



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
AUGUST 7, 2018
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 Tuesday, August 7, 2018 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 10, 2016
4. Public Hearing on Petition for Annexation from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue in Accordance with the Town's Ordinances
5. Discussion/Action on Petition for Annexation from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue in Accordance with the Town's Ordinances
6. Public Hearing on plan for Replat request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Replat request for Property ID 95540, to replat 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, into two lots
7. Discussion/Action on plan for Replat request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Replat request for Property ID 95540, to replat 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, into two lots
8. Public Hearing on plan for Rezone request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Rezone request for Property ID 95540, for approximately 0.966 Acres being Lot 55 Section 3, out of 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, to be changed from Recreational District to Single-Family Dwelling District (the other portion to remain recreational)
9. Discussion/Action on plan for Rezone request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Rezone request for Property ID 95540, for approximately 0.966 Acres being Lot 55 Section 3, out of 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, to be changed from Recreational District to Single-Family Dwelling District (the other portion to remain recreational)
10. Adjourn


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 Planning and Zoning Commission 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 August 3, 2018 at 5:00 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:



TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
NOVEMBER 10, 2016

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on November 10, 2016 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Mr. John Champion at 9:00 A.M.

2. ROLL CALL:

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

Mr. Carmine Auditore

Mr. John Champion

Mr. Filiberto Conde

Mr. Craig Grove

Members absent:

Mr. Oscar Gonzalez

A quorum was present at the meeting.

Those present in the audience were:

Jean Hager

Juan Carlos Ruiz, Montemayor Engineering

Cyndie Rathbun

3. APPROVAL OF MINUTES - MAY 9, 2016:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, that the Minutes of the Planning and Zoning Commission meeting held on May 9, 2016, be approved as written.

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 SUBDIVISION, RANCHO VIEJO, TEXAS 78575; TO REPLAT INTO TWO LOTS:

Mr. John Champion opened the public hearing. Jean Hager, Chairman for Strategic Planning Committee and Cyndie Rathbun, member of the Strategic Planning Committee made several comments and briefly explained the proposed plans about the property in question. Mr. Juan Carlos Ruiz, Montemayor Engineering, gave a summary of the replat request. There were no objections to the request. After everyone was given an opportunity to speak on the matter the public hearing was closed.

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 SUBDIVISION, RANCHO VIEJO, TEXAS 78575; TO REPLAT INTO TWO LOTS:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, to approve the 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 Subdivision, Rancho Viejo, Texas; to replat into two lots, Lots 1 and 2 Block 9 Las Haciendas Subdivision, Rancho Viejo, Texas.

November 10, 2016

Page 2

6. ADJOURN:

Motion was made by Mr. Auditore, seconded by Mr. Craig Grove, and unanimously carried, to adjourn the meeting at 9:08 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

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."

Signed _____

Rancho Estates, L.P.

By it's General Partner:

Golden Estancias, LLC

By Anthony De Ponce, President

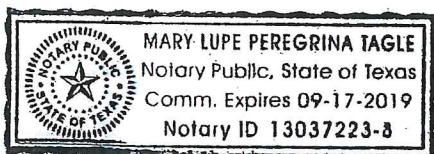
THE STATE OF TEXAS

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 1st. day of June 1, 2018

Mary Lupe P. Tagle
Notary Public in and for Cameron County, Texas



REPORT OF TITLE

FILE NO.: TE2018-1311

We hereby certify that we have examined our records through May 18, 2018 as to the hereinafter described real property and find the following, to wit:

RECORD OWNER:

Rancho Estates, LP

TITLE BY VIRTUE:

by Deed dated February 3, 2015 from Jason R. Mann, Substitute Trustee, recorded in Volume 20763, Page 37, Official Records, Cameron County, Texas.

DESCRIPTION OF PROPERTY:

Being 21.10 acres of land situated in Cameron County, Texas and being out of a 50.71 acre tract in Share 1, Espiritu Santo Grant; said 50.71 acres tract being conveyed to Fernando Nunez and Margarita Nunez by Deed recorded in Volume 2448, Page 102 of the Cameron County, Deed Records of Cameron County, Texas, and said 21.10 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch rod found for the Northwest corner of said 50.71 acre tract and the Northwest corner of said tract herein described, said iron rod also being located on the centerline of Carmen Avenue (50 feet wide);

Thence, South 82 degrees 50 minutes, 29 seconds East, 946.11 feet, with the North line of said 50.71 acre tract to a 1.2 inch iron rod found for the Northeast corner of said 50.71 acre tract and the Northeast corner of said tract herein described;

Thence, South 7 degrees 09 minutes, 31 seconds West, with the East line of said 50.71 acre tract, at a distance of 927.6 feet pass a 1/2 inch iron rod found for reference on the North right-of-way line of F.M. 1732 (80 feet wide) and continuing for a total distance of 967.65 feet to a nail found for the Southeast corner of said tract herein described;

Thence, North 83 degrees 18 minutes 30 seconds West, 946.14 feet with the centerline of said F.M. 1732 to a nail found for the Southwest corner of said tract herein described;

Thence, North 7 degrees 09 minutes 31 seconds East, 975.36 feet, with the West line of said 50.71 acre tract and with the centerline of Carmen Avenue to the POINT OF BEGINNING and CONTAINING 21.10 acres of land, more or less.

LIENS:

None of record.

MISCELLANEOUS:

None of record.

This Report is made from the examination of the records in the Office of Sierra Title Company of Cameron and Willacy Counties. No examination has been made as to the real property taxes, mineral reservations, oil and gas leases, easements, rights-of-way, restrictions, etc. **THIS IS NOT A POLICY OF TITLE INSURANCE, NOR A WARRANTY OF TITLE.** Liability of the Company for errors or omissions in this Report is hereby limited to the cost of said Report.

This Report is issued for the use and shall inure to the benefit of Anthony De Ponce.

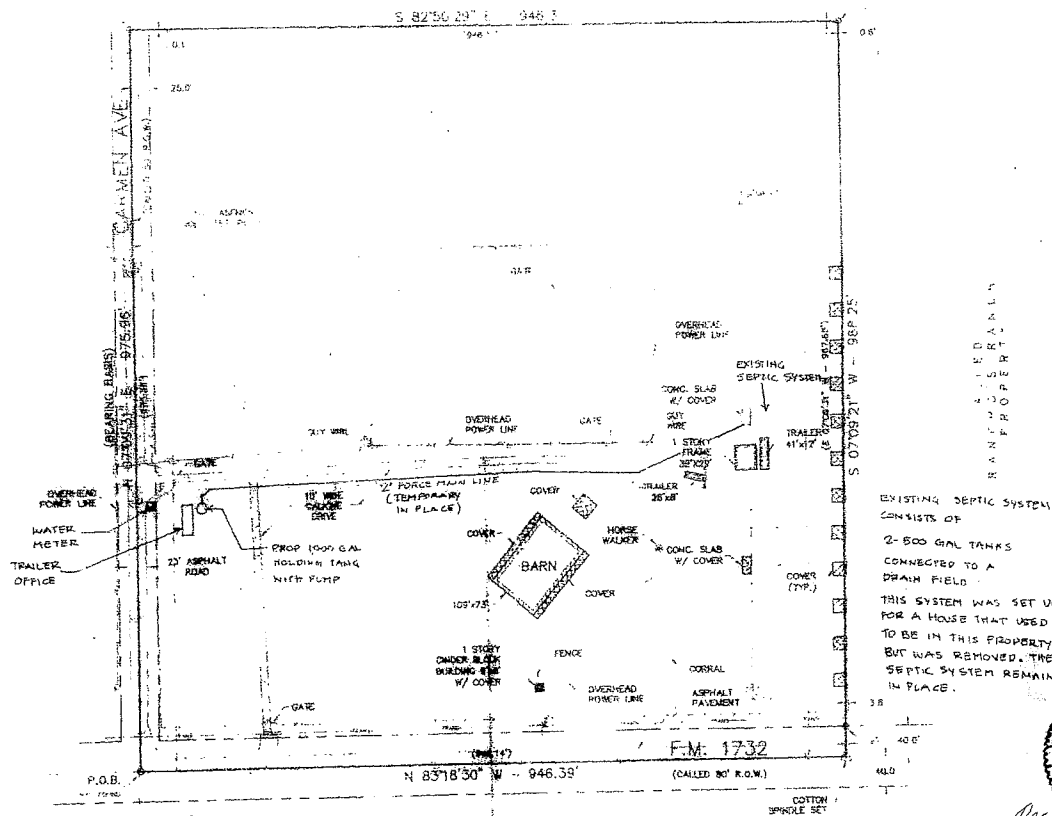
PREPARED BY SIERRA TITLE COMPANY OF CAMERON AND WILLACY COUNTIES. on this May 22, 2018.

Sierra Title Company of Cameron and Willacy Counties

BY: Stephanie Mendoza
Examiner: Stephanie Mendoza

FEE \$350.00

REMAINDER OF CALLED 17.11 AC.
 RICHARD SPRING
 VOL. 1357, PG. 1



REMAINDER OF CALLED 50.71 AC.
 FERNANDO & MARGARITA NUNEZ
 VOL. 2448, PG. 102

EXISTING SEPTIC SYSTEM
 CONSISTS OF
 2-500 GAL TANKS
 CONNECTED TO A
 DRAIN FIELD.
 THIS SYSTEM WAS SET UP
 FOR A HOUSE THAT USED
 TO BE IN THIS PROPERTY
 BUT WAS REMOVED. THE
 SEPTIC SYSTEM REMAINS
 IN PLACE.



Oscar A. Chavez, P.E.,
 5/31/05

21.12 ACRES, MORE OR LESS, OUT OF A 50.71 ACRE TRACT
 IN SHARE 1, ESPRITO SANTO GRANT, AS RECORDED IN VOL.
 2448, PG. 102, C.G.D.R., CAMERON COUNTY, TEXAS
 SCALE 1"=100'

FOR TONY DE PONCE

**RESOLUTION
OF RANCHO ESTATES, LP.**

The Undersigned being the General Partner of RANCHO ESTATES, LP that is duly organized under the law of the States of Texas by Certificate No.888452234 certifies that, a meeting of the above described Limited Partnership duly called and held at 608 Zapata Ave., Rancho Viejo, Cameron County, Texas, 78575 by the majority of Limited Partners as prescribed by the Limited Partnership Agreement and for the following purposes:

RESOLVED, that ANTHONY DE PONCE is the Registered Agent and General Partner of said Limited Partnership since its legal formation and is hereby authorized to act in behalf of the Partnership with the authority granted to him to perform his duties at his own discretion.

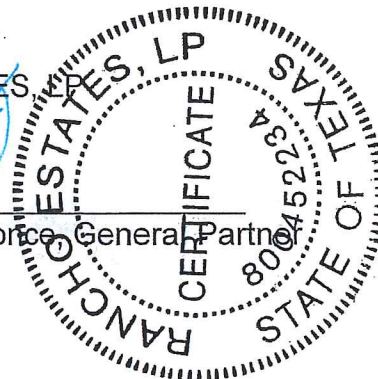
Executed this 5 day of June, 2018.

THE UNDERSIGNED CERTIFIES THAT HE IS AUTHORIZED TO ACT ON BEHALF OF THE LIMITED PARTNERSHIP AS THE GENERAL PARTNER IN ALL CAPACITIES AND THAT THE PARTNERSHIP HAS NOT BEEN AMENDED, MODIFIED, REPLACED IN ANY MANNERS OTHER THAN INTERNAL INCLUSIONS OR AMENDMENTS REQUIRED FOR THE INTERNAL OPERATION OF THE PARTNERSHIP AND ITS PARTNERS.

RANCHO ESTATES, LP

By: 

Anthony De Ponce, General Partner



**RANCHO ESTATES, LP
608 Zapata Ave.
Rancho Viejo, TX 78575**

June 18, 2018

Cyndie Rathbun
Mayor of Rancho Viejo
3301 Carmen Ave.
Rancho Viejo, TX 78575

**SUPPLEMENT TO REQUEST ANNEXATION OF 21.10 ACRES OWNED
BY RANCHO ESTATES, LP, GENERAL PARTNER, GOLDEN ESTANCIAS, LLC**

Dear Mayor Rathbun,

Please take notice that in addition to the condition(s) listed in the original Request for Annexation, Rancho Estates, LP. adds the following condition:

The property is to Remain Zoned Commercial/Business until actual use would designate otherwise.

This Supplement is based in the request f the Board and Mr. Rentfro to submit an additional request.

I appreciated your assistance to go forward in our request and remain,

Respectfully

Golden Estancias, LLC. General Partner,

By: 
Anthony De Ponce, President

TOWN OF RANCHO VIEJO





Please review, verify, sign and return the map to Cameron County Geographic Information Systems Department.
By signing map, you are stating that your entity has checked boundary lines that belong to your area.

Signature

Cyn Roberts

Date

7/31/2017

-  RANCHO VIEJO ETJ BOUNDARY
-  RANCHO VIEJO CITY LIMITS

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Town of Rancho Viejo's Volunteer Fire Department located at 500 Hidalgo Ave., Rancho Viejo, Texas 78575. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Cameron County Sheriff's Office. However, upon annexation, the Town of Rancho Viejo Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the Town of Rancho Viejo, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the Town of Rancho Viejo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the Town of Rancho Viejo's Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will implement the enforcement of the Town's health ordinances and regulations on the effective date of the annexation. Such services can be provided within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the Town of Rancho Viejo upon the effective date of the annexation and provided that such street facilities to be maintained by the Town of Rancho Viejo are first dedicated to the Town of Rancho Viejo. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the Valley Municipal Utility District No. 2 at time of completions. The Valley Municipal Utility District No. 2 will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes by the Valley Municipal Utility District No. 2. When other property develops in the adjacent area, water service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District No. 2.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the Town of Rancho Viejo's established policies governing extension of municipal services to newly annexed areas.

Mr. Frank Blanco
Town Administrator Rancho Viejo, TX

July 18, 2018

RE: Request for replat

I am requesting a re-plat of the Golf & Resorts, LLC property located at the corner of Alvarado and Carmen Avenue. The 1.566 acres will be divided into two sections. The first is a residential lot referred to as "Lot 55, Section 3 Rancho Viejo Subdivision". The second will be a Golf Tee as it is today.

Thank you,

Sergio Arguelles Gutierrez, President
Golf & Resorts Investments, LLC



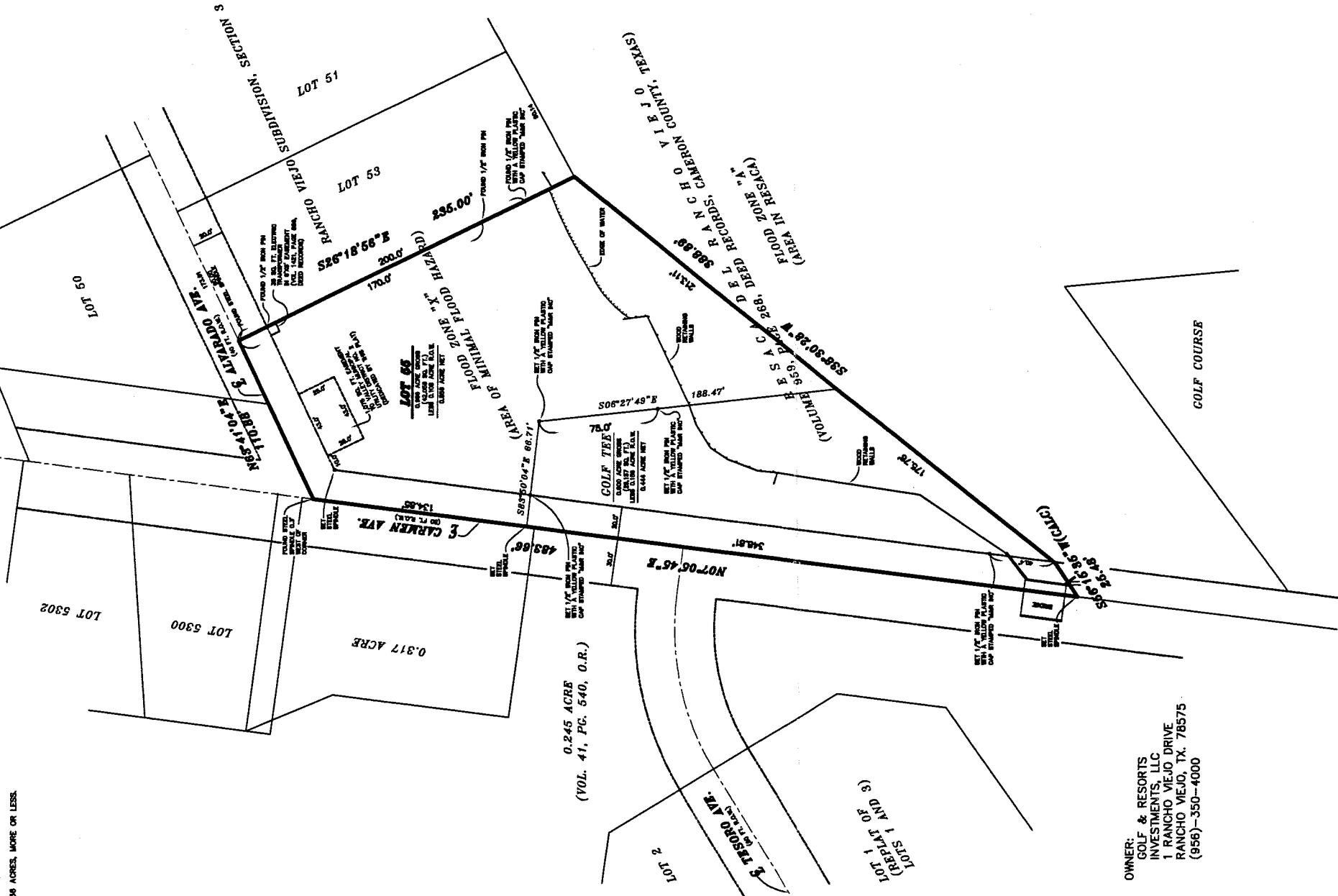
NOTES AND BOUNDS DESCRIPTION

1.500 ACRES (04.215 SQ. FT.) OUT OF SECTION 3, RANCHO VIEJO SUBDIVISION, VOLUME 23, PAGE 42, MAP
 VOLUME 19067, PAGE 104, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND 0.170 ACRES BEING MORE
 PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A STEEL SPINDLE FOUND ON THE WEST BOUNDARY OF RANCHO VIEJO SUBDIVISION, SECTION 3, AND
 BEING AT THE INTERSECTION OF CENTERLINES OF AV. ALVARADO (40 FT. R.O.W.) AND AV. CARMEN (50 FT.
 R.O.W.), FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE ALONG THE CENTERLINE OF AV. ALVARADO, NORTH 43 DEG. 41 MIN. 04 SEC. EAST, A DISTANCE OF
 110.08 FEET TO A STEEL SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 63, FOR THE NORTHEAST CORNER
 OF THIS TRACT;
 THENCE ALONG THE WEST LINE OF SAID LOT 63, SOUTH 28 DEG. 18 MIN. 56 SEC. EAST, AT 20.0 FEET AN
 INTERSECTION OF THE NORTH-SOUTH LINE, AT 170.0 FEET AN ONE-HALF INCH IRON PIN
 FOUND, AT 200.0 FEET AN CORNER OF SAID LOT 63, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 A TOTAL DISTANCE OF 230.0 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR THE SOUTHEAST CORNER
 OF THIS TRACT;
 THENCE, ALONG SAID RESACA, SOUTH 38 DEG. 30 MIN. 28 SEC. WEST, A DISTANCE OF 388.89 FEET TO A POINT
 BEING IN SAID RESACA, FOR A CORNER OF THIS TRACT;
 THENCE, SOUTH 98 DEG. 15 MIN. 35 SEC. WEST, A DISTANCE OF 25.48 FEET TO A STEEL SPINDLE SET IN THE
 CENTERLINE OF AV. CARMEN, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE, ALONG SAID CENTERLINE, NORTH 07 DEG. 08 MIN. 45 SEC. EAST, A DISTANCE OF 433.86 FEET TO THE
 POINT OF BEGINNING.
 CONTAINING 1.506 ACRES, MORE OR LESS.



BUILDING SETBACKS:
 • FRONT YARD SETBACK LINE 25 FT.
 • SIDE YARD SETBACK LINE 5 FT.
 • REAR YARD SETBACK LINE 25 FT.

**MERIDIAN OF
RANCHO VIEJO
SUBDIVISION
SECTION 3**



OWNER:
 GOLF & RESORTS
 INVESTMENTS, LLC
 1 RANCHO VIEJO DRIVE
 RANCHO VIEJO, TX. 78575
 (956) 350-4000

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO,
 THIS THE _____ DAY OF _____, 2018.

ATTEST: TOWN SECRETARY _____ MAYOR _____
 PLANNING AND ZONING CHAIRMAN _____

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 _____

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.

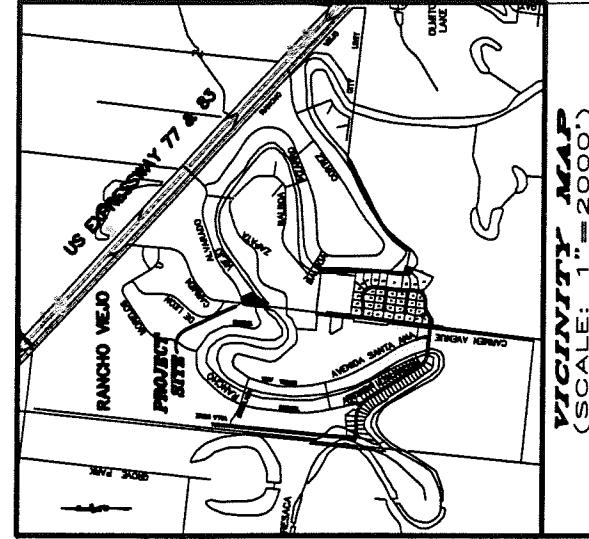
JAMES E. ROSE
 REGISTERED PROFESSIONAL ENGINEER NO. 44096
 DATE _____

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 1.506 ACRES OUT OF "EL DIABLO" GOLF COURSE, RANCHO VIEJO, TEXAS, DEPICTED HEREON.
 WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2018.

TONY YZAGUIRRE, JR.
 ASSESSOR AND COLLECTOR OF TAXES,
 CAMERON COUNTY, TEXAS.

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 _____



STATE OF TEXAS
 COUNTY OF CAMERON
 KNOW ALL MEN BY THIS PRESENTS, THAT I, SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF
 GOLF & RESORTS INVESTMENTS, LLC, OWNER OF "LOT 66, SECTION 3, RANCHO VIEJO SUBDIVISION",
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE SAME AS SHOWN HEREIN, DO CONFIRM
 AND ADAPT THIS SUBDIVISION.
 SERGIO ARGUELLES GUTIERREZ, PRESIDENT
 GOLF & RESORTS INVESTMENTS, LLC
 DATE _____
 STATE OF TEXAS
 COUNTY OF CAMERON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO
 ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, KNOWN TO ME TO BE
 THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
 ME THAT HE SIGNED SAID INSTRUMENT 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 _____, 201_____.
 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF CAMERON
 I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY,
 BEING THE LAND SHOWN IN THIS PLAT AND DESIGNATED HEREIN AS "LOT 66, SECTION 3,
 RANCHO VIEJO SUBDIVISION", DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE SAME
 AS SHOWN HEREIN, DO CONFIRM AND ADAPT THIS SUBDIVISION.
 FALCON INTERNATIONAL BANK
 DATE _____
 STATE OF TEXAS
 COUNTY OF CAMERON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 INSTRUMENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
 INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT 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 _____, 201_____.
 NOTARY PUBLIC, STATE OF TEXAS

- NOTES:
 1) MONUMENTATION FOUND ALONG THE CENTERLINE OF CARMEN AVENUE WAS USED AS THE BASIS OF BEARING.
 2) THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT THAT PORTION WITHIN THE RESACA WHICH IS ZONE "A", PER THE F.L.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481648, PANEL NO. 0445 F, EFFECTIVE FEBRUARY 16, 2018.
 3) GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.U.D. #2) OVER ALL OF SECTION 1 THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 23, PAGES 34-40 AND VOLUME 21, PAGE 11, AND SECTIONS VI, VII, VIII, IX, X, AND XI, OF RANCHO VIEJO SUBDIVISION, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 691, DEED RECORDS. (BLANKET IN NATURE)
 4) ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.U.D. NO. 2. (PH: 956-350-4136)
 5) THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.

FINAL PLAT
 OF
**"LOT 66, SECTION 3,
RANCHO VIEJO SUBDIVISION"**
 1 RESIDENTIAL LOT
 AND 1 GOLF TEE
 BEING OF SECTION 3, RANCHO VIEJO
 SUBDIVISION, VOLUME 23, PAGE 42, MAP RECORDS, BEING OUT OF
 "EL DIABLO" GOLF COURSE, IN SHARE 1, ESPRITO SANTO GRANT,
 RECORDED IN VOLUME 19067, PAGE 104, OFFICIAL RECORDS,
 CAMERON COUNTY, TEXAS.
 SCALE: 1" = 40'
 PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC
 (JUNE 01, 2018)
Mejia & Rose, Incorporated
 Engineering Surveying
 T.B.P.E. Reg. No. F-002870
 T.B.P.L.S. Reg. No. 10029000
 1649 West F-te Road (956) 644-3022
 P.O. Box 3781 Brownsville, Texas 78650
 Fax (956) 644-3088
 email: mandrino@gmail.com
 G.J. NO. N/A
 PUB. NO. 2015
 L.T.W. 00000000

Mr. Frank Blanco
Town Administrator Rancho Viejo, TX

July 18, 2018

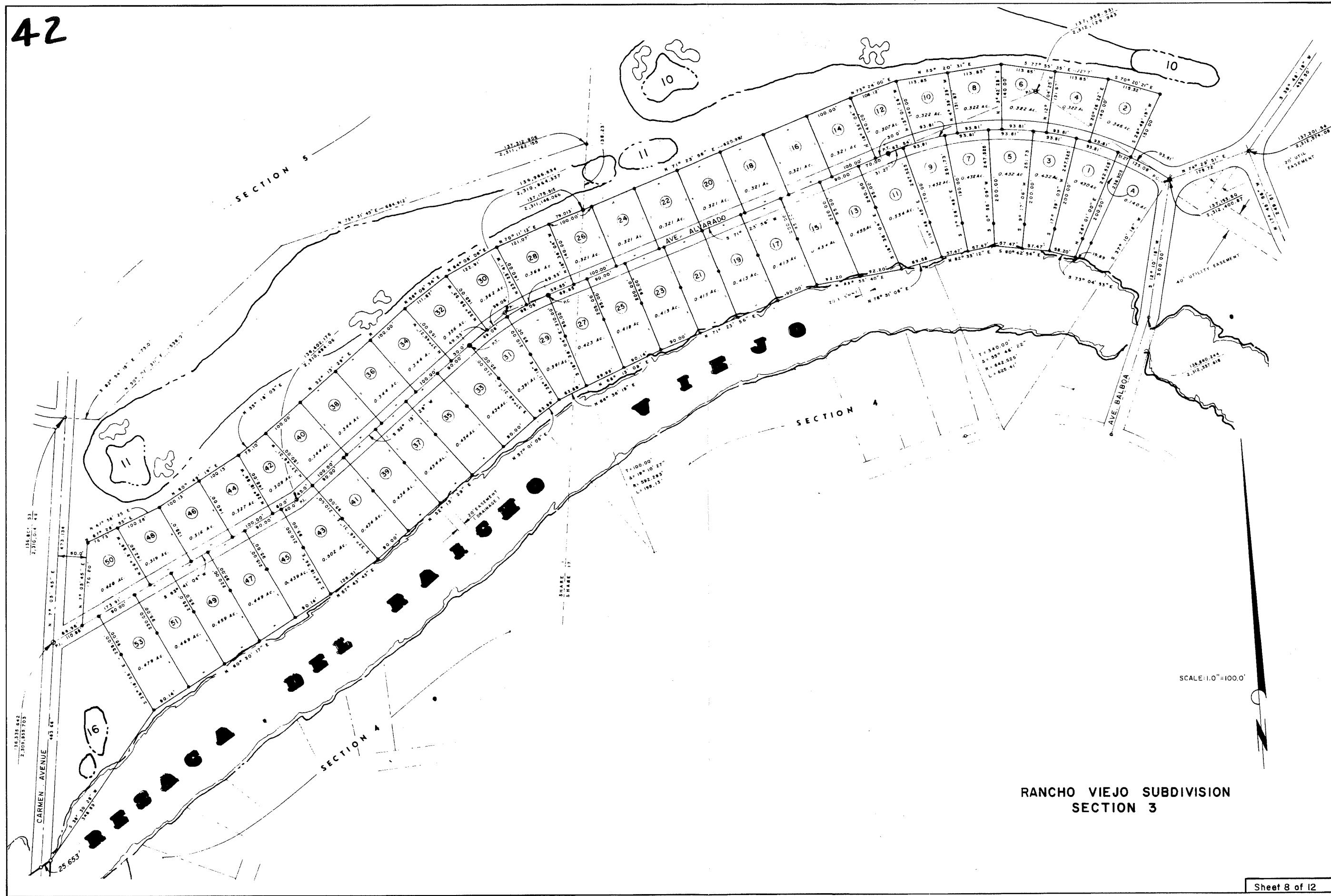
RE: Rezoning Request

I am requesting the re-zoning of the 1.566 acres of Golf and Resorts Investments, LLC property. Said property located in Section 3 on the corner of Alvarado and Carmen in Rancho Viejo, TX. Currently this property is zoned recreational. The request is to divide the subject land into 1 residential lot and 1 Golf Tee. The Golf Tee will remain zoned recreational. The other lot will become "Lot 55, Section 3 Rancho Viejo Subdivision" a residential lot. This lot will be sold to accommodate a new house. The Golf Tee will continue as a Golf Tee for Diablo Golf Course. Your prompt attention to this request is appreciated.

Thank you,

Sergio Arguelles Gutierrez, President
Golf & Resorts Investments, LLC





RANCHO VIEJO SUBDIVISION
SECTION 3