



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
SPECIAL MEETING
AUGUST 7, 2018
6:00 P.M.

NOTICE is hereby given of a SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on AUGUST 7, 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. 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
4. Consideration/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
5. 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 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 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: Fred Blanco, Town Administrator

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

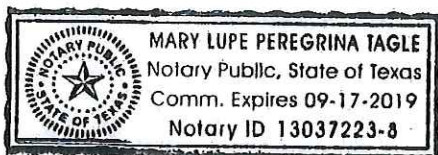
By Anthony De Ponce, President

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.

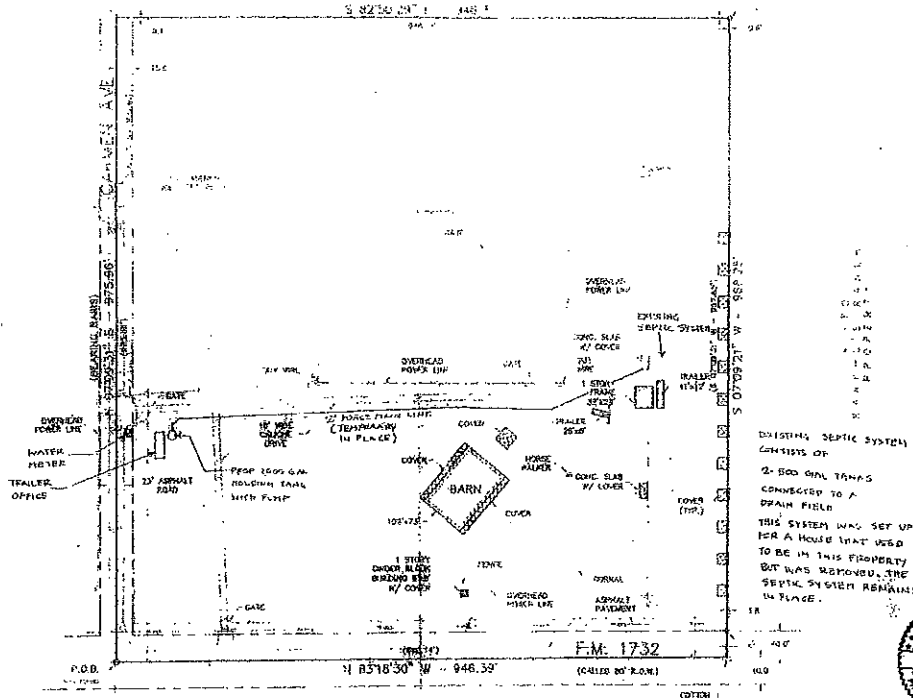
PREPARED BY SIERRA TITLE COMPANY OF CAMERON AND WILLACY COUNTIES. on this May 22, 2018.

Sierra Title Company of Cameron and Willacy Counties

BY: Stephanie Mendoza
Examiner: Stephanie Mendoza

FEE \$350.00

REMAINDER OF CALLED SO 11 AD
 FERRANDO & MARGARITA NUNEZ
 VOL 2448, PG 107



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.
 5/21/05

REMAINDER OF CALLED SO 11 AD
 FERRANDO & MARGARITA NUNEZ
 VOL 2448, PG 107

21.02 ACRES, MORE OR LESS, OUT OF A 50.71 ACRE TRACT
 IN SHARE 1, EDUARDO SANTI CRANT, AS RECORDED IN BY
 2440, PG. 102, C.C.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.

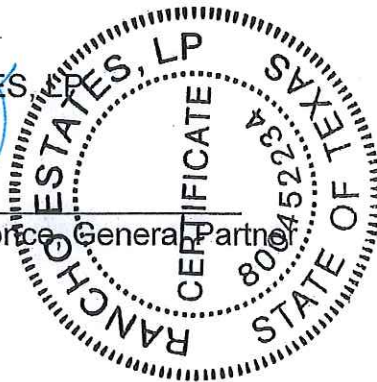
Executed this 5 day of June, 2018.

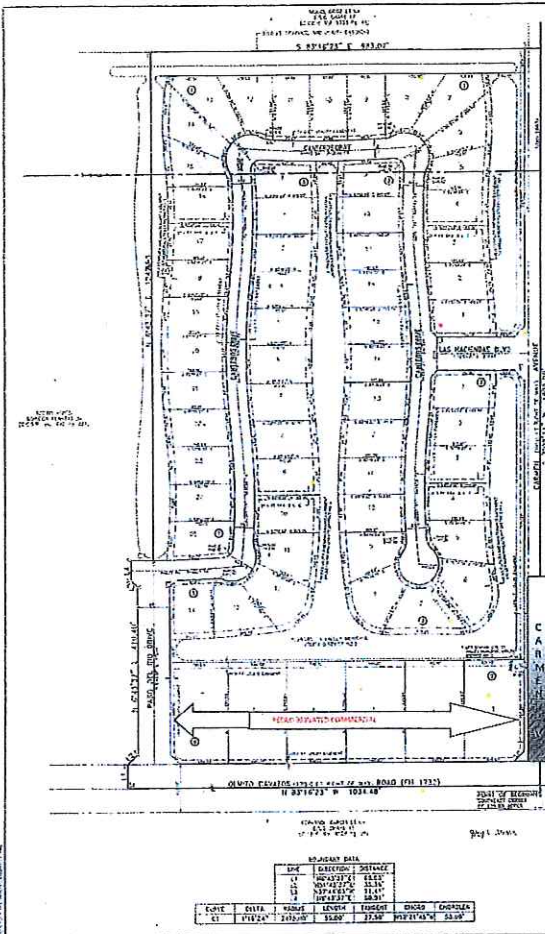
THE UNDERSIGNED CERTIFIES THAT HE IS AUTHORIZED TO ACT ON BEHALF OF THE LIMITED PARTNERSHIP AS THE GENERAL PARTNER IN ALL CAPACITIES AND THAT THE PARTNERSHIP HAS NOT BEEN AMENDED, MODIFIED, REPLACED IN ANY MANNERS OTHER THAN INTERNAL INCLUSIONS OR AMENDMENTS REQUIRED FOR THE INTERNAL OPERATION OF THE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

RANCHO ESTATES, LP

By: 

Anthony De Ponce, General Partner





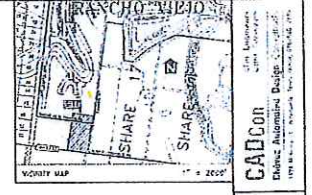
LEGEND
 --- Easement
 --- Right-of-Way
 --- Survey Boundary
 --- Proposed Boundary

Scale 1" = 160'

DEPOSITOR'S DEAFER

PLAT FOR RECORD

LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION I



STATE OF TEXAS
 COUNTY OF DALLAS

NOTARY PUBLIC
 My Commission Expires 08/15/2015

NOTARIAL SIGNATURE
 [Signature]

WITNESSES
 [Signatures]

DEPOSITOR'S DEAFER
 [Signatures]

RECEIVED
 4/16/16

BOUNDARY DATA

LINE	BEARING	DISTANCE
1	N 89° 10' 33" W	1014.48
2	S 89° 10' 33" E	1014.48
3	N 89° 10' 33" W	1014.48
4	S 89° 10' 33" E	1014.48

LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, SECTION I

2016 40,895 acres of land out of a 127,500 acre tract, as being part of a 1977 AT acre tract out of State Tr. 1 as per Leander Gentry, Gentry Contract to Vahly and Co. County Deed, 1977, as indicated in State Bulletin 7, 1977 and recorded in Volume 207, Page 881-883, Gentry Records of Tarrant County, Texas.

CADCON *Charles Anderson Design*

**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



21.10
ACRES

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 Cyril Roberts Date 7/31/2017

RANCHO VIEJO ETJ BOUNDARY
RANCHO VIEJO CITY LIMITS

Copyright 2017 by Cameron County Geographic Information Systems Department. All rights reserved. This map is a reproduction of a map created by Cameron County Geographic Information Systems Department. It is not to be used for any other purpose without the express written permission of Cameron County Geographic Information Systems Department.

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 Brownsville EMS.

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 by the Valley Municipal Utility District No. 2. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District No. 2. 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.