



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2019
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Monday, FEBRUARY 11, 2019, at 9:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to order
2. Roll call
3. Approval of Minutes – August 7, 2018
4. 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
5. 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
6. 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
7. 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
8. Public Hearing on Petition for Annexation from Rancho Cordillera, LLC, concerning 9.66 Acres of Land out of Share 1 Espiritu Santo Grant, at the Northwest Corner of Las Haciendas at Rancho Viejo Subdivision in Accordance with Section 2-164 of the Town's Ordinances
9. Discussion/Action on Petition for Annexation from Rancho Cordillera, LLC, concerning 9.66 Acres of Land out of Share 1 Espiritu Santo Grant, at the Northwest Corner of Las Haciendas at Rancho Viejo Subdivision in Accordance with Section 2-164 of the Town's Ordinances
10. Public Hearing on Petition for Annexation from Monica Holdings, LTD Texas Limited Partnership, concerning 2.53 Acres and 2.47 Acres Multifamily, of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive in Accordance with Section 2-164 of the Town's Ordinances
11. Discussion/Action on Petition for Annexation from Monica Holdings, LTD Texas Limited Partnership, concerning 2.53 Acres and 2.47 Acres Multifamily, of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive in Accordance with Section 2-164 of the Town's Ordinances
12. Adjourn

Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Planning and Zoning 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 30, 2019 at 12:00 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

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
AUGUST 7, 2018

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on August 7, 2018 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Mr. Oscar Gonzalez at 9:00 A.M.

2. ROLL CALL:

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

Mr. Carmine Auditore

Mr. John Champion arrived at 9:03 A.M.

Mr. Filiberto Conde

Mr. Oscar Gonzalez

Mr. Craig Grove

A quorum was present at the meeting.

Those present in the audience were:

Bridget Neubauer

Tony McDermid

Jim Tipton

Anthony DePonce

3. APPROVAL OF MINUTES – NOVEMBER 10, 2016:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, that the Minutes of the Planning and Zoning Commission meeting held on November 10, 2016, be approved as written.

4. PUBLIC HEARING ON PETITION FOR ANNEXATION FROM RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE IN ACCORDANCE WITH THE TOWN'S ORDINANCES:

Mr. Oscar Gonzalez opened the Public Hearing. Mr. Fred Blanco member to the Strategic Planning Committee stated that after review, the Strategic Planning Committee recommended approval of the annexation. After everyone was given an opportunity to speak on the matter the public hearing was closed.

5. DISCUSSION/ACTION ON PETITION FOR ANNEXATION FROM RANCHO ESTATES, LP, CONCERNING 21.10 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AT THE NORTHEAST CORNER OF FM 1732 AND CARMEN AVENUE IN ACCORDANCE WITH THE TOWN'S ORDINANCES:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, to approve the Petition for Annexation from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue in Accordance with the Town's Ordinances.

6. PUBLIC HEARING ON PLAN FOR REPLAT REQUEST BY MR. TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, TO OBTAIN RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO APPROVE THE REPLAT REQUEST FOR PROPERTY ID 95540, TO REPLAT 1.566 ACRES OUT OF SECTION 3, RANCHO VIEJO SUBDIVISION, BEING OUT OF EL DIABLO GOLF COURSE, INTO TWO LOTS:

Mr. Oscar Gonzalez opened the Public Hearing. Mr. Tony McDermid answered several questions from the members and gave information about the request. Mr. Blanco, member of the Strategic Planning Committee said that after their review the committee unanimously recommended approval of the request. After everyone was given an opportunity to speak on the matter, the public hearing was closed.

7. DISCUSSION/ACTION ON PLAN FOR REPLAT REQUEST BY MR. TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, TO OBTAIN RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO APPROVE THE REPLAT REQUEST FOR PROPERTY ID 95540, TO REPLAT 1.566 ACRES OUT OF SECTION 3, RANCHO VIEJO SUBDIVISION, BEING OUT OF EL DIABLO GOLF COURSE, INTO TWO LOTS:

Motion was made by Mr. Carmine Auditore, seconded by Mr. Craig Grove, and unanimously carried, to approve the Replat request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Replat request for Property ID 95540, to replat 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, into two lots.

8. PUBLIC HEARING ON PLAN FOR REZONE REQUEST BY MR. TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, TO OBTAIN RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO APPROVE THE REZONE REQUEST FOR PROPERTY ID 95540, FOR APPROXIMATELY 0.966 ACRES BEING LOT 55 SECTION 3, OUT OF 1.566 ACRES OUT OF SECTION 3, RANCHO VIEJO SUBDIVISION, BEING OUT OF EL DIABLO GOLF COURSE, TO BE CHANGED FROM RECREATIONAL DISTRICT TO SINGLE-FAMILY DWELLING DISTRICT (THE OTHER PORTION TO REMAIN RECREATIONAL):

Mr. Oscar Gonzalez opened the Public Hearing. Mr. McDermid answered several questions from the members. After everyone was given an opportunity to speak on the matter, the public hearing was closed.

9. DISCUSSION/ACTION ON PLAN FOR REZONE REQUEST BY MR. TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, TO OBTAIN RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION TO APPROVE THE REZONE REQUEST FOR PROPERTY ID 95540, FOR APPROXIMATELY 0.966 ACRES BEING LOT 55 SECTION 3, OUT OF 1.566 ACRES OUT OF SECTION 3, RANCHO VIEJO SUBDIVISION, BEING OUT OF EL DIABLO GOLF COURSE, TO BE CHANGED FROM RECREATIONAL DISTRICT TO SINGLE-FAMILY DWELLING DISTRICT (THE OTHER PORTION TO REMAIN RECREATIONAL):

Motion was made by Mr. Carmine Auditore, seconded by Mr. Craig Grove, and unanimously carried, to approve the Rezone request by Mr. Tony McDermid, representative for Golf & Resorts Investments, LLC, to obtain recommendation to the Planning and Zoning Commission to approve the Rezone request for Property ID 95540, for approximately 0.966 Acres being Lot 55 Section 3, out of 1.566 Acres out of Section 3, Rancho Viejo Subdivision, being out of El Diablo Golf Course, to be changed from Recreational District to Single-Family Dwelling District (the other portion to remain recreational).

10. ADJOURN:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, to adjourn the meeting at 9:09 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman


DATE: _____

STATE OF TEXAS:
COUNTY OF CAMERON:

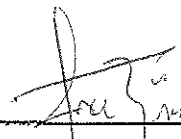
KNOW ALL MEN BY THESE PRESENTS:

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:

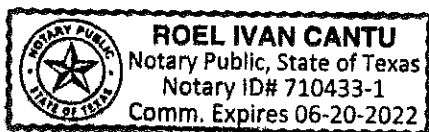
Before me, the undersigned authority, on this day personally appeared, JAVIER DIAZ COVARRUBIAS AND ANA MEZA known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and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

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



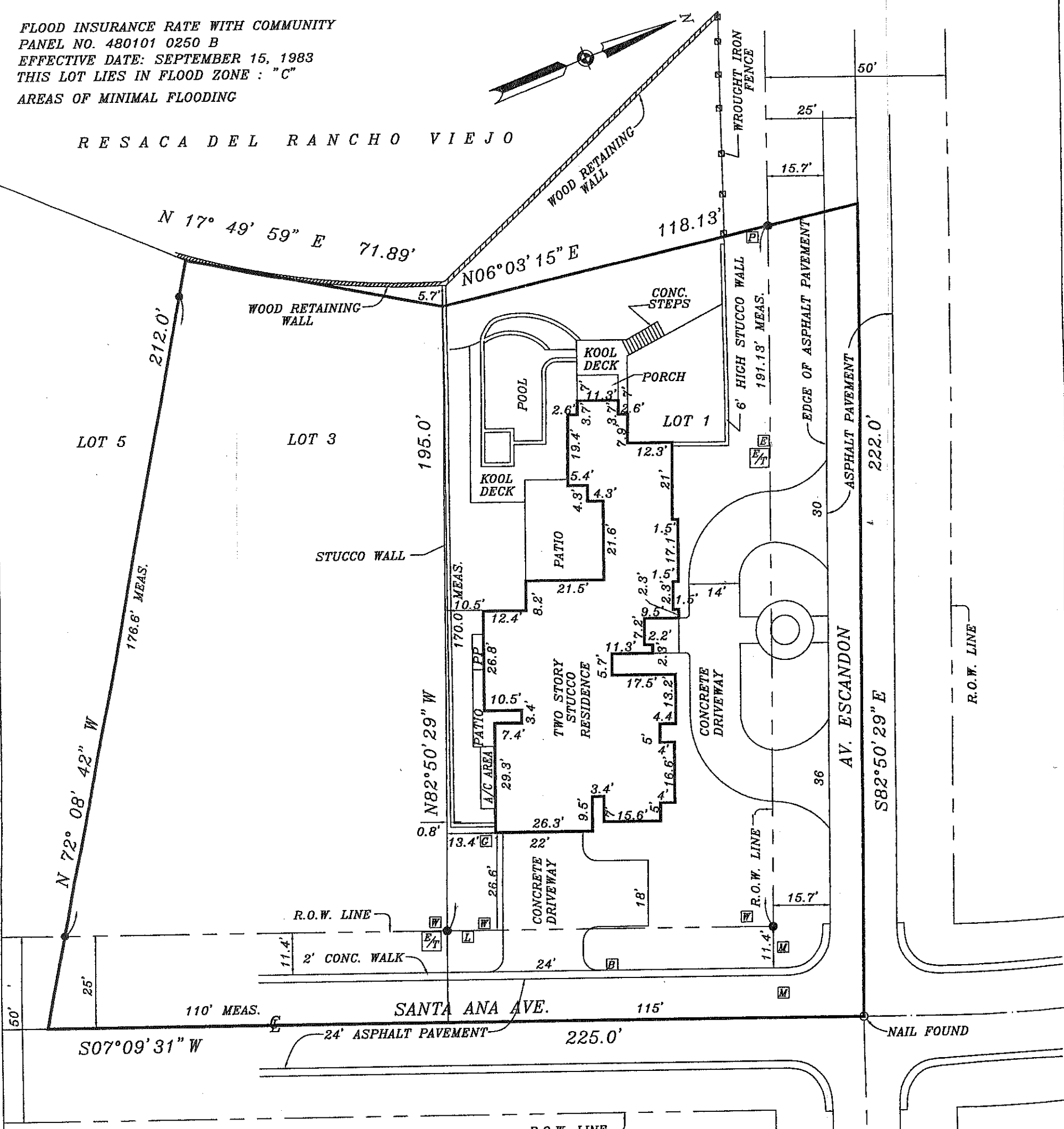
Notary Public In and for
Cameron County, Texas

My Commission Expires: 06-20-2022



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.

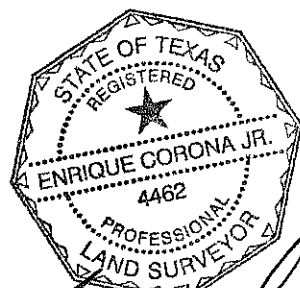
SURVEYED FOR: JAVIER DIAZ COVARRUBIAS and
 ANA MEZA
 SCALE: 1" = 30'

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

- 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 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 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 GF 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.

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



Enrique Corona Jr.

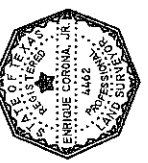
CORONA



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

HC-17320

STATE OF TEXAS: COUNTY OF CAMERON: ENRIQUE CORONA, JR., AN AUTHORIZED (OR REGISTERED) SURVEYOR 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 AS SHOWN ON THE ORIGINAL SURVEY MAP AND 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 AND MONUMENTS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER AS SHOWN HEREON.



ENRIQUE CORONA, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR # 4442
LICENSED PROFESSIONAL ENGINEER # A9149

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 YEAR ENDING 2018.

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

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

STATE OF TEXAS: COUNTY OF CAMERON: SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

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, TOWN OF RANCHO VIEJO, TEXAS, HAVE HEREBY AGREED TO BE SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY CONSENT 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 PURPOSES INDICATED) SHOWN ON THIS RE-PLAT, AND HEREBY AGREE TO WAIVE ANY INTERESTS THEY MAY HAVE 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.

ROTARY PUBLIC UTILITY AND FOR CAMERON COUNTY, TEXAS: PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

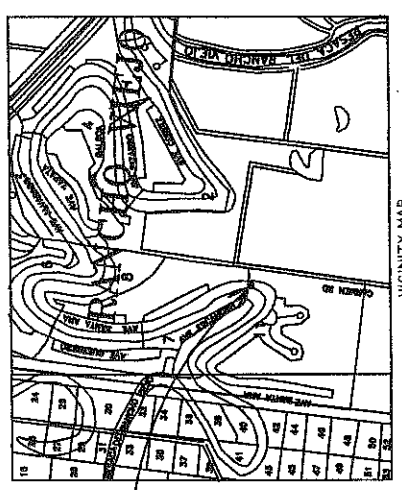
TOWN OF RANCHO VIEJO, TEXAS: THIS PLAT OF RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

FAYOR: _____ 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: _____

METERS 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 CENTERLINE 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. 00 MIN., 31 SEC. WEST, 229.0 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 23.4 FEET A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID SANTA ANA AVENUE, AT A DISTANCE OF 118.13 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE WEST CORNER OF THIS TRACT; THENCE ALONG THE WEST LINE OF SAID LOT 3, SAME BEING THE EAST RIGHT-OF-WAY LINE OF ESCANDON AVENUE, RANCHO VIEJO SUBDIVISION, SECTION XI, NORTH 17 DEG. 49' 59" E, 71.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, FOR A CORNER OF THIS TRACT; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ESCANDON AVENUE, RANCHO VIEJO AND THE WEST LINE OF SAID LOT 1, NORTH 03 DEG. 15 MIN. 18.13 SEC. EAST, AT 12.43 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 (60' RIGHT-OF-WAY) SOUTH 82 DEG. 29' 29" 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 ONE OF THE AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD HAZARD COMMUNITY PANEL, NUMBER OF 4801000100, AND AN EFFECTIVE DATE OF FEBRUARY 16, 2008.
 - 2- ALL NEW FOUNDATIONS SHALL BE 8 INCHES ABOVE NATURAL GROUND LEVEL IN FLOOD ZONE "X".
 - 3- THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
 - 4- DEVELOPER: JAVIER DIAZ COVARRUBIAS AND ANA MEZA 2001 SANTA ANA AVENUE, RANCHO VIEJO, TEXAS, 78157 PH. NUMBER (956) 599-3228
 - 5- 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 948, PAGES 208, 209, AND 210, AND IN VOLUME 951, PAGES 208, 209, AND 210, DEED RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY M.U.D. NO. 2 AS PER VOLUME 948, PAGE 993, VOLUME 949, PAGE 205 AND IN VOLUME 007, 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 68 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

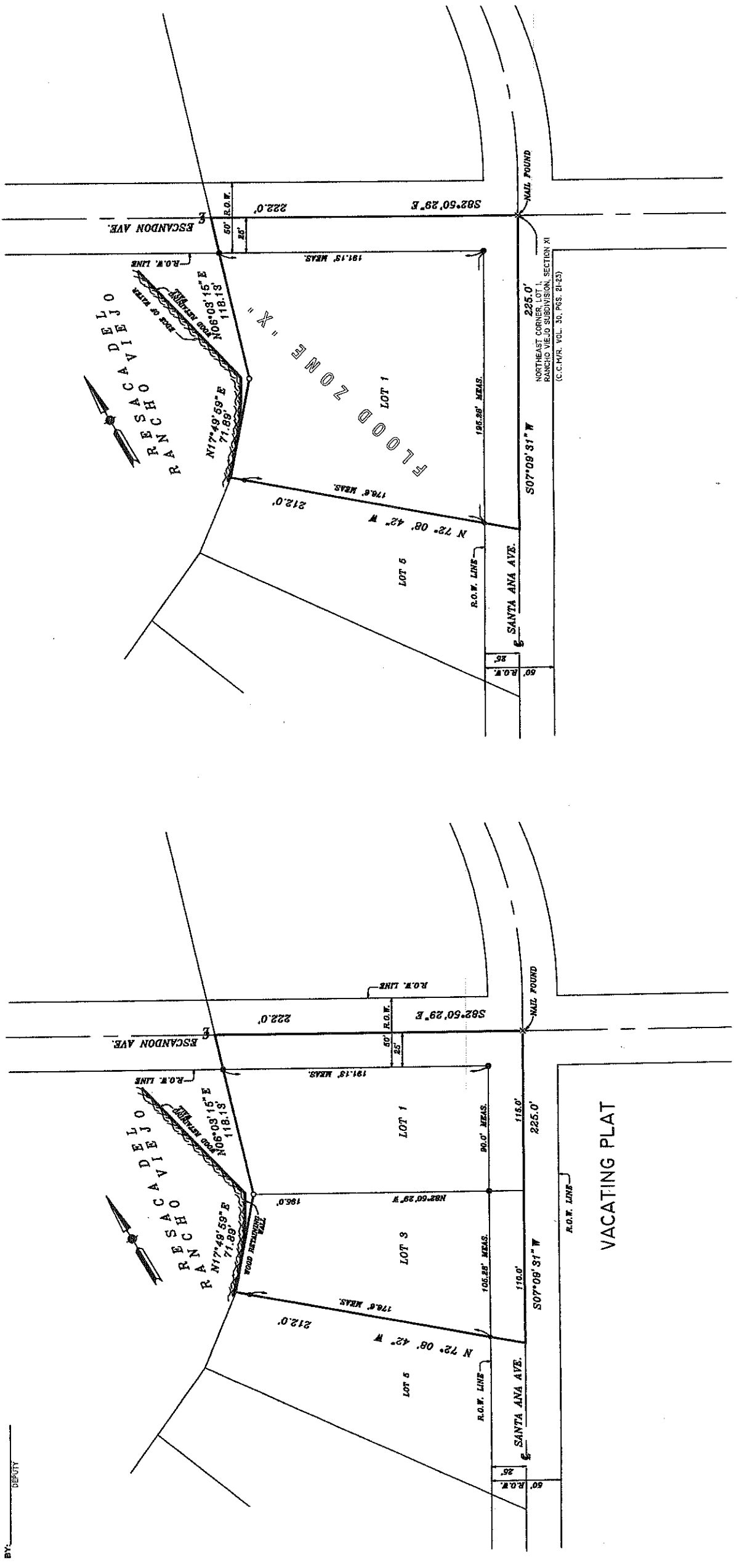
RE-PLAT OF LOT 1 & LOT 3, RANCHO VIEJO SUBDIVISION, SECTION XI (ONE SINGLE FAMILY LOT)

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 24-25, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: JAVIER DIAZ COVARRUBIAS AND ANA MEZA 2001 SANTA ANA AVENUE, RANCHO VIEJO, TEXAS, 78157 DATE: AUGUST 1, 2018 SCALE: 1"=20'

CORONA
E.J. TAYLOR

ENGINEERING/SURVEYING CO.
1000 W. ST. CHARLES STREET
BROWNSVILLE, TEXAS 77802
PH. NO. (956) 541-3222
FAX NO. (956) 541-3636



**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

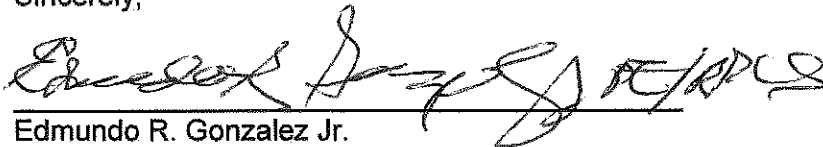
Re: Property Address
Lots 15 and 17
Rancho Viejo Subdivision Section XI
Rancho Viejo, Texas 78575

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

CERTIFICATE FOR ENGINEER OR SURVEYOR

EDMUNDO R. GONZALEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS...

EDMUNDO R. GONZALEZ, JR. REGISTERED PROFESSIONAL LAND SURVEYOR #5732 REGISTERED PROFESSIONAL ENGINEER #00492

THE STATE OF TEXAS COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT RANCHO VIEJO SUBDIVISION SECTION 30, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS...

WITNESS MY HAND ON THIS THE ____ DAY OF _____ A.D., 2019.

EMILIA TAFER DE TALAMAS (OWNER)

THE STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED TO ME THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME...

WITNESS MY HAND ON THIS THE ____ DAY OF _____ A.D., 2019.

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 OWED TO ALL OF THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID CURRENTLY THIS 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, CUB. _____, SLOT _____

SILVIA PEREZ COUNTY CLERK OF CAMERON COUNTY, TEXAS DATE

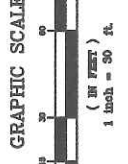
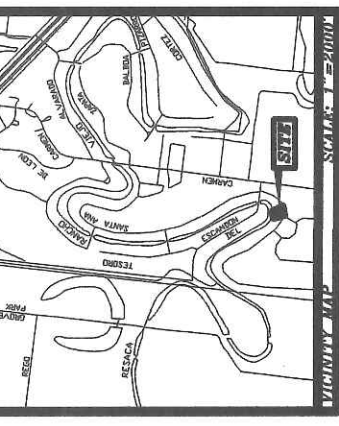
PLANNING AND ZONING COMMISSION APPROVAL CHAIRMAN OF THE PLANNING AND ZONING COMMISSION DATE

SECRETARY OF THE PLANNING AND ZONING COMMISSION DATE

WITNESS MY HAND ON THIS THE ____ DAY OF _____ 2019 A.D.

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION DATE

SECRETARY OF THE PLANNING AND ZONING COMMISSION DATE



BOARD OF ALDERMAN APPROVAL THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN OF THE TOWN OF RANCHO VIEJO HAS APPROVED THIS MAP...

WITNESS MY HAND ON THIS THE ____ DAY OF _____ A.D., 2019. CYNDE RAINBUN MANAGER

MUNICIPAL UTILITIES DISTRICT APPROVAL THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL FOR 'LOT 15, RANCHO VIEJO SUBDIVISION, SECTION 30' HAVE BEEN MADE BETWEEN THE TOWN OF RANCHO VIEJO AND VALLEY MUNICIPAL UTILITIES DISTRICT NO. 2 FOR WATER AND SANITARY SEWER SERVICES TO BE PROVIDED IN CONFORMANCE WITH ALL RULES AND POLICIES OF VALLEY MUNICIPAL DISTRICT NO. 2.

SCOTT FRY, P.E. GENERAL MANAGER VALLEY MUNICIPAL DISTRICT NO. 2

FLOOD ZONE SUBJECT PROPERTY LIES IN FLOOD ZONE 'X' AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY PANEL NO. 48051004457, EFFECTIVE FEBRUARY 16, 2018.

PRELIMINARY

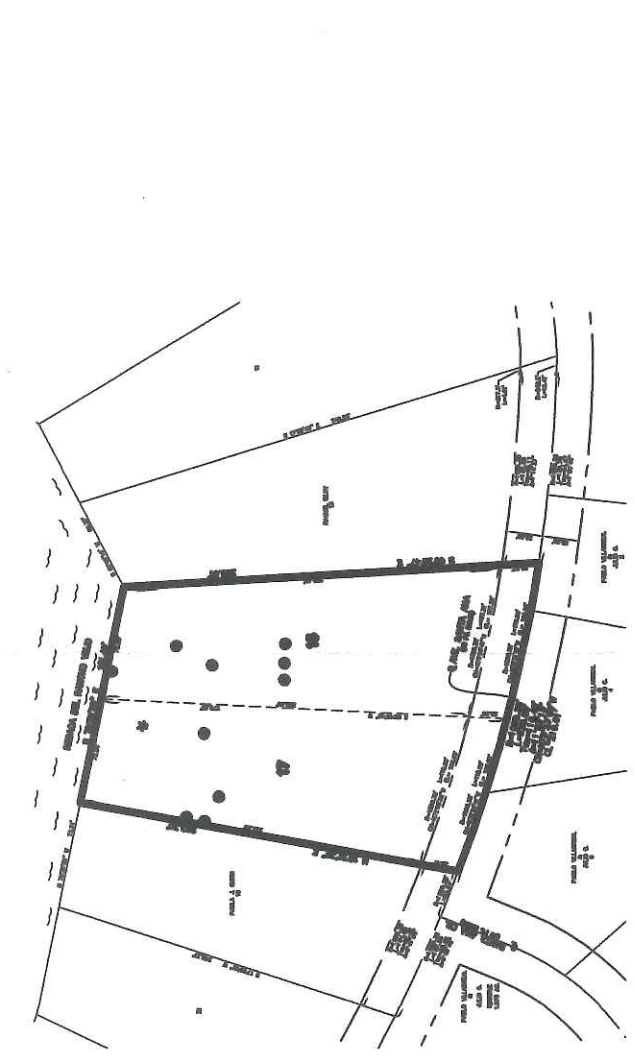
LOT 15, RANCHO VIEJO SUBDIVISION, SECTION 30 A REPLAT OF LOTS 15 AND 17

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 22, MAP RECORDS OF CAMERON COUNTY, TEXAS.

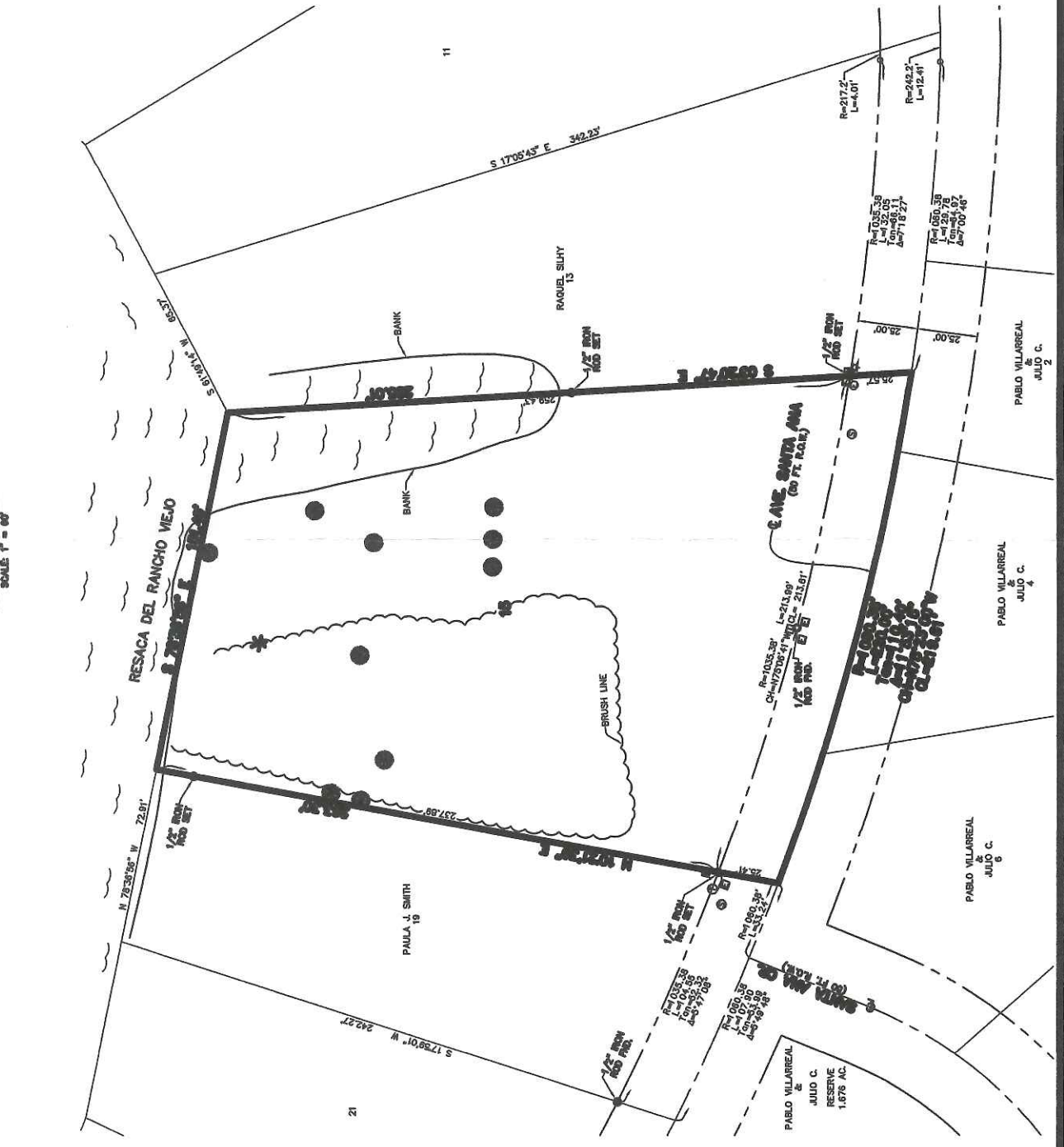


GONZALEZ ENGINEERING & SURVEYING, INC. REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS...

FILE # 3276-C-001 DATE: JANUARY 23, 2019



VICINITY MAP SCALE: 1" = 60'



Legend table with symbols for SANI. SWR. MANHOLE, WATER METER, ELEC. BOX, CABLE PED., CLEAN OUT, LIGHT POLE, MAIL BOX, STORMSWR. MANHOLE.



PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

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

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

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

This request is made on the following conditions:

1. The land is general land use including Commercial and multi-family;
2. The land shall continue to maintain the "Agricultural" designation by the taxing authorities until such time as all or any portion of the land is developed.
If and when such development takes place, only that portion of the land which is subject to the development will receive a designation other than "Agricultural." The undeveloped portion of the property will remain "Agricultural."

Submitted this the 18 day of October, 2018.

RANCHO GORDILLERA, LLC.

Signed by: _____

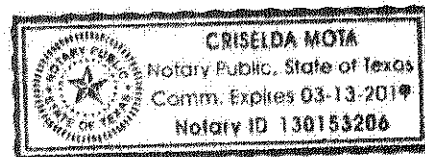
Romulo Corrada, Manager Partner

THE STATE OF TEXAS
COUNTY OF CAMERON

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

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

Notary Public in and for Nueces County, Texas



Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

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

October 16, 2018

RE: Service Availability Letter

To whom it may concern:

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

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

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

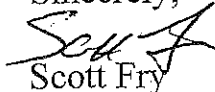
This property is served by an existing water tap along FM1732. There is also an existing 8-inch gravity sewer line located adjacent to the eastern boundary of the property which can be tapped to provide sewer service to this property.

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

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

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

Sincerely,



Scott Fry
General Manager

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

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

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

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

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

Executed this the 18 day of October, 2018

Rancho Cordillera, Llc.

By: 

Romulo Corrada, Manager Partner

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

P.O. BOX 598, OLMITO, TEXAS 78575

homelandsurveying@aol.com

CELL (956) 341-7683

METES AND BOUNDS DESCRIPTION

9.66 ACRES

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

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

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

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

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

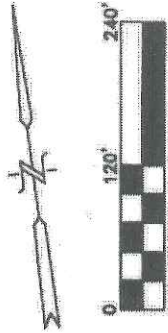
THENCE, SOUTH 83 degrees 16 minutes 23 seconds EAST, ALONG THE NORTH LINE OF SAID 39.082 ACRE TRACT, A DISTANCE OF 368.01 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING WITHIN THESE METES AND BOUNDS 9.66 ACRES, OF LAND, MORE OR LESS.



Jose Luis Lozano

TRACT III
39.797 ACRES
(VOLUME 2018A, PAGE 225, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS)

N 7°16'37" E



NORTHWEST CORNER
OF 39.08 ACRE TRACT
1802.33'

300.01'

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

RANCHO VIEJO CITY LIMITS

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

S 6°43'37" W

660.00'

1143.02'

1143.02

300.01

368.01'

PROP. ROAD
EASEMENT

CORDILLERA

9.66 ACRE TRACT

N 6°43'37" W

50.01'

50.00'

0.36 ACRE

13.02'

368.01'

S 83°16'23" E

146.32'

0.17 ACRE

168.32'

168.32'

0.06 ACRE

99.93'

55.00'

410.40'

DRIVE

NORTHWEST CORNER
OF 39.08 ACRE TRACT

300.01

1143.02'

1143.02

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CANTEROS DR.

S 37°44'03" E

21.41'

LOT 16
BLOCK 3

EXISTING RESACA

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983.07'

EXISTING 60 FT EASEMENT I

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

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

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

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

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

This request is made on the following conditions:

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

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

Submitted this the 18 day of October, 2018.

MONICA HOLDINGS, LTD, TEXAS LIMITED PARTNERSHIP.

Signed _____

By it's General Partner:

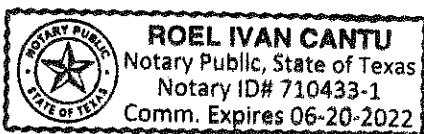
Golden Estancias, LLC

By Anthony De Ponce, President

THE STATE OF TEXAS
COUNTY OF CAMERON

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

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



Notary Public in and for Cameron County, Texas

Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

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

October 16, 2018

RE: Service Availability Letter

To whom it may concern:

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

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

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

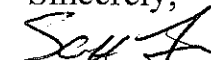
This property is served by an existing water tap along FM1732. There is also an existing 8-inch gravity sewer line located adjacent to the eastern boundary of the property which can be tapped to provide sewer service to this property.

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

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

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

Sincerely,



Scott Fry

General Manager

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

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

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

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

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

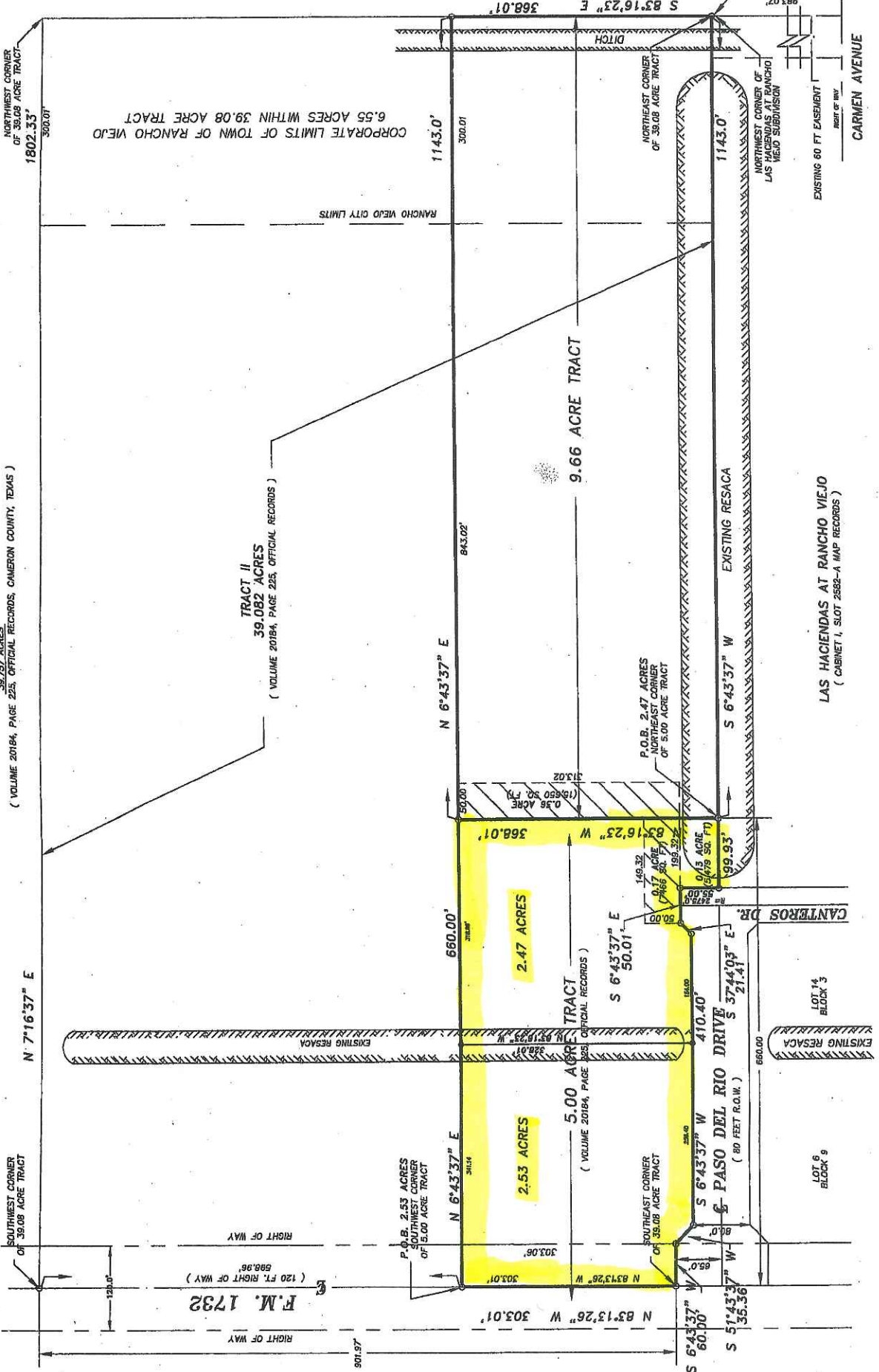
Executed this the 18 day of October, 2018

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

By: 

Anthony De Ponce, President

FLOOD ZONE
 FLOOD INSURANCE
 PANEL NO. 48
 EFFECTIVE DATE
 THIS PARCEL C
 ZONE "AO"
 AREAS OF 100'
 ARE BETWEEN 0'
 DEPTH 1 FOOT C



PLAT OF SURVEY

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

NOTES:
 THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON DECEMBER 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.

H O Lanc
 34 S. C / BROWNS)
 homelan;
 cell Ph
 Mailing /
 P.O. BO.
 OLMITO,



CARMEN AVENUE

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

CANTEROS DR.

LOT 1, 4
BLOCK 5

LOT 6
BLOCK 9

POINT-OF-BEG
9.66 ACR

S 83°16'23" E
368.01'

1143.0'

843.02'

660.00'

368.01'

303.01'

303.01'

303.01'

300.01'

843.02'

660.00'

303.01'

1143.0'

843.02'

660.00'

303.01'

1143.0'

843.02'

660.00'

303.01'

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

P.O. BOX 598, OLMITO, TEXAS 78575

homelandsurveying@aol.com

CELL (956) 341-7683

Page 1

METES AND BOUNDS DESCRIPTION
2.53 ACRES

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

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

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

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

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

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

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

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



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

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

P.O. BOX 598, OLMITO, TEXAS 78575

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METES AND BOUNDS DESCRIPTION

2.47 ACRES

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.47 ACRES (107,716 Square Feet) more or less, OUT OF A CERTAIN 5.00 ACRE TRACT (Recorded in Volume 20186, Page 257, Official Records of Cameron County, Texas), SAME BEING OUT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Warranty Deed with Vendor's Lien, recorded in document # 00035055, Official Records of Cameron County Deed Records), OUT OF CERTAIN 119.824 ACRE TRACT (described as 120.00 Acres), OUT OF A CERTAIN 1,229.83 ACRE TRACT CONVEYED TO VALLEY INN AND COUNTRY CLUB, INC. BY INSTRUMENT DATED 12/03/1971, (Cameron County Deed Records, Volume 922, Pages 881-883), IN SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS. SAID 2.47 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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

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

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

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

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

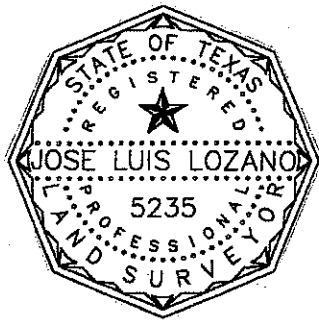
CLIP, SAME BEING ON THE WEST RIGHT OF WAY OF PASO DEL RIO DRIVE (80 FEET OF RIGHT OF WAY), FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

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

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

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

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



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