



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
JANUARY 22, 2019
5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, January 22, 2019, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review and Possible Action of Old Business
2. Review plan for Replat Request by Henry Corona, Jr., representative for Javier Diaz Covarrubias and Ana Meza, owners of Lot 1 and Lot 3 Rancho Viejo Subdivision Section 11, to replat two lots into one lot
3. Adjourn

Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on 1/22/2019 at 5:30 P.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.



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 Strategic Planning Committee 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 January 18, 2019 at 10:00 A.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

CORONA ENGINEERING / SURVEYING CO.

654 W. ST. CHARLES
BROWNSVILLE, TX. 78520
(956) 541-3222 FAX (956) 541-3838

MR. FRED BLANCO

TOWN ADMINISTRATOR
TOWN OF RANCHO VIEJO
3301 CARMAN AVE.
RANCHO VIEJO, TEXAS 78575

RE: PROPERTY ADDRESS
2001 SANTA ANA AVE.
RANCHO VIEJO, TEXAS 78575

OWNER: JAVIER DIAZ COVARRUBIAS AND
ANA MEZA

PHONE # (956) 589-0218

CORONA ENGINEERING IS REPRESENTING THE ABOVE MENTIONED OWNERS TO RESUBDIVIDE LOTS 1 AND 3, RANCHO VIEJO SUBDIVISION, SECTION XI, TO CONVERT INTO ONE LOT "REPLAT OF LOT 1 AND LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI". WE RESPECTFULLY REQUEST YOUR REVIEW AND PLACEMENT ON THE DIFFERENT BOARD'S AGENDAS FOR APPROVAL.

THANKING YOU FOR YOUR FAVORABLE REVIEW, I REMAIN,

SINCERELY,




HENRY CORONA JR.
LICENSED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF CAMERON:

KNOW ALL MEN BY THESE PRESENTS:

That, JAVIER DIAZ COVARRUBIAS AND ANA MEZA hereby grant CORONA ENGINEERING AND SURVEYING COMPANY, the authority to act as our agent in the processing of our subdivision plat.

In Testimony whereof, we have caused these presents to be executed this 5th day of November, 2018.



JAVIER DIAZ COVARRUBIAS, Owner




ANA MEZA, Owner

STATE OF TEXAS:
COUNTY OF CAMERON:

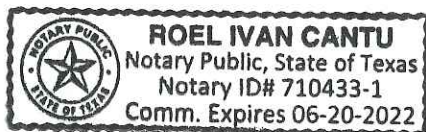
Before me, the undersigned authority, on this day personally appeared, JAVIER DIAZ COVARRUBIAS AND ANA MEZA known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office this 5th day of November, 2018.



Notary Public In and for
Cameron County, Texas

My Commission Expires: 06-20-2022



STATE OF TEXAS: COUNTY OF CAMERON:

I, ENRIQUE CORONA JR., AM AUTHORIZED (OR REGISTERED) 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, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON.



ENRIQUE CORONA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR # 4462
LICENSED PROFESSIONAL ENGINEER # 49149

DATE _____

STATE OF TEXAS: COUNTY OF CAMERON:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2018.

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

STATE OF TEXAS: COUNTY OF CAMERON:

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT JAVIER DIAZ COVARRUBIAS AND ANA MEZA OWNERS OF LOT 1 AND LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DO HEREBY CONFIRM AND ADOPT THIS "RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI," AND HEREBY DEDICATE TO THE PUBLIC USE, FOREVER, THE STREETS, ALLEYS, EASEMENTS (FOR THE PURPOSE INDICATED) SHOWN THEREIN, IF ANY, AND SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT FILED THEREWITH IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS _____ DAY OF _____, A.D. 2018

JAVIER DIAZ COVARRUBIAS ANA MEZA

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAVIER DIAZ COVARRUBIAS AND ANA MEZA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2018

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

TOWN OF RANCHO VIEJO, TEXAS

THIS PLAT OF "RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR _____ DATE _____

ATTEST: SECRETARY _____ DATE _____

PLANNING & ZONING CHAIRMAN _____ DATE _____

VALLEY MUNICIPAL UTILITY DISTRICT No. 2

THIS PLAT OF "RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI," HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT No. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER _____ DATE _____

METES AND BOUNDS DESCRIPTION
0.972 ACRE

BEING 0.972 ACRE COMPRISED OF ALL OF LOT 1 AND LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI, TOWN OF RANCHO VIEJO, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGES 21-23, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.972 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

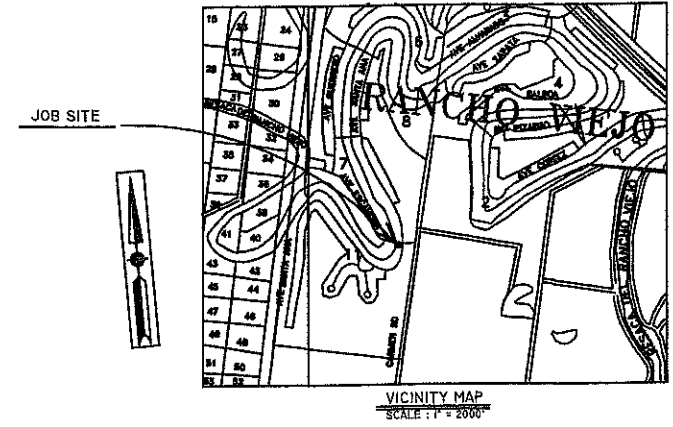
COMMENCING AT A NAIL FOUND AT THE INTERSECTION OF CENTERLINES OF SANTA ANA AVENUE AND ESCANDON AVENUE, FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;
THENCE ALONG THE CENTERLINE OF SAID SANTA ANA AVENUE (50' RIGHT-OF-WAY) SAME BEING THE EAST LINE OF LOTS 1 AND 3, RANCHO VIEJO SUBDIVISION, SECTION XI, SOUTH 07 DEG. 09 MIN., 31 SEC. WEST, 225.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE DIVISION LINE BETWEEN LOT 3 AND LOT 6, RANCHO VIEJO SUBDIVISION, SECTION XI, NORTH 72 DEG. 08 MIN. 42 SEC. WEST, AT 23.44 FEET A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID SANTA ANA AVENUE, AT A DISTANCE OF 102.84 FEET A 1/2 INCH IRON ROD FOUND, A TOTAL DISTANCE OF 322.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE WEST LINE OF SAID LOT 3, SAME BEING THE EAST RIGHT-OF-WAY LINE OF RESACA DEL RANCHO VIEJO, NORTH 17 DEG. 49 MIN. 59 SEC. EAST, 71.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, FOR A CORNER OF THIS TRACT;

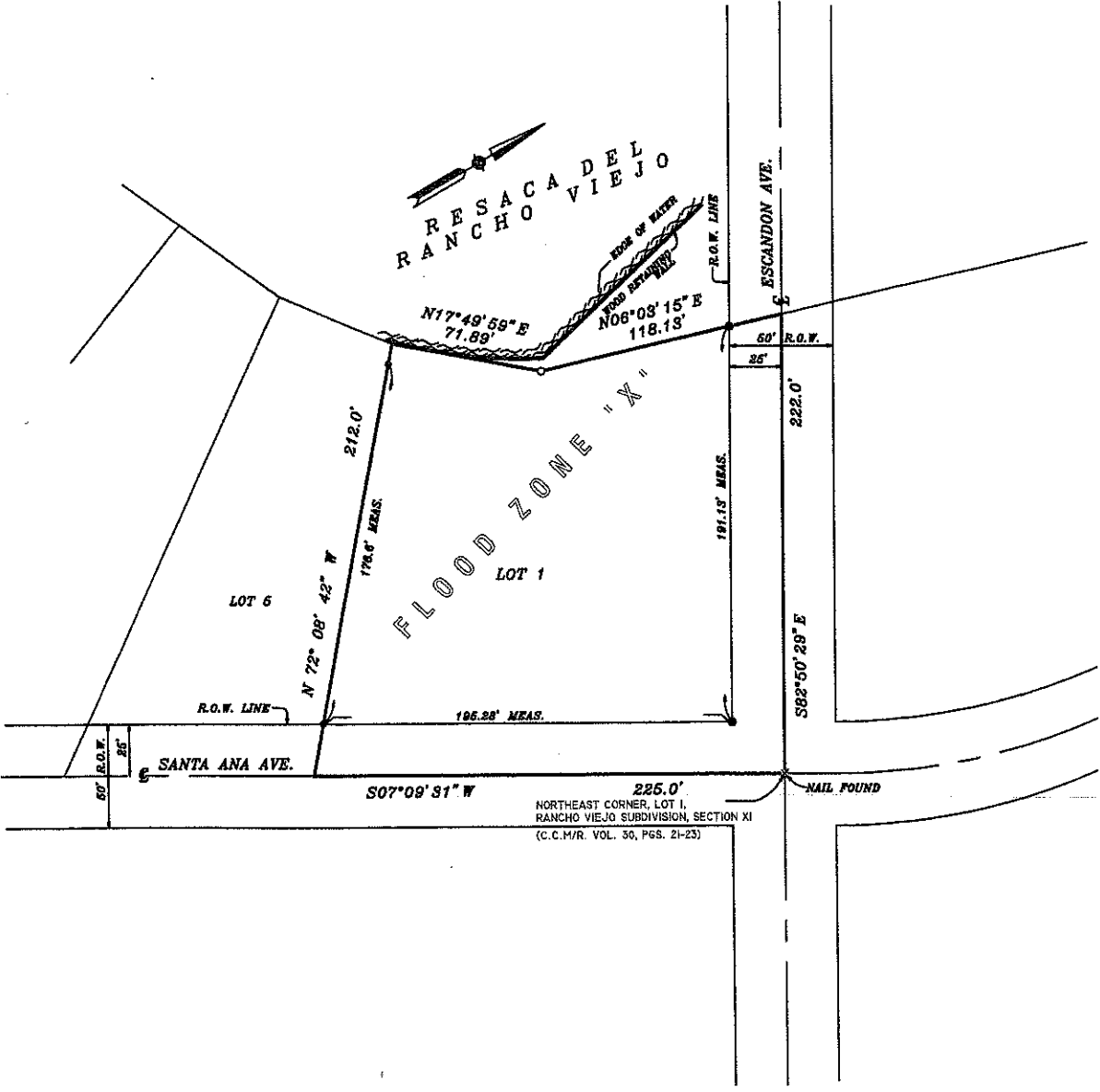
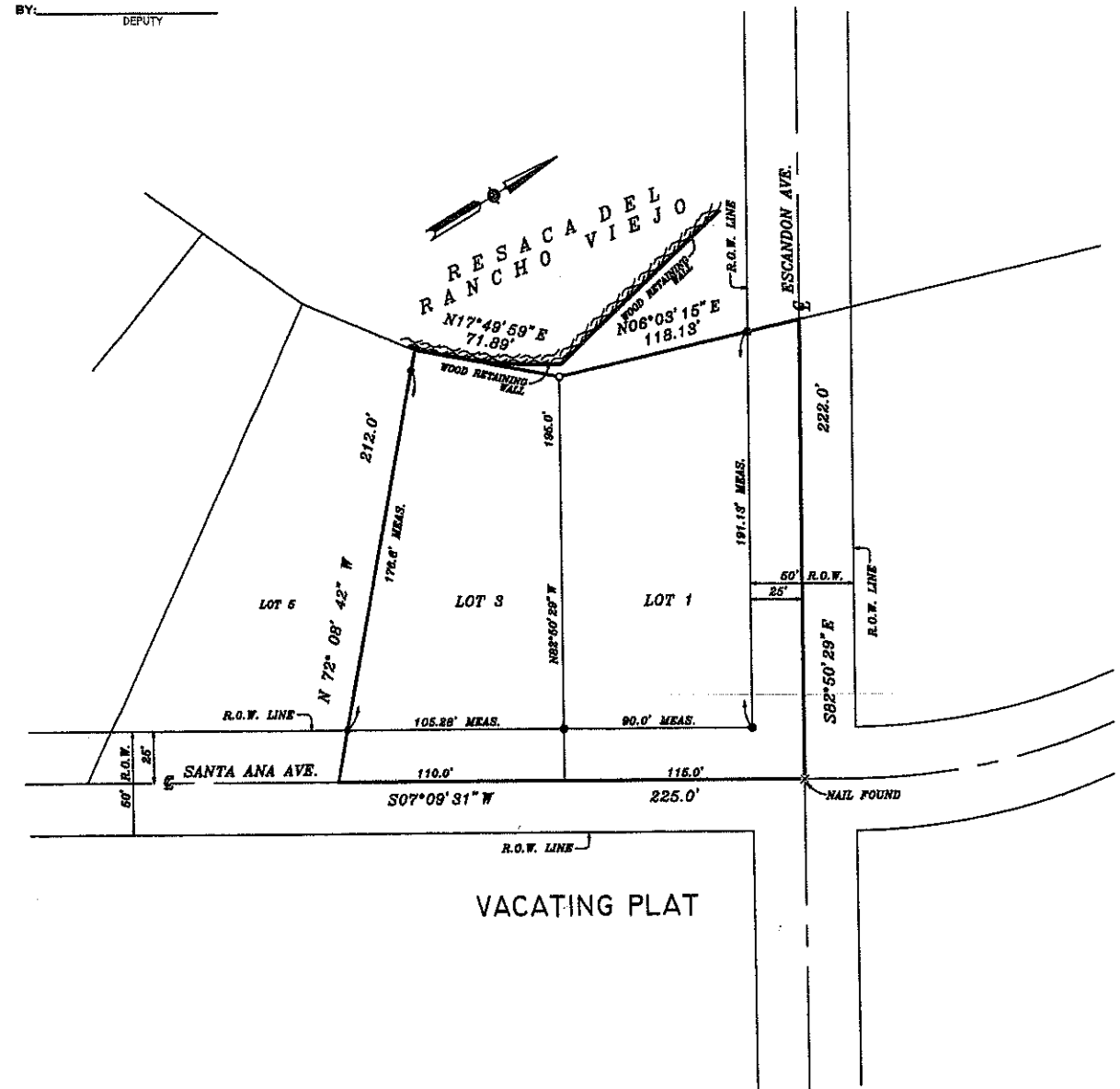
THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF RESACA DEL RANCHO VIEJO AND THE WEST LINE OF SAID LOT 1, NORTH 80 DEG. 45 MIN. 15 SEC. EAST, AT 92.45 FEET A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ESCANDON AVENUE, A TOTAL DISTANCE OF 118.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SAME BEING THE CENTERLINE OF SAID ESCANDON AVENUE, (50' RIGHT-OF-WAY) SOUTH 82 DEG. 50 MIN. 29 SEC. EAST, 225.0 FEET TO THE PLACE OF BEGINNING CONTAINING 0.972 ACRE OF LAND, MORE OR LESS.



- GENERAL NOTES:
- 1.- THIS PARCEL OF LAND LIES IN ZONE "X" - AREAS OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP WITH A COMMUNITY PANEL NUMBER OF 4806(CD445) AND AN EFFECTIVE DATE OF FEBRUARY 16, 2018
 - 2.- ALL NEW FOUNDATIONS SHALL BE 18 INCHES ABOVE NATURAL GROUND LEVEL IN FLOOD ZONE "X"
 - 3.- SETBACKS SHALL COMPLY WITH ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
 - 4.- DEVELOPER: JAVIER DIAZ COVARRUBIAS AND ANA MEZA
2001 SANTA ANA AVE.
TOWN OF RANCHO VIEJO, TEXAS. 78575
PH. NUMBER (956) 589-0218
 - 5.- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 399, DEED RECORDS AND AMENDED IN VOLUME 944, PAGE 802, AND CORRECTION TO THE AMENDMENT IN VOLUME 968, PAGE 20, DEED RECORDS AND IN VOLUME 30, PAGE 801 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY MUD NO. 2 AS PER VOLUME 985, PAGE 593, VOLUME 989, PAGE 205 AND IN VOLUME 1007, PAGE 851, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A CONTRACT, EASEMENT AND USE RESTRICTION WITH C P & L CO. AS PER VOLUME 993, PAGE 168 AND MODIFIED IN VOLUME 1005, PAGE 789, DEED RECORDS OF CAMERON COUNTY, TEXAS.
 - 6.- THIS SUBDIVISION IS HEREBY RESTRICTED TO RESIDENTIAL USAGE.
 - 10.- BASIS OF BEARINGS: MONUMENTATION FOUND ON WEST RIGHT-OF-WAY LINE OF SANTA ANA AVENUE.

- LEGEND:
- 1/2 INCH IRON ROD FOLAD
 - 1/2 INCH IRON ROD SET



RE-PLAT OF
LOT 1 & LOT 3,
RANCHO VIEJO SUBDIVISION, SECTION XI
(ONE SINGLE FAMILY LOT)

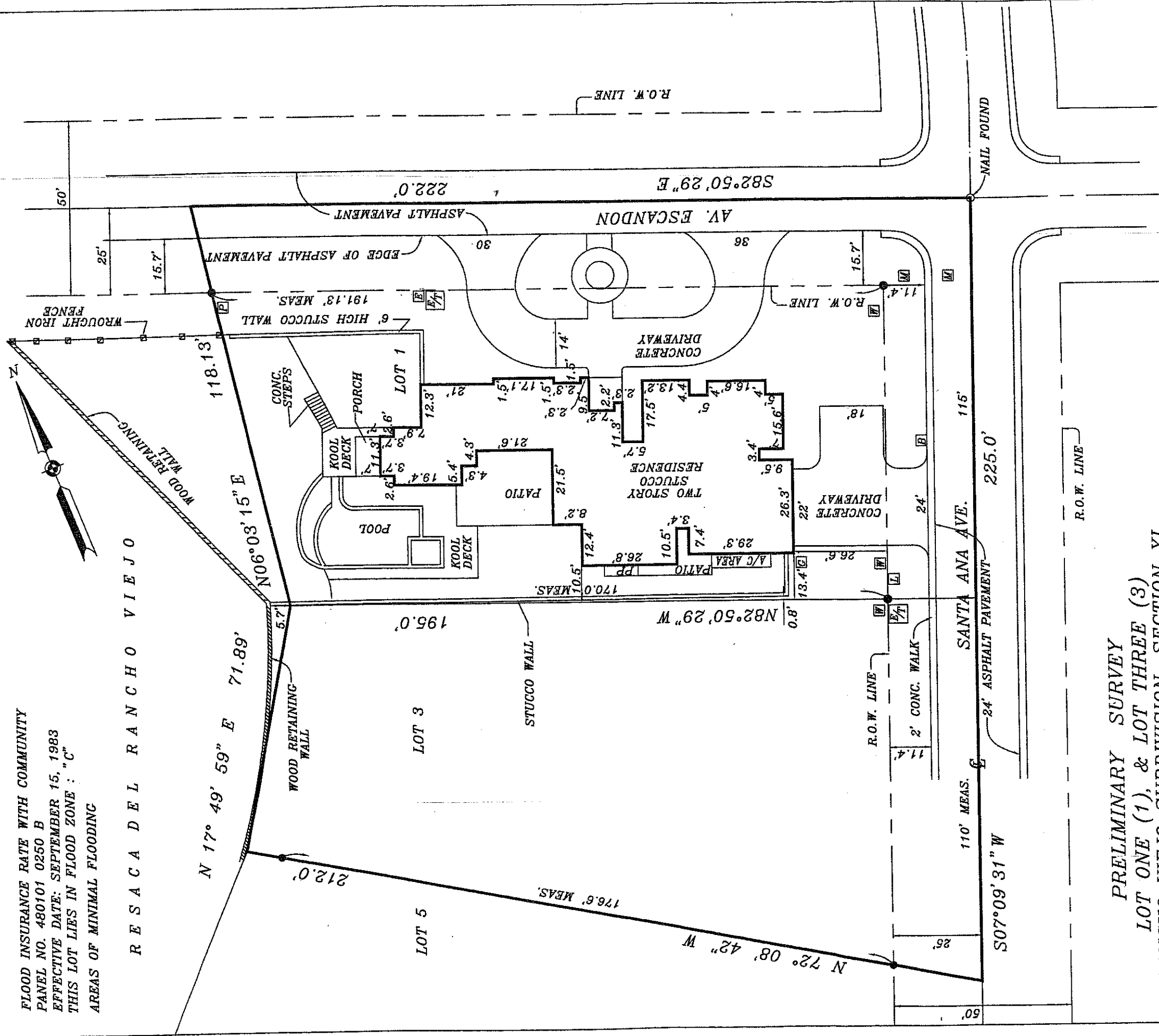
BEING A 0.972 ACRE TRACT COMPRISED OF ALL OF LOT 1 AND LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 30, PAGES 21-23, MAP RECORDS OF CAMERON COUNTY, TEXAS:

PREPARED FOR: JAVIER DIAZ COVARRUBIAS AND ANA MEZA
DATE: AUGUST 1, 2018
SCALE: 1"=20'

CORONA
S. J. L. TAYLOR
ENGINEERING/SURVEYING CO.
ENGINEER FIRM REGISTRATION NO.: F-5034
SURVEYOR FIRM REGISTRATION NO.: 10193816
654 W. ST. CHARLES STREET
BROWNSVILLE, TEXAS, 77820
HCORONAENG@YAHOO.COM
PH. NO. (956) 541-3222
FAX NO. (956) 541-3838

FLOOD INSURANCE RATE WITH COMMUNITY
 PANEL NO. 480101 0250 B
 EFFECTIVE DATE: SEPTEMBER 15, 1983
 THIS LOT LIES IN FLOOD ZONE : "C"
 AREAS OF MINIMAL FLOODING

RESACA DEL RANCHO VIEJO



PRELIMINARY SURVEY
 LOT ONE (1), & LOT THREE (3)
 RANCHO VIEJO SUBDIVISION, SECTION XI,

CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP
 OF SAID SUBDIVISION RECORDED IN VOLUME 30, PAGES 21-23,
 MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR: JAVIER DIAZ COVARRUBIAS and
 ANA MEZA

SCALE: 1" = 30'

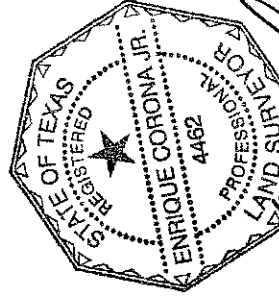
PROPERTY ADDRESS:
 2001 SANTA ANA AVE.
 TOWN OF RANCHO VIEJO TEXAS 78575

LEGEND	
●	1/2" IRON ROD FOUND
⊠	2' X 2' BRICKMAIL BOX
⊞	WATER METER
⊚	LIGHT POLE
⊞	WATER PUMP
⊞	ELECTRIC BOX
⊞	MANHOLE
⊞	GAS METER
⊞	4' X 4' CONC. BASE WITH ELECTRIC TRANSFORMER

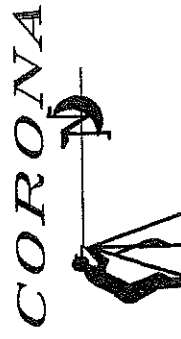
" THE UNDERSIGNED HEREBY CERTIFIES THAT
 THIS SURVEY, AS DESCRIBED HEREON, WAS
 MADE ON THE GROUND ON JUNE 15, 2018
 THAT THE ONLY IMPROVEMENTS ON THE GROUND
 ARE AS SHOWN; THAT THERE ARE NO VISIBLE
 ENCROACHMENTS, VISIBLE OVERLAPINGS,
 APPARENT CONFLICTS OR VISIBLE EASEMENTS,
 EXCEPT AS SHOWN HEREON."

NOTES:

- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 399, DEED RECORDS AND AMENDED IN VOLUME 964, PAGE 802, AND CORRECTION TO THE AMENDMENT IN VOLUME 968, PAGE 20, DEED RECORDS AND IN VOLUME 30, PAGE 801, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY MUD NO. 2 AS PER VOLUME 985, PAGE 598, VOLUME 989, PAGE 205 AND IN VOLUME 1007, PAGE 851, OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A CONTRACT, EASEMENT AND USE RESTRICTION WITH C P & L CO. AS PER VOLUME 995, PAGE 168 AND MODIFIED IN VOLUME 1005, PAGE 789, DEED RECORDS OF CAMERON COUNTY, TEXAS.
- THIS SURVEY IS PREPARED IN CONNECTION WITH THE TITLE POLICY CF NO. 21111102 AND IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HERON FOR A SINGLE TRANSACTION, NO LICENSE HAS BEEN CREATED; EXPRESSED OR IMPLIED TO COPY THIS SURVEY FOR ANOTHER SEPARATE TRANSACTION.
- IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID AS PER SECTION 661.46 AND SECTION 663.19 OF THE "PROFESSIONAL LAND SURVEYING PRACTICE ACT" ENACTED UNDER ARTICLE 5282 C, VERNON'S TEXAS CIVIL STATUTES.



Enrique Corona Jr.



ENGINEERING/SURVEYING CO.
 654 W. ST. CHARLES
 BROWNSVILLE, TX. 78520
 (956) 541-3222 FAX 541-3838
 HC-17320