



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING  
FEBRUARY 12, 2019  
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 FEBRUARY 12, 2019 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 - Regular Meeting January 8, 2019
6. Public Hearing on Request by Henry Corona, Jr., representative for Javier Diaz Covarrubias and Ana Meza, owners of Lot 1 and Lot 3 Section 11 Rancho Viejo Subd., to replat into one lot
7. Consideration/Action on Request by Henry Corona, Jr., representative for Javier Diaz Covarrubias and Ana Meza, owners of Lot 1 and Lot 3 Section 11 Rancho Viejo Subd., to replat into one lot
8. Public Hearing on Request by Edmundo R. Gonzalez, Jr., representative for Emilia Tafich de Talamas, owner of Lot 15 and Lot 17 Section 11 Rancho Viejo Subd., to replat two lots into one lot
9. Consideration/Action on Request by Edmundo R. Gonzalez, Jr., representative for Emilia Tafich de Talamas, owner of Lot 15 and Lot 17 Section 11 Rancho Viejo Subd., to replat two lots into one lot
10. Consideration/Approval of a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas, for the Submission of a Grant Application to the Office of the Governor, Homeland Security Grants Division, Operation Local Border Security Grant
11. Consideration/Action on Agreement to Designate Valley Wide Auction Services to Provide Auctioneering Services for the Town of Rancho Viejo
12. Consideration/Action to Declare one 2005 Cadillac Pickup (Seized Vehicle that is Asset Forfeiture) Surplus Property to be Sold and Authorize the Chief of Police/Mayor to Accept the Highest Offer
13. Street Committee Report
14. Consideration/Action to Designate an Auditor for September 30, 2018
15. December 2018 Financial Report – Town Administrator
16. January 2019 Police Report - Police Chief
17. Public Comment
18. Adjourn

*Fred Blanco by: [Signature]*  
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 February 8, 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 by: [Signature]*  
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 - Regular Meeting January 8, 2019

MINUTES OF A REGULAR MEETING  
TOWN OF RANCHO VIEJO  
JANUARY 8, 2019

A Regular Meeting of the Board of Aldermen of the Town of Rancho Viejo, Texas, was held on, January 8, 2019 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 6:00 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

Ms. Bitty Truan

Mr. David L. Tumlinson, IV.

Mr. Javier Vera arrived at 6:05 P.M.

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:

Chief M. Cruz, Jr.

Pedro Casillas

Jean Hager

Vicente Mendez

3. INVOCATION AND PLEDGE:

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

18. EXECUTIVE SESSION PURSUANT TO THE FOLLOWING SECTION OF THE TEXAS GOVERNMENT CODE: SECTION 551.074 TO DISCUSS PERSONNEL MATTERS - PERFORMANCE EVALUATION OF TOWN ADMINISTRATOR:

Mayor Rathbun recommended tabling item number 18 and item number 19 to request individual feedback from Board members. Motion was made by Alderman Tumlinson, seconded by Alderman Salinas, and unanimously carried, to table item number 18 and item number 19 to gather individual feedback from each one of the Board members.

19. POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

This item was tabled.

4. PUBLIC COMMENT:

There were no comments from the public.

5. APPROVAL OF MINUTES – December 11, 2018:

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

*Alderman Vera arrived at 6:05 P.M.*

6. CONSIDERATION/ACTION OF APPROVAL OF STRATEGIC PLANNING COMMITTEE'S - RANCHO VIEJO VISION STATEMENT 2030:

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Ms. Jean Hager, Chairman for the Strategic Planning Committee briefly went over the vision statement. Mayor Rathbun and Alderman Vera commented on one of the concerns on street lighting. Alderman Salinas suggested adding the listing of opportunities and threats as with a S.W.O.T. Matrix to help organize a Master Plan. Ms. Hager noted that the vision statement is a work in progress.

Motion was made by Alderman Guerrero, seconded by Alderman Truan, and unanimously carried, to approve the Strategic Planning Committee's - Rancho Viejo Vision Statement 2030, as presented.

7. CONSIDERATION/ACTION ON A RESOLUTION OF THE TOWN OF RANCHO VIEJO TO URGE STATE SENATOR EDDIE LUCIO, JR. AND STATE REPRESENTATIVE ELECT - ALEX DOMINGUEZ TO SPONSOR HB 514 THAT STATE REPRESENTATIVE GINA HINOJOSA HAS FILED THAT WOULD RESTORE THE ABILITY OF LOCAL GOVERNMENTS TO PASS SINGLE-USE BAG ORDINANCES:

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Motion was made by Alderman Guerrero, seconded by Alderman Vera, and unanimously carried, to approve Resolution No. 325 - A RESOLUTION OF THE TOWN OF RANCHO VIEJO TO URGE STATE SENATOR EDDIE LUCIO, JR. AND STATE REPRESENTATIVE ELECT - ALEX DOMINGUEZ TO SPONSOR HB 514 THAT STATE REPRESENTATIVE GINA HINOJOSA HAS FILED THAT WOULD RESTORE THE ABILITY OF LOCAL GOVERNMENTS TO PASS SINGLE-USE BAG ORDINANCES.

8. CONSIDERATION/ACTION ON A RESOLUTION OF THE TOWN OF RANCHO VIEJO, TEXAS TO URGE STATE SENATOR EDDIE LUCIO, JR. AND STATE REPRESENTATIVE ELECT - ALEX DOMINGUEZ TO ASSIST THE TOWN OF LAGUNA VISTA IN ACQUIRING THE 8 ACRES BETWEEN BRIDGEVIEW CONDOMINIUMS AND PARADISE COVE FOR A COMMUNITY-WIDE PARK:

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Motion was made by Alderman Guerrero, seconded by Alderman Truan, and unanimously carried, to table this item for further clarification from Laguna Vista City Manager, Rolando Vela.

9. STREET COMMITTEE REPORT:

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Alderman Guerrero reported that the Street Committee had met with Mr. Vicente Mendez and with Mr. John Clint from Ambiotec Civil Engineering Group to discuss the Phase 1B project. Mr. Mendez stated that they were missing 2 standard procedure forms from the state that needed to be signed to commence construction. The notice to proceed was issued yesterday and the contractor has 10 days to start construction. Ambiotec will present an updated schedule and map tomorrow.

10. CONSIDERATION/ACTION TO ACCEPT AMBIOTEC'S PROPOSAL FOR INSPECTION SERVICES FOR THE TORV ROAD REHABILITATION PROJECT PHASE 1B:

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Mr. Vicente Mendez went over the Phase 1B proposal from Ambiotec. The Board mentioned that there were several complaints about the last project Phase 1A, one street in particular and it was



repaired. The Board asked that there be more communication from the onsite inspector with the Town. Mr. Mendez mentioned that they recommend that the inspector does not stop construction unless there is a safety concern. If the Town chooses to do so there is a chance there will be more costs for the Town. He stated that the Town could request a rolling pattern inspection but it would be at the Town's expense.

Alderman Tumlinson asked about an hourly log for the inspector and about the wording on the title that read "Proposal for phase 1B Inspector services VMUD #2 Project". Mr. Mendez said he would make the change for the title to read "Town of Rancho Viejo Phase 1B". Alderman Salinas requested the scope of services in more of detail.

Legal counsel, Daniel Rentfro, Jr. stated that Ambiotec has a master agreement with the Town and that it might be in everyone's best interests to add this as a task order under the master agreement. For insurance purposes and so that it may be applied and covered under the master agreement. Mr. Mendez will change/add the wording for the new agreement to read Task Order Number 1 to be added under the master agreement and send it with changes to Town Administrator, Fred Blanco.

Motion was made by Alderman Guerrero and seconded by Alderman Tumlinson, to approve and accept Ambiotec's proposal for inspection services for the TORV Road Rehabilitation Project Phase 1B with the changes on the wording on the title for the proposal to be "Town of Rancho Viejo Inspection Services for Phase 1B, Task Order Number 1" and to add that Ambiotec will turn in a timesheet/log of the hours completed by the inspector and that the scope of services will have more detail of the onsite inspection services.

Alderman Vera requested that the Street Committee meet regarding the members' consensus with the proposal.

Motion passed with the following vote:

AYES: Alderman Guerrero, Alderman Salinas, Alderman Truan and Alderman Tumlinson

NAYES: Alderman Vera

ABSTAINING: None

**11. CONSIDERATION/ACTION TO SEEK PROPOSALS FOR INSPECTION SERVICES IN CONNECTION WITH THE TORV ROAD REHABILITATION PROJECT PHASE 1B:**

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Motion was made by Alderman Guerrero, seconded by Alderman Truan, and unanimously carried, to table this item.

**13. CONSIDERATION/ACTION ON NOMINATION FOR RIO GRANDE VALLEY WALK OF FAME 2019:**

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Mayor Rathbun recommended the nomination of Mr. Jim Tipton for the 2019 Rio Grande Valley Walk of Fame.

Motion was made by Alderman Vera, seconded by Alderman Tumlinson, and unanimously carried, to nominate James "Jim" Tipton for the 2019 Rio Grande Valley Walk of Fame.

14. CONSIDERATION/APPOINTMENT/REAPPOINTMENT OF BOARD OF ADJUSTMENTS AND APPEALS MEMBERS:

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Motion was made by Alderman Vera, seconded by Alderman Tumlinson, and unanimously carried, to reappoint Jorge de la Garza and Dionel Ortiz as members to the Board of Adjustments and Appeals. This is for a two year term each.

15. CONSIDERATION/APPROVAL OF A RESOLUTION ORDERING THE ELECTION FOR RANCHO VIEJO, DESIGNATION OF ELECTION PRECINCTS AND POLLING PLACES, DESIGNATION OF METHOD OF VOTING, SUBMISSION OF APPLICATION BY CANDIDATES, APPOINTMENT OF EARLY VOTING CLERK, AND PROVIDING FOR PUBLICATION NOTICE:

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Motion was made by Alderman Vera, seconded by Alderman Tumlinson, and unanimously carried, to approve Resolution No. 326 - A RESOLUTION ORDERING THE ELECTION FOR RANCHO VIEJO, DESIGNATION OF ELECTION PRECINCTS AND POLLING PLACES, DESIGNATION OF METHOD OF VOTING, SUBMISSION OF APPLICATION BY CANDIDATES, APPOINTMENT OF EARLY VOTING CLERK, AND PROVIDING FOR PUBLICATION NOTICE.

16. TOWN ADMINISTRATOR'S REPORT:

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Fred Blanco, Town Administrator reported that the annual audit was to commence next week with Pattillo Brown and Hill, Cascos & Associates and that we will be having a Workman's Comp Audit on Tuesday, January 15, 2019. He also mentioned that we had several sponsors and many volunteers and we had a very successful 4<sup>th</sup> Annual Christmas Parade & Posada, we had about 200 people in attendance to the posada. It was a fun event with a great turnout.

17. DECEMBER 2018 POLICE REPORT - POLICE CHIEF:

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Chief Cruz went over the items on the December 2018 Police Report.

12. CONSIDERATION/DISCUSSION/ACTION ON MPO:

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Alderman Bitty Truan gave an update on the MPO. Everyone is in agreement that a regional MPO is beneficial for financial benefits and for the Valley's lower portion to establish guidelines. There are several members that are going to gather the information for a reasonable response with valid reasons on why it should or should not be done. A lot of issues are not currently worked out being that there are separate projects and regional projects to be done. They are developing a finalized plan to introduce to counterbalance support for City of Brownsville. There was no action on this item.

20. PUBLIC COMMENT:

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Mayor Rathbun stated that the *Taste of La Frontera* will be held on January 21, 2019 and is inviting the Board to attend and to become more united with the City of Brownsville Commissioners and to meet the new City Manager.

Mr. Pedro Casillas commented on the resolution supporting the Town of Laguna Vista's ordinance to restore the ability of local governments to pass single-use bag ordinances. He also thanked the Board for their service and said that the meeting was very informative and wished that more people would come in and participate.

Mayor Rathbun talked about the BISD meeting to discuss possible school district boundary adjustments tomorrow at Manzano Middle School in Brownsville has been cancelled.

21. ADJOURN:

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Motion was made by Alderman Tumlinson, seconded by Alderman Guerrero, and unanimously carried, to adjourn the meeting at 7:45 P.M.

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

APPROVED: \_\_\_\_\_  
Cyndie Rathbun, Mayor

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

6. Public Hearing on Request by  
Henry Corona, Jr.,  
representative for Javier Diaz  
Covarrubias and Ana Meza,  
owners of Lot 1 and Lot 3  
Section 11 Rancho Viejo Subd.,  
to replat into one lot

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.  
RANCH VIEJO, TEXAS 78575

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

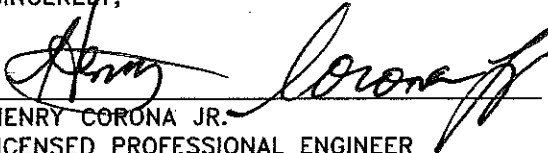
OWNER: JAVIER DIAZ COVARRUBIAS AND  
ANA MEZA

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

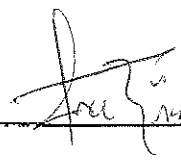
STATE OF TEXAS:  
COUNTY OF CAMERON:

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 5<sup>TH</sup> day of November, 2018.

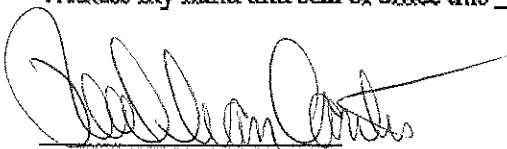
  
\_\_\_\_\_  
JAVIER DIAZ COVARRUBIAS, Owner

  
\_\_\_\_\_  
ANA MEZA, Owner

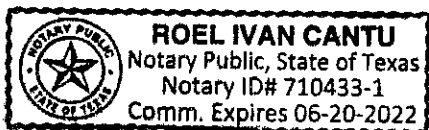
STATE OF TEXAS:  
COUNTY OF CAMERON:

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 5<sup>th</sup> 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 MARK LINED BY SURVEYORS ON THE GROUND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUFFICIENT 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 # 4464  
LICENSED PROFESSIONAL ENGINEER # 49164  
DATE \_\_\_\_\_

STATE OF TEXAS: COUNTY OF CAMERON:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AS VALOREN TAKEN OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA, WITH THE EXCEPT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TOM YEAGERS JR.  
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 SHOWING THIS CERTIFICATE WAS FILED AND IS NOW RECORDED ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 PEZA 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, HEREBY, THE STREETS, ALLEYS, EASEMENTS (FOR THE PURPOSES INDICATED HEREIN THEREON, 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 PEZA

THE STATE OF TEXAS  
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAVIER DIAZ COVARRUBIAS AND ANA PEZA 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 SAID TOWN.

FLAVOR \_\_\_\_\_ 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 SAID DISTRICT.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

METER AND BORDER DESCRIPTION

0.972 ACRES  
BEING 0.972 ACRES COMPRISED OF ALL OF LOT 1 AND LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI, TOWN OF RANCHO VIEJO, TEXAS, ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 30, PAGE 52-53, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.972 ACRES TRACT BEING MORE PARTICULARLY INDICATED AND LOCATED AS FOLLOWS:

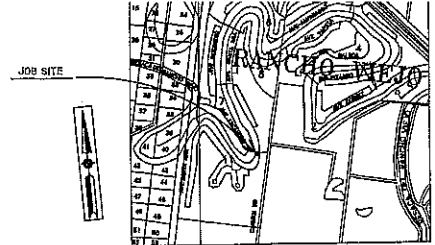
COMMENCE AT A NAIL FOUND AT THE INTERSECTION OF CENTERLINE OF SANTA ANA AVENUE AND ESCANDOR AVENUE, FOR THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT; THENCE ALONG THE CENTERLINE OF SAID SANTA ANA AVENUE 50' NORTH-SOUTH, THEN EAST, THEN WEST TO THE EAST LINE OF LOT 1 AND 3, RANCHO VIEJO SUBDIVISION, SECTION XI, SOUTH OF DEQ. OF 1911, 31.56' WEST, 222.0' FEET TO THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE DISTANCE LINE BETWEEN LOT 3 AND LOT 5, RANCHO VIEJO SUBDIVISION, SECTION XI, 118.15' IN THE S 81° 05' 15" E 118.15' TO THE EAST LINE OF SAID SANTA ANA AVENUE, AT A DISTANCE OF 66.41 FEET AS BEING THE POINT OF BEGINNING OF SAID TRACT, 118.15' FEET TO THE NORTHEAST 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 72° 03' 42" WEST, 212.0' TO AN IRON ROD FOUND ON THE EAST LINE OF SAID LOT 3, 222.0' FEET TO THE SOUTH CORNER OF SAID LOT 3, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE CONTAINING ALONG THE EAST RIGHT-OF-WAY LINE OF RESACA DEL RANCHO VIEJO AND THE WEST LINE OF SAID LOT 1, NORTH 72° 03' 42" WEST, 212.0' TO AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ESCANDOR AVENUE, A TOTAL DISTANCE OF 118.15' FEET TO THE NORTHEAST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SAME BEING THE CENTERLINE OF SAID ESCANDOR AVENUE, 222.0' NORTH-SOUTH TO AN IRON ROD FOUND ON THE EAST LINE OF SAID LOT 1, 222.0' FEET TO THE PLACE OF BEGINNING CONTAINING 0.972 ACRES 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 ARI-04-01-01 AND AN EFFECTIVE DATE OF FEBRUARY 16, 2009.
- 2- ALL NEW FOUNDATIONS SHALL BE IN ACCORDANCE WITH NATURAL GROUND LEVEL IN FLOOD ZONE "X".
- 3- EASEMENTS SHALL COMPLY WITH EXISTING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
- 4- DEVELOPER: JAVIER DIAZ COVARRUBIAS AND ANA PEZA  
200 SANTA ANA AVE.  
TOWN OF RANCHO VIEJO, TEXAS 78151  
PH. NUMBER (361) 899-9250
- 5- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 299, DEED RECORDS AND AMENDED IN VOLUME 948, PAGE 64, DEED RECORDS AND IN VOLUME 948, PAGE 80 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY HUD NO. 2 AS PER VOLUME 948, PAGE 523, VOLUME 949, PAGE 208 AND IN VOLUME 1027, PAGE 341 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A CONTRACT, EASEMENT AND USE RESTRICTION WITH C & L CO. AS PER VOLUME 942, PAGE 166 AND MODIFIED IN VOLUME 1009, PAGE 794, DEED RECORDS OF CAMERON COUNTY, TEXAS.
- 6- THIS SUBDIVISION IS HEREBY RESTRICTED TO RESIDENTIAL USAGE.
- 7- BASIS OF BEARINGS: MONUMENTATION FOUND ON WEST RIGHT-OF-WAY LINE OF SANTA ANA AVENUE.

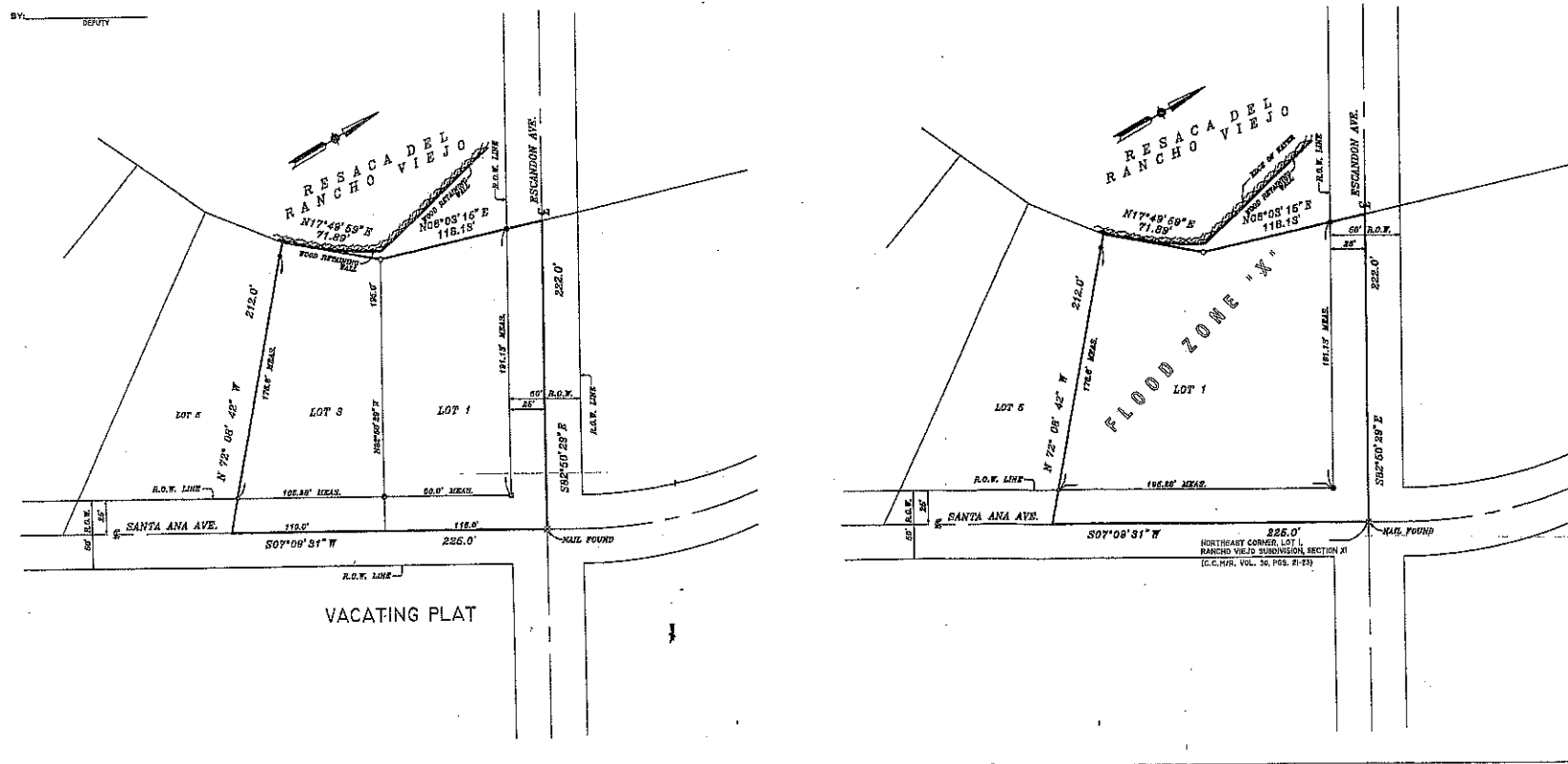
LEGEND:  
○ 1/2 INCH IRON ROD FOUND  
● 1/2 INCH IRON ROD SET

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

BEING A 0.972 ACRES 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, PAGE 52-53, MAP RECORDS OF CAMERON COUNTY, TEXAS.

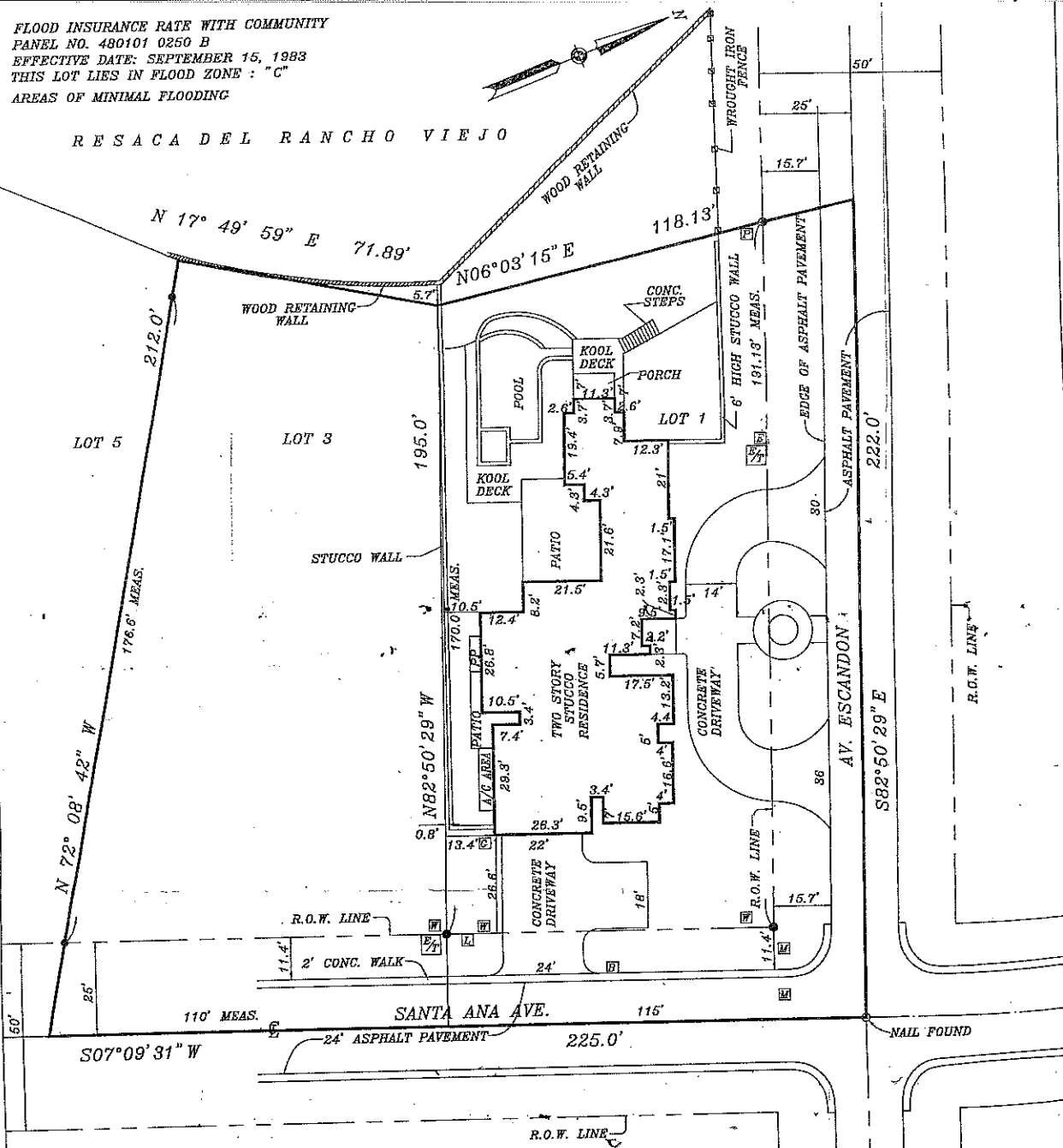
PREPARED FOR: JAVIER DIAZ COVARRUBIAS AND ANA PEZA  
DATE: AUGUST 1, 2018  
SCALE: 1"=50'  
DRAWN BY: S. J. TAYLOR  
PHASE NUMBER (361) 899-9250

**CORONA**  
S. J. TAYLOR  
ENGINEERING/SURVEYING CO.  
REGISTERED FIRM REGISTRATION NO. F-5026  
SUCCESSION FIRM REGISTRATION NO. 06-101016  
404 W. ST. CHARLES STREET  
BROWNSVILLE, TEXAS 77802  
CORONAENGINEERING.COM  
PH. NO. (361) 841-3322  
FAX NO. (361) 841-3333 PAGE 1 OF 1



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'

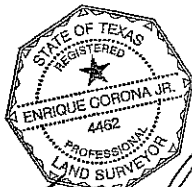
PROPERTY ADDRESS:  
 2001 SANTA ANA AVE.  
 TOWN OF RANCHO VIEJO TEXAS 78675

- 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

NOTES:

- 1.- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 389, 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 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 995, PAGE 188 AND MODIFIED IN VOLUME 1005, PAGE 789, DEED RECORDS OF CAMERON COUNTY, TEXAS.
- 2.- THIS SURVEY IS PREPARED IN CONNECTION WITH THE TITLE POLICY OF NO. 21111102 AND IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON FOR A SINGLE TRANSACTION. NO LICENSE HAS BEEN CREATED; EXPRESSED OR IMPLIED TO COPY THIS SURVEY FOR ANOTHER SEPARATE TRANSACTION.
- 3.- IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID AS PER SECTION 661.46 AND SECTION 668.19 OF THE "PROFESSIONAL LAND SURVEYING PRACTICE ACT" ENACTED UNDER ARTICLE 5282 C, VERNON'S TEXAS CIVIL STATUTES.

" 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 OVERLAPPIINGS, APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON."



*Enrique Corona Jr.*

CORONA

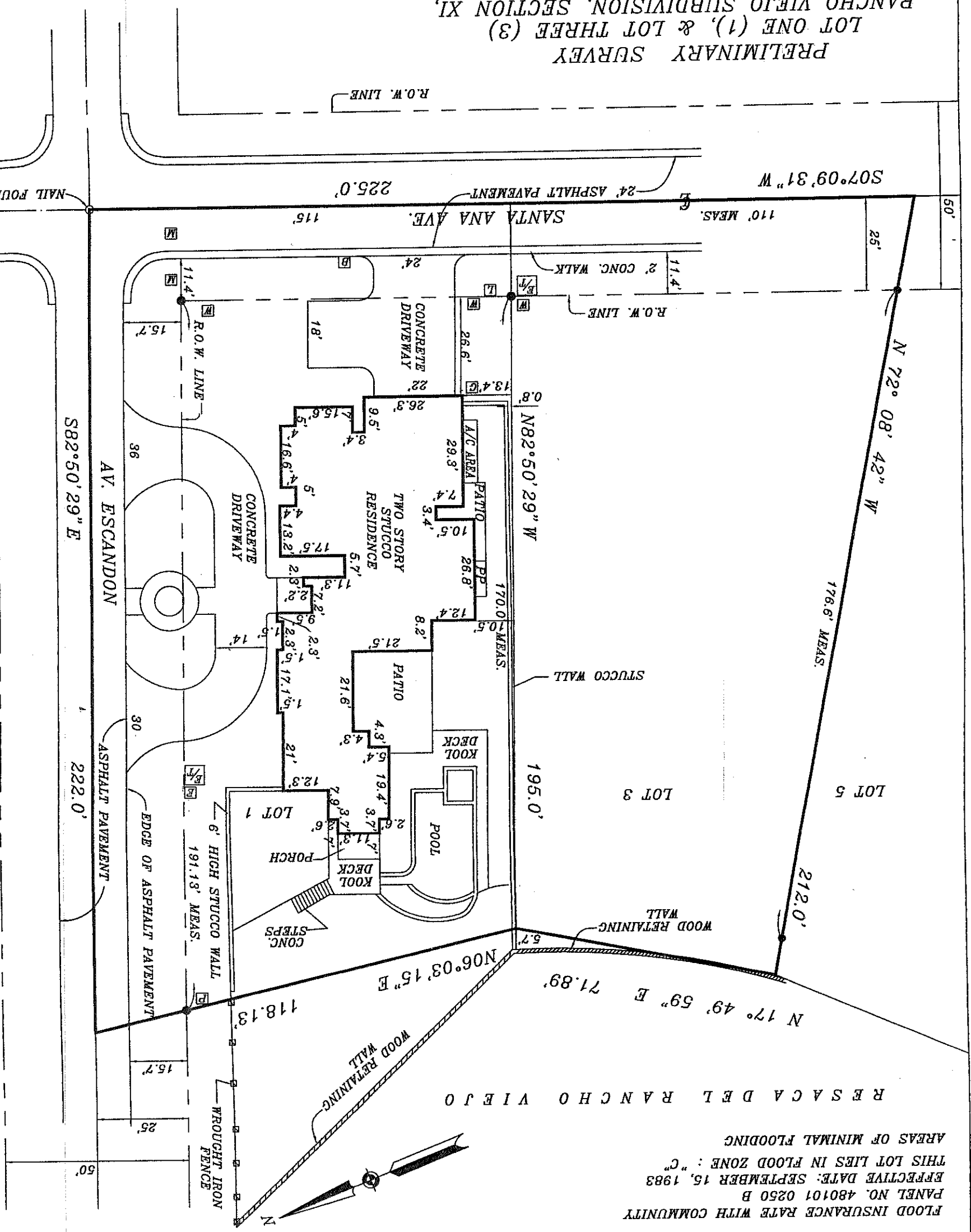


ENGINEERING/SURVEYING CO.  
 654 W. ST. CHARLES  
 BROWNSVILLE, TX. 78520  
 (956) 541-3222 - FAX 541-3888  
 HC-17320



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 RANCH VIEJO TEXAS 78775

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

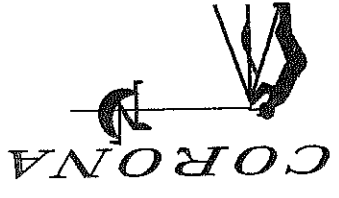
" THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON JUNE 15, 2018 THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON."



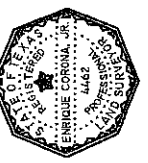
*Enrique Corona Jr.*  
 Mrs. Enrique Corona Jr.

NOTES:  
 1.- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 399, DEED RECORDS AND AMENDED IN VOLUME 964, PAGE 802, AND PAGE 399, DEED RECORDS AND AMENDED IN VOLUME 968, PAGE 20, DEED RECORDS 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 693, 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.  
 2.- THIS SURVEY IS PREPARED IN CONNECTION WITH THE TITLE POLICY OF NO. 2111102 AND IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON FOR A SINGLE TRANSACTION. NO LICENSE HAS BEEN CREATED. EXPRESSED OR IMPLIED TO COPY THIS SURVEY FOR ANOTHER SEPARATE TRANSACTION.  
 3.- 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.

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



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 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 SATISFACTORY PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT AS SHOWN HAS BEEN REFERRED 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 AND ALL TAXES OWED TO THE COUNTY OF CAMERON, TEXAS, HAVE BEEN PAID IN FULL AS OF THE DATE OF RECORD OF THIS PLAT.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

TONY YAGOURRE JR.  
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 \_\_\_\_\_ P.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, COUNTY OF CAMERON, 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 MAPS INDICATED SHOWN) AND ANY INSTRUMENT FILED HERewith 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 FREELY, KNOWINGLY, AND CONSIDERING THEIR INTERESTS AND IN THE CAPACITY THEREIN STATED.

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

ROTARY 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.

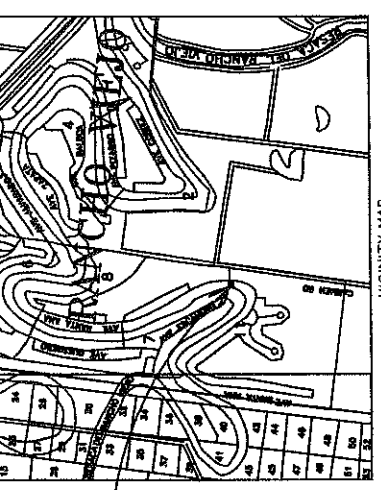
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TITEST: SECRETARY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING & ZONING CHAIRMAN

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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**METES AND BOUNDS DESCRIPTION**  
BEING 0.972 ACRES 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 24-25, 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 CENTERS 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 (60' 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 SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE ALONG THE DIVISION LINE BETWEEN LOT 3 AND LOT 5, RANCHO VIEJO SUBDIVISION, SECTION XI, NORTH 72 DEG. 08 MIN. 42 SEC. WEST, AT 0.243 FEET A 1/2 INCH IRON ROD FOUND ON THE RIGHT-OF-WAY LINE OF SAID SANTA ANA AVENUE, AT A DISTANCE OF 0.243 FEET FROM 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 ESCANDON AVENUE, 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 ALONG THE WEST LINE OF SAID LOT 1, SAME BEING THE EAST RIGHT-OF-WAY LINE OF ESCANDON AVENUE, NORTH 06 DEG. 03 MIN. 15 SEC. EAST, 118.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ESCANDON AVENUE, NORTH 06 DEG. 03 MIN. 15 SEC. EAST, AT 0.243 FEET A 1/2 INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID ESCANDON AVENUE, A TOTAL DISTANCE OF 181.13 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 (60' RIGHT-OF-WAY) SOUTH 82 DEG. 50 MIN. 29 SEC. WEST, 222.0 FEET TO THE PLACE OF BEGINNING CONTAINING 0.972 ACRE OF LAND, MORE OR LESS.



VICINITY MAP  
SCALE: 1" = 200'

- GENERAL NOTES:**
- 1- THIS PARCEL OF LAND LIES IN ZONE "A", AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD HAZARD MAP OF FEBRUARY 16, 2018.
  - 2- ALL NEW FOUNDATIONS SHALL BE 8 INCHES ABOVE NATURAL GROUND LEVEL IN FLOOD ZONE "A".
  - 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) 389-3238
  - 5- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 579, DEED RECORDS AND AMENDED IN VOLUME 954, PAGE 902, AND CORRECTION TO THE AMENDMENT IN VOLUME 968, PAGE 20, DEED RECORDS AND IN VOLUME 901, PAGE 10, DEED RECORDS, BOTH IN THE COUNTY CLERK'S OFFICE OF CAMERON COUNTY, TEXAS, SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY M.U.D. NO. 2 AS PER VOLUME 948, PAGE 994, VOLUME 949, PAGE 208 AND IN VOLUME 1007, PAGE 951, 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 468 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 FOUND
  - 1/2 INCH IRON ROD SET

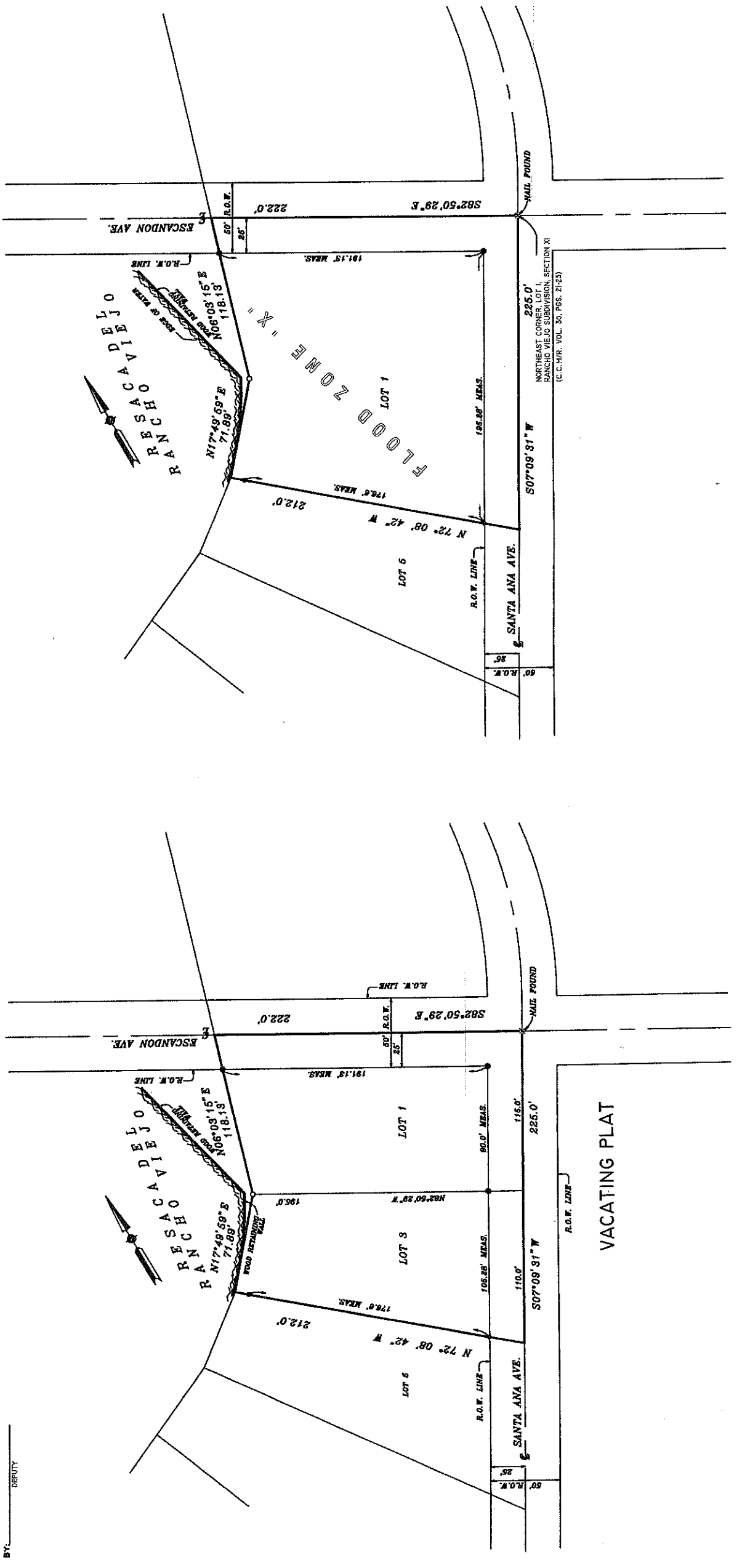
RE-PLAT OF  
LOT 1 & LOT 3,  
RANCHO VIEJO SUBDIVISION, SECTION XI  
(ONE SINGLE FAMILY LOT)

PREPARED FOR:  
JAVIER DIAZ COVARRUBIAS  
AND ANA MEZA  
2001 SANTA ANA AVE.  
TOWN OF RANCHO VIEJO, TEXAS, 78575  
DATE: AUGUST 1, 2018  
SCALE: 1"=200'

PHONE NUMBER (956) 389-3238

**CORONA**  
B.J.L. TAYLOR

ENGINEERING/SURVEYING CO.  
ENGINEER FROM REGISTRATION NO.: 1909846  
1000 WEST CHURCH STREET  
654 W. ST. CHARLES STREET  
BROWNSVILLE, TEXAS, 77820  
HCORONAENG@YAHOO.COM  
PH. No. (956) 541-3222  
FAX No. (956) 341-3638



7. Consideration/Action on Request by Henry Corona, Jr., representative for Javier Diaz Covarrubias and Ana Meza, owners of Lot 1 and Lot 3 Section 11 Rancho Viejo Subd., to replat into one lot

8. Public Hearing on Request by Edmundo R. Gonzalez, Jr., representative for Emilia Tafich de Talamas, owner of Lot 15 and Lot 17 Section 11 Rancho Viejo Subd., to replat two lots into one lot

**Gonzalez Engineering & Surveying, Inc.  
153 East Price Road  
Brownsville, Texas 78521  
(956) 546-5515 Fax (956) 546-2804**

Mr. Fred Blanco

Town Administrator  
Town of Rancho Viejo  
3301 Carmen Avenue  
Rancho Viejo, Texas 78575

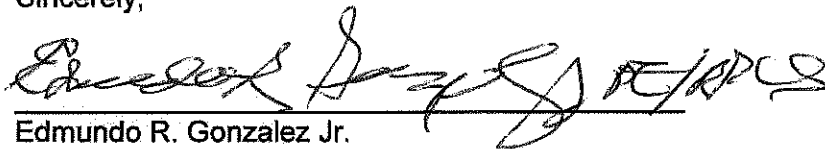
Re: Property Address  
Lots 15 and 17  
Rancho Viejo Subdivision Section XI  
Rancho Viejo, Texas 78575

Owner: Emilia Tafich de Talamas  
Phone: (956) 350-4636

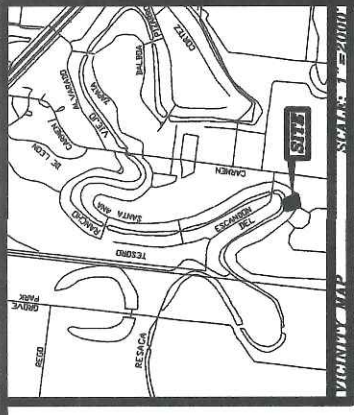
Gonzalez Engineering & Surveying, Inc. is representing the above mentioned owners to resubdivide Lots 15 and 17, Rancho Viejo Subdivision, Section XI, to convert into One Lot "replat of Lot 15 and 17, Rancho Viejo Subdivision, Section XI". We respectfully request your review and placement on the Different Board's Agendas for Approval.

Thanking You for Your Favorable Review, I Remain,

Sincerely,



Edmundo R. Gonzalez Jr.  
Registered Professional Land Surveyor No. 3732



BOARD OF ALDERMAN APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN OF THE TOWN OF RANCHO VIEJO, TEXAS, HAS APPROVED THIS PRELIMINARY MAP AND HEREBY CERTIFIES THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT. IT WAS PREPARED FROM AN ORIGINAL SURVEY MADE BY THE UNDERSIGNED AND FROM THE ORIGINAL RECORDS 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 SET IN FEET AND DECIMALS THEREOF.

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

EMILIA TAPIA DE TALAMAS (OWNER)

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE UNDEVELOPED LOTS WITHIN THIS SUBDIVISION ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF \_\_\_\_\_

WITNESS MY HAND ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2019.

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

THE STATE OF TEXAS

COUNTY OF CAMERON

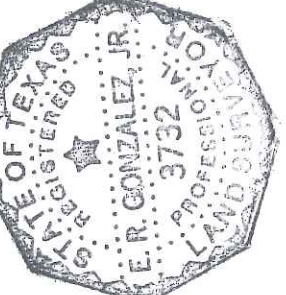
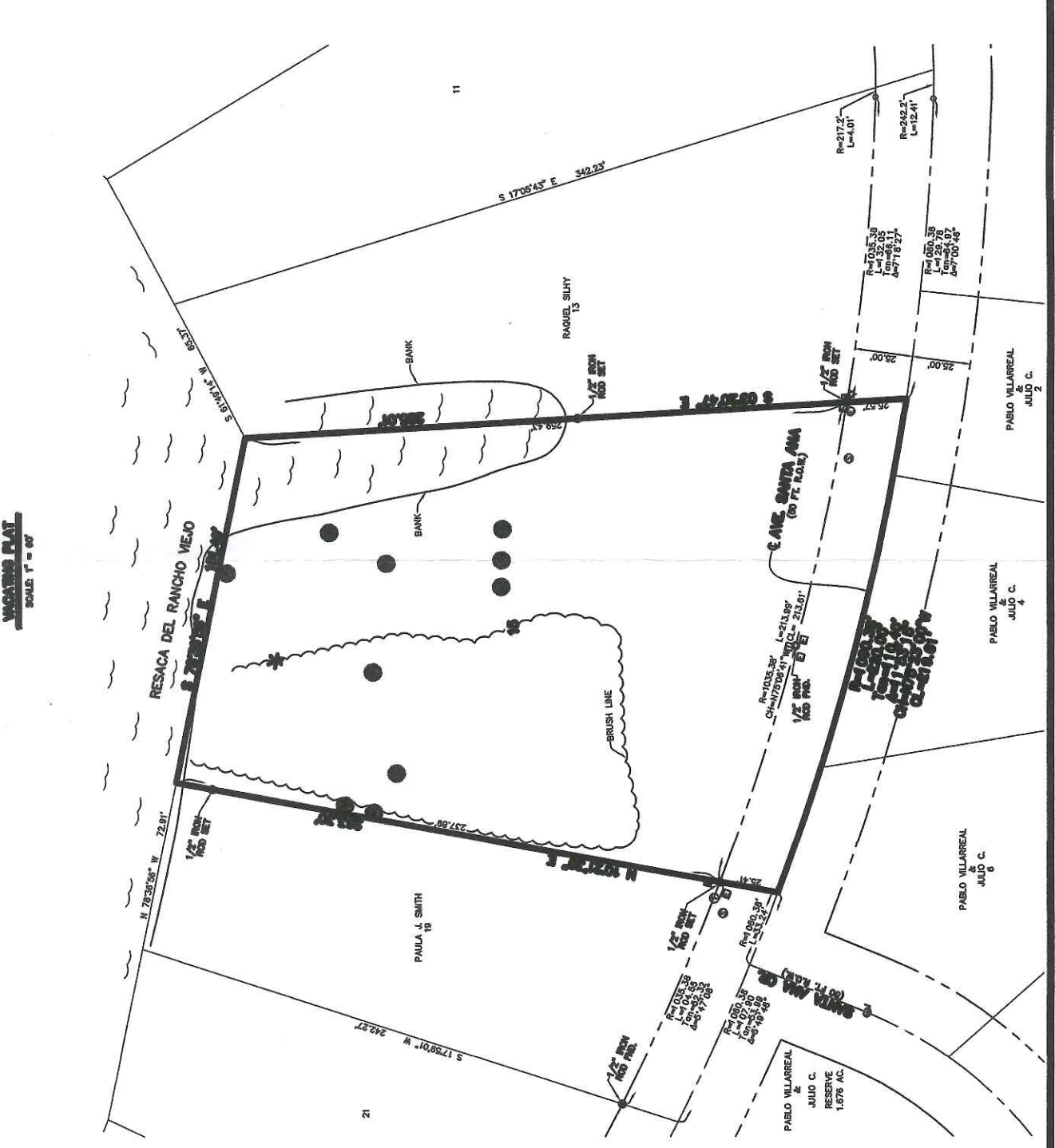
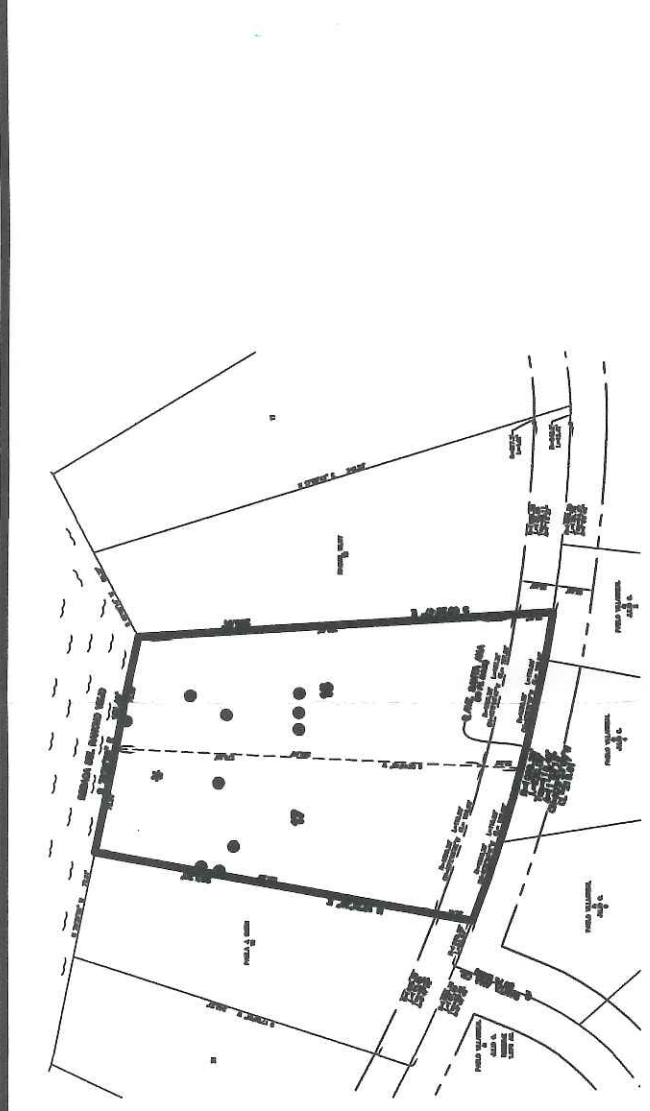
I, SYLVIA PEREZ, CLERK OF THE CAMERON COURT IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.N., THE MAP RECORDS OF SAID COUNTY, C.B. \_\_\_\_\_ SLOT \_\_\_\_\_

SILVIA PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION APPROVAL

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

SECRETARY OF THE PLANNING AND ZONING COMMISSION



**PRELIMINARY**

**LOT 16, RANCHO VIEJO SUBDIVISION, SECTION 30, A REPLAT OF LOTS 15 AND 17**

RANCHO VIEJO SUBDIVISION, SECTION 30, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT HEREBY RECORDED IN VOLUME 30, PAGE 52, MAP RECORDS OF CAMERON COUNTY, TEXAS.

**G-E&S**

**GONZALEZ**

**ENGINEERING & SURVEYING, INC.**

1000 W. UNIVERSITY BLVD., SUITE 100  
 PHOENIX, ARIZONA 85027  
 PHONE: (602) 944-5715 FAX: (602) 944-5804  
 TEXAS ENGINEERING FRM REG. NO. F-1  
 TEXAS SURVEYING FRM REG. NO. 100490

FOR: EMILIA TAPIA DE TALAMAS

9. Consideration/Action on  
Request by Edmundo R.  
Gonzalez, Jr., representative for  
Emilia Tafich de Talamas,  
owner of Lot 15 and Lot 17  
Section 11 Rancho Viejo Subd.,  
to replat two lots into one lot

10. Consideration/Approval of  
a Resolution of the Board of  
Aldermen of the Town of  
Rancho Viejo, Texas, for the  
Submission of a Grant  
Application to the Office of the  
Governor, Homeland Security  
Grants Division, Operation  
Local Border Security Grant



RESOLUTION NO.

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, HOMELAND SECURITY GRANTS DIVISION, OPERATION LOCAL BORDER SECURITY

WHEREAS, The Town Of Rancho Viejo finds it in the best interest of the citizens of Rancho Viejo Texas that the Operation Local Border Security be operated for the 2020 grant cycle; and

WHEREAS, the Town of Rancho Viejo agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, Rancho Viejo Police Department assures that the funds will be returned to the Homeland Security Grants Division in full; and

WHEREAS, the Town of Rancho Viejo designates Mayor Cyndie Rathbun as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Rancho Viejo, Texas, to approve submission of the grant application for the Operation Local Border Security to the Office of the Governor, Homeland Security Grants Division.

Grant Number: 2993605 (Continuation Project)

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a Regular meeting on this the 12<sup>th</sup> day of February, 2019.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Secretary

11. Consideration/Action on  
Agreement to Designate Valley  
Wide Auction Services to  
Provide Auctioneering Services  
for the Town of Rancho Viejo

12. Consideration/Action to  
Declare one 2005 Cadillac  
Pickup (Seized Vehicle that is  
Asset Forfeiture) Surplus  
Property to be Sold and  
Authorize the Chief of  
Police/Mayor to Accept the  
Highest Offer



CAMERON COUNTY DISTRICT ATTORNEY

**Luis V. Saenz**

*District Attorney*

**MEMORANDUM**

**TO:** Chief Manuel Cruz  
Rancho Viejo

**FROM:** Matthew M. Kendall  
Assistant County and District Attorney

**RE:** State of Texas vs. Eduardo Salinas  
Cause No. 2016-DCL-1334-C (197<sup>th</sup>)

**DATE:** September 22, 2016

Attached hereto is one certified copy of the Final Default Judgment in Cause No.2016-DCL-1334-C (197<sup>th</sup>). This Judgment is Final and the State does not plan to Appeal. Please be advised of the following distribution of seized property:

- 1.) A 2005 Cadillac Escalade (VIN# 3GYEK62N15G246936) was seized by the Rancho Viejo Police Department and has been filed for forfeiture by the State of Texas.
- 2.) The amount of \$275.00 is to be paid to the District Clerks Office for Court Costs. ***This amount is to be paid by Rancho Viejo directly.***
- 3.) The 2005 Cadillac Escalade (VIN# 3GYEK62N15G246936) as per terms of local agreement and at the request of Rancho Viejo Police Department in trade with the CCDA's Office is hereby awarded to the Rancho Viejo Police Department.

Any cash proceeds awarded to Cameron County District Attorney's Office that have not yet been deposited with Cameron County Treasurer's Office will be remitted to the DA's Finance Department (956-544-0849).

Should you have any questions or concerns please do not hesitate to contact our office.

# 13. Street Committee Report

# 14. Consideration/Action to Designate an Auditor for September 30, 2018



February 5, 2019

Fred Blanco, Town Administrator  
Town of Rancho Viejo  
3301 Carmen Avenue  
Rancho Viejo, Texas 78575

Re: Professional Audit Services

Dear Mr. Blanco:

You have previously contracted with Pattillo, Brown & Hill, L.L.P., and the work has been performed by our Brownsville office. As of February 4, 2019, the office no longer operates under Pattillo, Brown & Hill, L.L.P. Instead, Cascos and Associates will continue servicing the clients in the same manner and by the same professional staff that you are accustomed. There will be no disruption in scheduling or complying with the engagements that are currently planned. Further, there is no change to the location and contact information for the professionals that have served you in the past. The only change will be the formal name of the entity serving your needs.

Should you have any questions, concerns or comments, please do not hesitate to contact me at 254-772-4901 or by email at [jwmanning@pbhcpa.com](mailto:jwmanning@pbhcpa.com).

Sincerely,



Jennifer Manning, CPA  
Partner and Executive Committee Member

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#### OFFICE LOCATIONS

TEXAS | Waco | Temple | Hillsboro | Houston

NEW MEXICO | Albuquerque



# Cascos & Associates, PC

Certified Public Accountants

Audit/Accounting/Tax/Consulting

January 16, 2019

Town of Rancho Viejo  
Attn: Fred Blanco  
Town Administrator  
3301 Carmen Avenue  
Rancho Viejo, Texas 78575

You have requested that we audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Town of Rancho Viejo, as of September 30, 2018, and for the year then ended and the related notes, which collectively comprise Town of Rancho Viejo's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit applicable to those basic financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Information
- Schedule of Changes in Net Pension Liability and Related Ratios
- Schedule of Contribution



**Auditors Responsibility**

We will conduct our audit in accordance with U.S. GAAS. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to fraud or error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and, in accordance with Government Auditing Standards.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the basic financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

**Compliance with Laws and Regulations**

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of Town of Rancho Viejo's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

**Management Responsibilities**

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
  - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
  - ii. Additional information that we may request from management for the purpose of the audit; and
  - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by the entity's auditor;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

**Reporting**

We will issue a written report upon completion of our audit of Town of Rancho Viejo's basic financial statements. Our report will be addressed to the governing body of Town of Rancho Viejo. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

**Other**

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

This letter constitutes the only agreement of parties and supersedes any prior understandings or written or oral agreements between parties respecting the subject matter of this letter. The parties agree that any legal proceeding, be it in law or equity, arising as a result of this letter shall be adjudicated in a court of competent jurisdiction in Cameron County, Texas.

**Provisions of Engagement Administration, Timing and Fees**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Carlos H. Cascos, CPA is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Cascos & Associates, PC services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for the services will be at our standard hourly rates plus out-of-pocket cost (such as reports reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$7,800. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If you elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional cost.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity’s significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management’s consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of Cascos & Associates, PC and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulatory agencies pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Cascos & Associates, PC’s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to regulatory. The regulatory agency may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

Cascos & Associates, PC  
Brownsville, Texas

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of Town of Rancho Viejo by:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# 15. December 2018 Financial Report – Town Administrator

# 16. January 2019 Police Report - Police Chief

# RANCHO VIEJO POLICE DEPARTMENT

## MONTHLY STATISTICAL REPORT

MONTH OF: January 2019

I	<u>CRIMINAL VIOLATION</u>	<u>CURRENT</u>	<u>PRIOR</u>	
	THEFT	2	0	
	800 Blk De Leon, wedding rings reported taken			
	100 Blk Las Haciendas, weed eater taken			
	BURGLARY OF HABITATION	1	0	
	1st Blk Cortez, weapons taken			
	CRIMINAL MISCHIEF			
	3700 Blk Carmen, vehicle damage	1	0	
	<b>TOTAL</b>	4	0	
II	<u>MISCELLANEOUS INCIDENTS</u>			
	CIVIL MATTER	4	2	
	700 Blk De Leon, dispute over cost of services			
	80 Blk Cortez, child custody dispute			
	2000 Blk Santa Ana, child custody dispute			
	500 Blk Balboa, civil dispute with contractor			
	PROPERTY DAMAGE	1	2	
	1st Blk Rancho Viejo Dr., damage to brick fence			
	K-9 ANIMAL INCIDENT	1	0	
	100 Blk Pizarro, dog bite			
	FIRE CALL	1	0	
	2000 Blk Santa Ana, vehicle fire			
	DEATH	1	0	
	900 Blk Santa Ana, natural death			
	DOMESTIC DISPUTE	1	0	
	40 Blk Pizarro, verbal dispute between husband/wife			
	<b>TOTAL</b>	9	4	
III	<u>CRIMINAL ARREST</u>			
	ADULT OFFENDER	0	3	
	JUVENILE OFFENDER	0	0	
	<b>TOTAL</b>	0	3	
IV	<u>VEHICLE TRAFFIC INFRACTION</u>			YTD
	WRITTEN CITATIONS	31	20	31
	WRITTEN WARNINGS	32	16	32
	<b>TOTAL</b>	63	36	63
V	<u>MUNICIPAL ORD. INFRACTION</u>			
	WRITTEN CITATIONS	1	1	
	WRITTEN WARNINGS	0	1	
	<b>TOTAL</b>	1	2	

VI POLICE

MILEAGE	PATROL	5,400	6,009
	WARRANTS / C.I.D.	1,517	958
	O.P.S.G. / BORDER STAR (GRANT)	0	1,033



# 17. Public Comment

# 18. Adjourn