, 2018

Monica Holdings, Ltd. By Golden Estancias, Llc.
Its General Partner

By: 
Anthony De Ponce, President



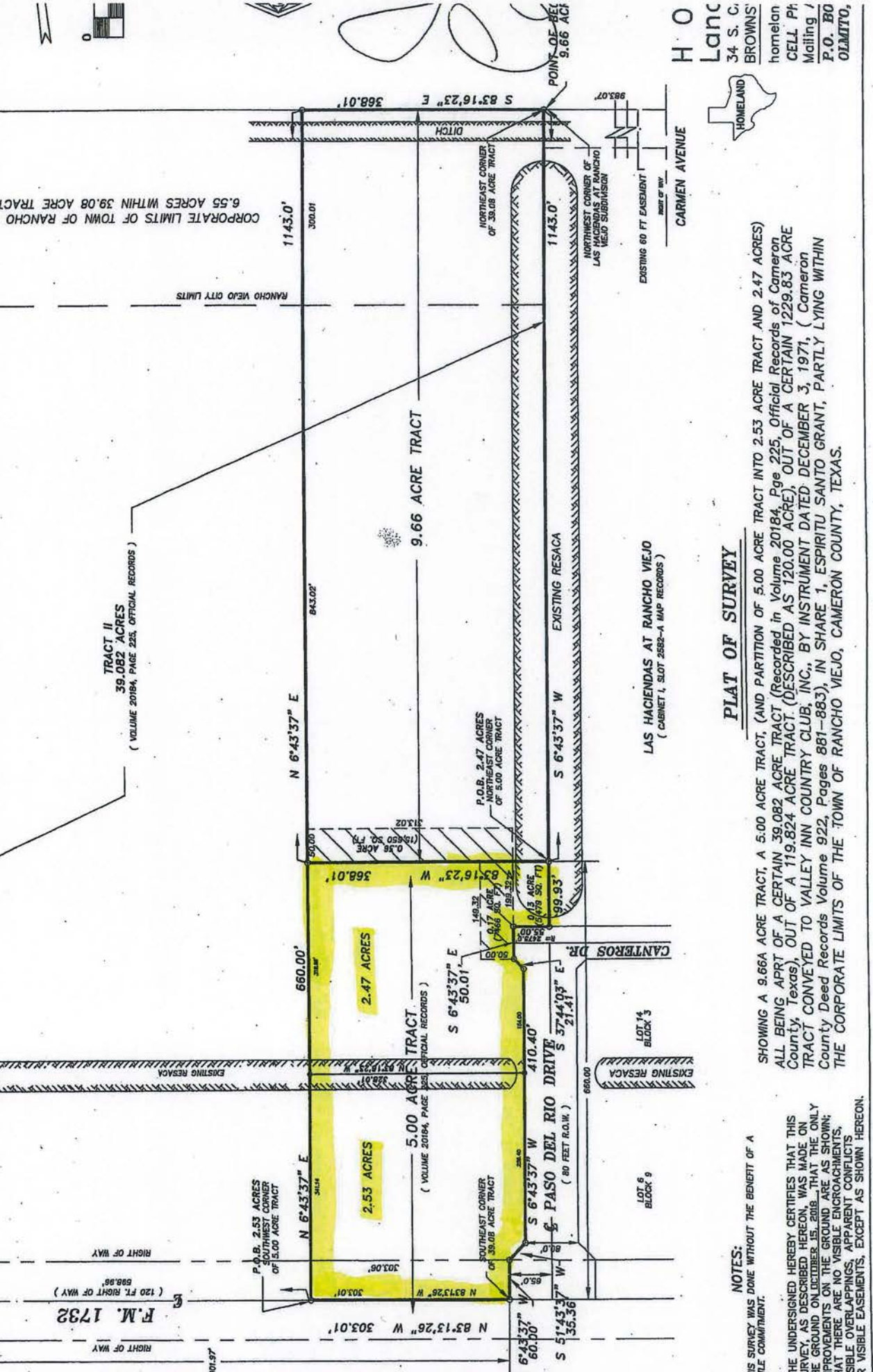
FLOOD ZONE
 FLOOD INSURANCE PANEL NO. 41 EFFECTIVE DATE THIS PARCEL ()
 ZONE "AO"
 AREAS OF 100 ARE BETWEEN C DEPTH 1 FOOT

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1802.33'
 300.01'
 6.55 ACRES WITHIN 39.08 ACRE TRACT
 CORPORATE LIMITS OF TOWN OF RANCHO VIEJO

TRACT III
 39.787 ACRES
 (VOLUME 20184, PAGE 225, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS)

TRACT II
 39.082 ACRES
 (VOLUME 20184, PAGE 225, OFFICIAL RECORDS)

TRACT I
 5.00 ACRES
 (VOLUME 20184, PAGE 225, OFFICIAL RECORDS)



POINT OF BEGINNING
 9.66 ACRES

EXISTING 60 FT EASEMENT
 ROAD OF HW

CARMEN AVENUE

EXISTING RESACA

PASEO DEL RIO DRIVE
 (80 FEET R.O.W.)

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

WESTERN CORNER OF 39.08 ACRE TRACT
 1143.0'
 300.01'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

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EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

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 LOT 14 BLOCK 3

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LOT 6 BLOCK 9
 LOT 14 BLOCK 3

NORTHWEST CORNER OF 39.08 ACRE TRACT
 1143.0'

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

EXISTING RESACA

LOT 6 BLOCK 9
 LOT 14 BLOCK 3

PLAT OF SURVEY

SHOWING A 9.66 ACRE TRACT, A 5.00 ACRE TRACT, (AND PARTITION OF 5.00 ACRE TRACT INTO 2.53 ACRE TRACT AND 2.47 ACRES) ALL BEING PART OF A CERTAIN 39.082 ACRE TRACT (Recorded in Volume 20184, Page 225, Official Records of Cameron County, Texas), OUT OF A CERTAIN 1229.83 ACRE TRACT CONVEYED TO VALLEY INN COUNTRY CLUB, INC., BY INSTRUMENT DATED DECEMBER 3, 1971, (Cameron County Deed Records Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, PARTLY LYING WITHIN THE CORPORATE LIMITS OF THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS.

NOTES:
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

"THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON OCTOBER 15, 2018, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

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 homelan
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 Mailing /
 P.O. BO
 OLMITO,



H O M E L A N D
L A N D S U R V E Y I N G C O M P A N Y

P.O. BOX 598, OLMITO, TEXAS 78575

homelandsurveying@aol.com

CELL (956) 341-7683

Page 1

METES AND BOUNDS DESCRIPTION
2.53 ACRES

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.53 ACRES (110,133 Square Feet) more or less, OUT OF A CERTAIN 5.00 ACRE TRACT (Recorded in Volume 20186, Page 257, Official Records of Cameron County, Texas), SAME BEING OUT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Warranty Deed with Vendor's Lien, recorded in document # 00035055, Official Records of Cameron County Deed Records), OUT OF CERTAIN 119.824 ACRE TRACT (described as 120.00 Acres), OUT OF A CERTAIN 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED 12/03/1971, (Cameron County Deed Records, Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS. SAID 2.53 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS NORTH 06 degrees 43 minutes 37 seconds EAST – 660.00 FEET, SAME BEING ON THE CENTERLINE OF F.M. 1732 (120 FT OF RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 06 degrees 43 minutes 37 seconds EAST, LEAVING SAID CENTERLINE OF F.M. 1732 AND LEAVING THE SOUTH LINE OF SAID 39.082 ACRE TRACT, AT A DISTANCE OF 60.00 FEET TO A ½ INCH IRON ROD SET ON THE NORTH RIGHT OF WAY LINE OF SAID F.M. 1732 AND CONTINUING FOR A TOTAL DISTANCE OF 341.14 FEET TO A ½ INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 83 degrees 16 minutes 23 seconds EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 5.00 ACRE TRACT AND OF SAID 39.082 ACRE TRACT, A DISTANCE OF 328.01 FEET THE A POINT ON THE WEST LINE OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION (Recorded in Cabinet 1, Page 2582-A, MAP RECORDS), SAME BEING THE EAST LINE OF SAID 5.00 ACRE TRACT AND EAST LINE OF SAID 39.082 ACRE TRACT, AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF PASO DEL RIO DRIVE (80 FT OF RIGHT OF WAY), FOR THE NORTHEAST CORNER OF THE TRAC HEREIN DESCRIBED;

THENCE, SOUTH 06 degrees 43 minutes 37 seconds WEST, CONTINUING ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 5.00 ACRE TRACT AND OF SAID 39.082 ACRE TRACT, ALONG SAID WEST RIGHT OF WAY LINE OF PASO DEL RIO DRIVE, A DISTANCE OF 256.40 FEET TO A CONCRETE MONUMNET FOUND ON THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF PASO DEL RIO DRIVE AND THE NORTH RIGHT OF WAY OF F.M. 1732, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 51 degrees 43 minutes 37 seconds WEST, CONTINUING ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 5.00 ACRE TRACT, ALONG SAID CORNER CLIP, A DISTANCE OF 35.36 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 1732, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 06 degrees 43 minutes 37 seconds WEST, LEAVING THE NORTH RIGHT OF WAY LINE OF SAID F.M. 1732, A DISTANCE OF 60.00 FEET TO A POINT ON THE CENTER LINE OF SAID F.M. 1732, FOR THE SOUTHEAST CORNER OF SAID 5.00 ACRE TRACT AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED ;

THENCE, NORTH 83 degrees 16 minutes 23 seconds WEST, ALONG THE CENTERLINE OF SAID F.M. 1732, SAME BEING THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 303.01 FEET TO THE **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED, CONTAINING A **GROSS ACREAGE OF 2.53 ACRES**, OF WHICH 0.42 ACRE IS WITHIN THE RIGHT OF WAY OF SAID F.M. 1732, LEAVING A NET ACREAGE OF 2.11 ACRES OF LAND, MORE OR LESS.



A handwritten signature in blue ink, appearing to read "Jose Luis Lozano".

H O M E L A N D
L A N D S U R V E Y I N G C O M P A N Y

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METES AND BOUNDS DESCRIPTION

2.47 ACRES

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.47 ACRES (107.716 Square Feet) more or less, OUT OF A CERTAIN 5.00 ACRE TRACT (Recorded in Volume 20186, Page 257, Official Records of Cameron County, Texas), SAME BEING OUT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Warranty Deed with Vendor's Lien, recorded in document # 00035055, Official Records of Cameron County Deed Records), OUT OF CERTAIN 119.824 ACRE TRACT (described as 120.00 Acres), OUT OF A CERTAIN 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED 12/03/1971, (Cameron County Deed Records, Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS. SAID 2.47 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION (as recorded in Cabinet 1, Slot 2582-A, Map Records of Cameron County, Texas), SAME BEING THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, BEARS NORTH 06 degrees 43 minutes 37 seconds EAST, A DISTANCE OF 1143.00 FEET;

THENCE, SOUTH 06degrees 43 minutes 37 seconds WEST, ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, A DISTANCE OF 99.93 FEET, TO A CONCRETE MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF CANTEROS DRIVE (50 FEET OF RIGHT OF WAY), SAME BEING A CORNER OF SAID SUBDIVISION, AND ALSO BEING ON THE ARC OF A CURVE TO THE RIGHT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2475.00 FEET, SAME BEING THE NORTH RIGHT OF WAY LINE OF CANTEROS DRIVE (50 FEET OF RIGHT OF WAY), AN ARC DISTANCE OF 55.00 FEET TO A CONCRETE MONUMENT FOUND, SAME BEING AN INTERIOR CORNER OF SAID SUBDIVISION, AND ALSO BEING A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 06degrees 43 minutes 37 seconds WEST, THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, ACROSS THE RIGHT OF WAY OF SAID CANTEROS DRIVE A DISTANCE OF 50.00 FEET, TO A CONCRETE MONUMENT FOUND ON THE AT THE NORRHWEST END OF A CORNER CLIP AT THE IN TERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CANTEROS DRIVE AND THE WEST RIGHT OF WAY LINE OF PASO DEL RIO DRIVE (80 FEET OF RIGHT OF WAY), SAME BEING A CORNER OF SAID SUBDIVISION, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 37 degrees 44 minutes 03 seconds EAST, CONTINUING ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 39.082 ACRE TRACT, AND ALONG SAID CORNER CLIP, A DISTANCE OF 21.41 FEET TO A CONCRETE MONUMNET FOUND ON THE SOUTHEAST END OF SAID CORNER

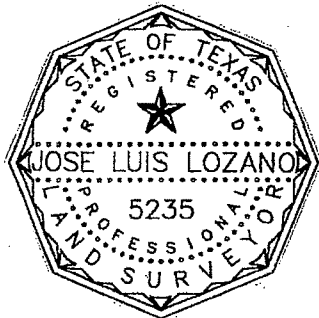
CLIP, SAME BEING ON THE WEST RIGHT OF WAY OF PASO DEL RIO DRIVE (80 FEET OF RIGHT OF WAY), FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 06 degrees 43 minutes 37 seconds WEST, CONTINUING ALONG THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SAME BEING THE EAST LINE OF SAID 5.00 ACRE TRACT AND SAID 39.082 ACRE TRACT, AND ALONG SAID WEST RIGHT OF WAY LINE OF PASO DEL RIO DRIVE, A DISTANCE OF 154.00 FEET TO A ½ INCH IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH THE NORTHEAST END OF A CORNER CLIP AT THE INTERSECTION OF SAID PASO DEL RIO DRIVE AND F.M. 1732 (120 FEET OF RIGHT OF WAY), BEARS SOUTH 06 deg 43 min 37 sec WEST 256.40 FEET;

THENCE, NORTH 83 degrees 16 minutes 23 seconds WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID 5.00 ACRE TRACT, AND NORTH LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 328.01 FEET TO A ½ INCH IRON ROD SET ON THE WEST LINE OF SAID 5.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 06 degrees 43 minutes 37 seconds EAST, ALONG THE WEST LINE OF SAID 5.00 ACRE TRACT, PARALLEL TO THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, A DISTANCE OF 316.86 FEET TO A ½ INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

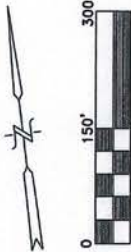
THENCE, SOUTH 83 degrees 16 minutes 23 seconds EAST, ALONG THE NORTH LINE OF SAID 5.00 ACRE TRACT, AND PARALLEL TO THE NORTH LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 313.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING A 2.47 ACRES OF LAND, MORE OR LESS.



A handwritten signature in black ink, appearing to read "Jose Luis Lozano". The signature is written in a cursive style with large, sweeping loops.

FLOOD ZONE:

FLOOD INSURANCE RATED WITH COMMUNITY
PANEL No. 480101 0250 B
EFFECTIVE DATE: SEPTEMBER 15, 1983
THIS PARCEL OF LAND LIES IN ZONE: "AO"
ZONE "AO"
AREAS OF 100 YEAR SHALLOW FLOODING WATER DEPTHS
ARE BETWEEN ONE (1) AND THREE (3) FEET.
DEPTH 1 FOOT (06/15/1978)

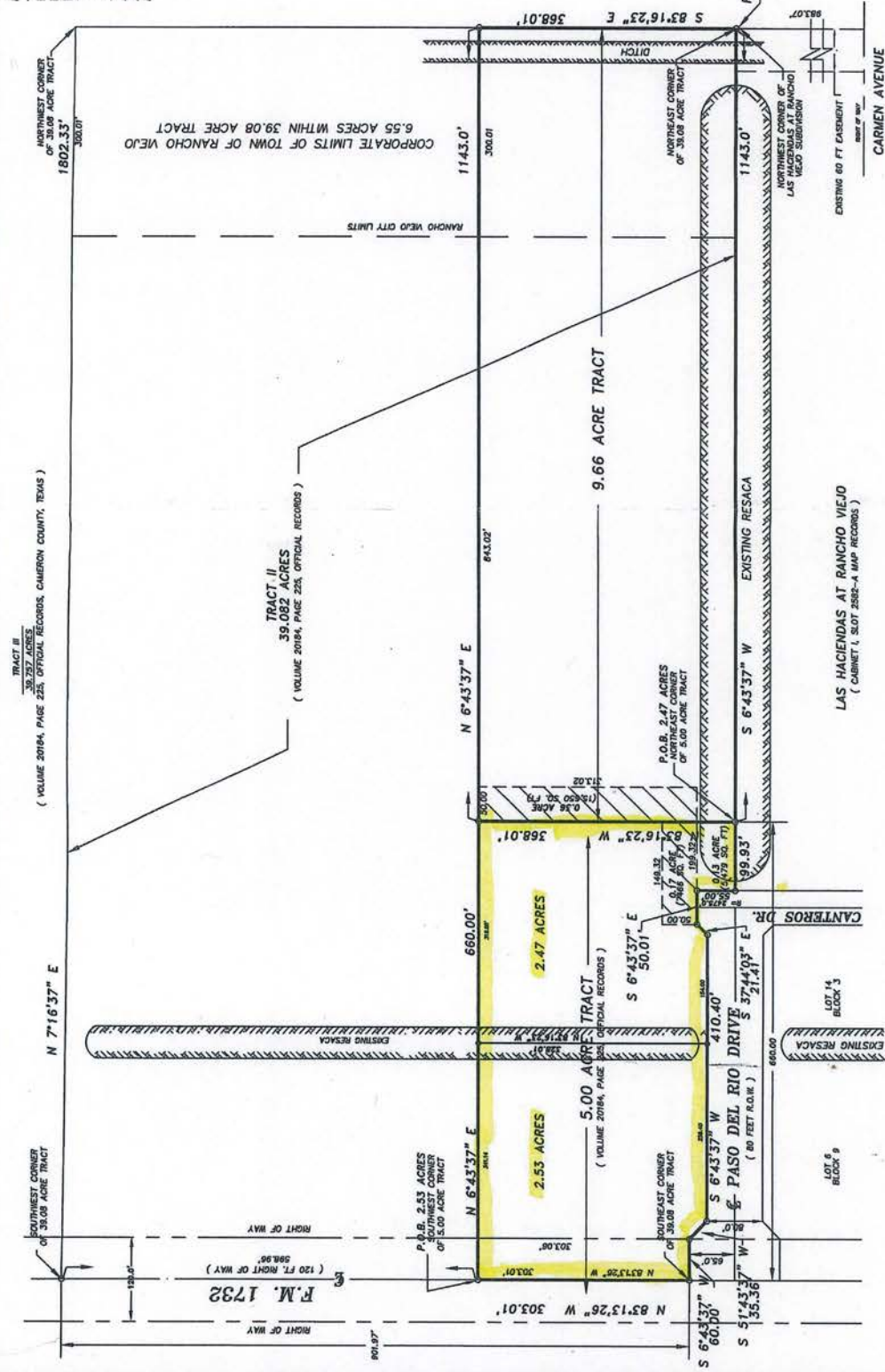


[Handwritten signature]

H O M E L A N D
Land Surveying Co.

34 S. CAMINO DEL REY
BROWNSVILLE, TEXAS 78520
homelandsurveying@aol.com
CELL Phone: (956) 341-7683
Mailing Address:
P.O. BOX 598
OLMITO, TEXAS 78575

JOB # 183559



PLAT OF SURVEY

SHOWING A 9.66A ACRE TRACT, A 5.00 ACRE TRACT, (AND PARTITION OF 5.00 ACRE TRACT INTO 2.53 ACRE TRACT AND 2.47 ACRES)
ALL BEING APRT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Volume 20184, Page 225, Official Records of Cameron
County, Texas), OUT OF A 119.824 ACRE TRACT (DESCRIBED AS 120.00 ACRE), OUT OF A CERTAIN 1229.83 ACRE
TRACT CONVEYED TO VALLEY INN COUNTRY CLUB, INC., BY INSTRUMENT DATED DECEMBER 3, 1971, (Cameron
County Deed Records Volume 922, Pages 881-883), IN SHARE 1, ESPRITU SANTO GRANT, PARTLY LYING WITHIN
THE CORPORATE LIMITS OF THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS.

NOTES:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS
SURVEY, AS DESCRIBED HEREON, WAS MADE ON
THE GROUND ON/OCTOBER 15, 2018 THAT THE ONLY
IMPROVEMENTS ON THE GROUND ARE AS SHOWN;
THAT THERE ARE NO VISIBLE ENCROACHMENTS,
VISIBLE OVERLAPPHINGS, APPARENT CONFLICTS,
OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

11. 4th Annual Christmas
Lighting Ceremony and Golf
Cart & Bike Parade
Announcement – Sunday,
December 16th at 5:00 P.M.



The Town of Rancho Viejo

is happy to announce our

4th Annual Christmas

Golf Cart & Bike Parade & Posada

Sunday, December 16, 2018

at 5:00 P.M.

Come join us as we celebrate the Holidays, starting at Town Hall, follow Santa in your decorated golf carts or bikes through the Town and back. Santa Claus will meet and greet the kids, so don't forget to bring your letter for Santa! Enjoy snacks, soft drinks, coffee & cookies, music & most importantly celebrate with your Rancho Viejo neighbors and friends. Decorate your golf cart or bike with the Christmas spirit and join the holiday fun! We will be collecting new, unwrapped toys for Toys for Tots. Donation boxes will be available for toys intended for both girls and boys. Gift cards, used toys and perishable items will **not** be accepted.



Contest for best decorated golf carts & bikes; arrive at Town Hall by 4:30 p.m. for lineup. **No Golf Cart for the Parade? No Problem!** Available to members & non-members, the club will loan you a cart for a donation of a new, unwrapped toy for Toys for Tots or a \$5 donation. You must pre-register for golf carts by Friday, December 14, 2018 **before noon** at the Town Hall, for more information call 956-350-4093.

To pre-register:

- ❖ You must be a Rancho Viejo resident.
- ❖ You must have a valid Texas driver's license.
- ❖ You must bring in a new, unwrapped toy for Toys for Tots or a \$5 donation while pre-registering.
- ❖ No carts will be available after 4:00 P.M.



12. 2019 Rio Grande Valley Walk of Fame Nomination Announcement

13. Public comment

14. Executive Session:
Pursuant To The Following
Section Of The Texas
Government Code: Section
551.074 To Consider The
Reappointment, Employment,
Evaluation, Or Duties Of The
Town Administrator And To
Consider A New Proposed
Contract For The Town
Administrator

15. Possible Action On Matters Discussed In Executive Session

16. Adjourn