



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
SPECIAL MEETING
MARCH 5, 2019
6:00 P.M.

NOTICE is hereby given of a SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on MARCH 5, 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. Public Comment
4. Public Hearing on Petition for Annexation from Rancho Cordillera, LLC, concerning 9.66 Acres More or Less, of Land out of Share 1 Espiritu Santo Grant, at the Northwest Corner of Las Haciendas at Rancho Viejo Subdivision in Accordance with the Town's Ordinances
5. Public Hearing on Petition for Annexation from Monica Holdings, LTD Texas Limited Partnership, concerning 2.53 Acres and 2.47 Acres More or Less of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive in Accordance with the Town's Ordinances
6. Public Comment
7. Adjourn

Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Board of Aldermen of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on March 1, 2019 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST: Fred Blanco, Town Administrator

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER

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

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

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

Signed by: _____

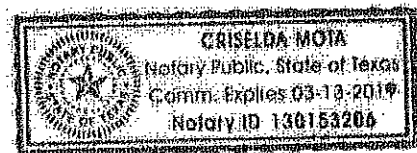
Romulo Corrada, Manager Partner

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

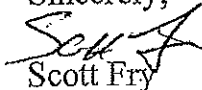
Said tract, owned by Monica Holdings, LTD, is located on the northeast corner of the intersection of FM1732 and Paso del Rio Drive immediately west of the town limits of the Town of Rancho Viejo in Cameron County, Texas.

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 LAS 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;

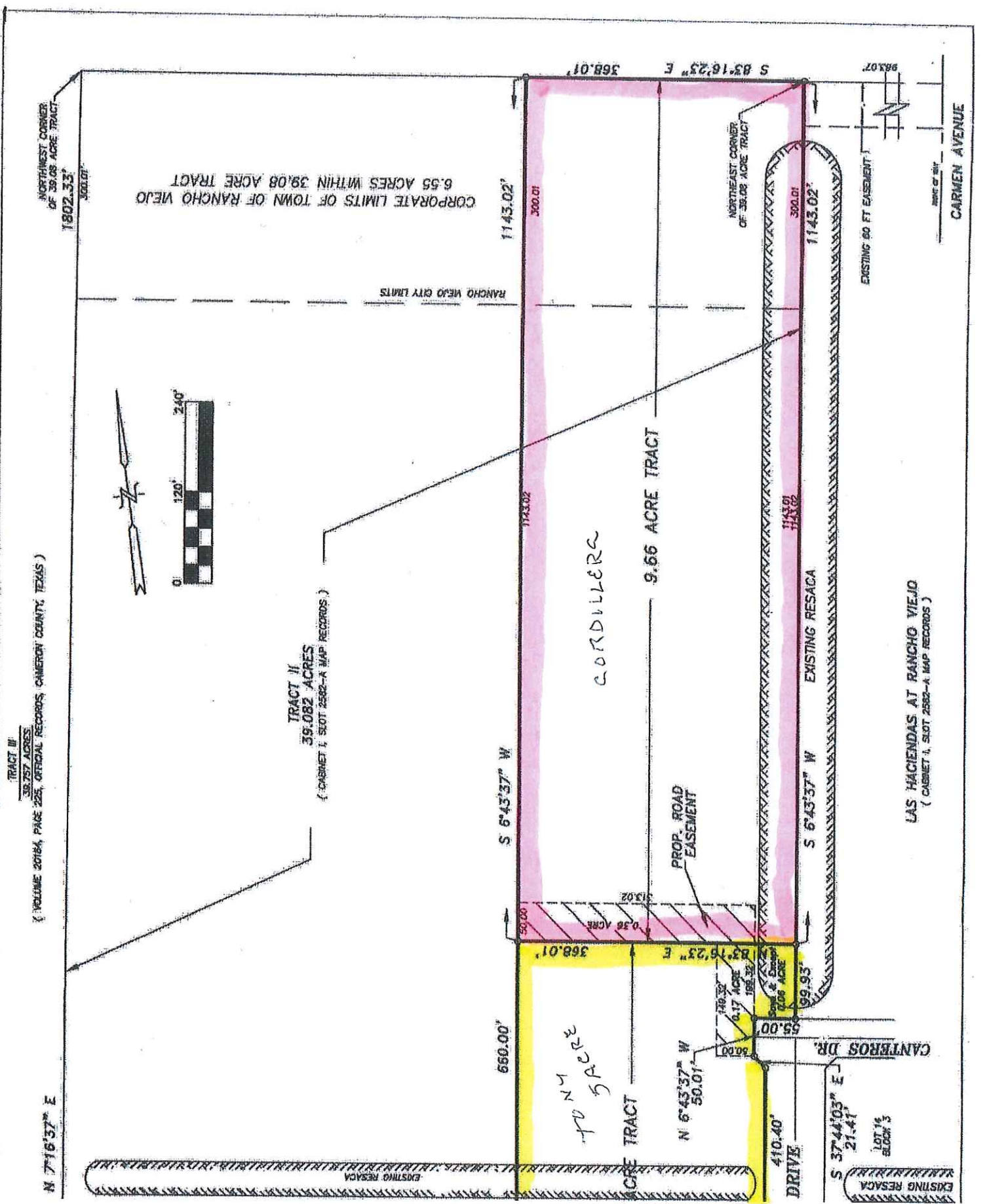
THENCE, NORTH 83 degrees 16 minutes 23 seconds WEST, LEAVING THE WEST LINE OF SAID LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION, AND THE EAST LINE OF SAID 39.082 ACRES, AND ALONG ATHE NORTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 368.01 FEET TO A ½ INCH IRON ROF FOUND, AT THE NORTHWEST CORNER OF SAID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

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
39.757 ACRES
(VOLUME 2016A, PAGE 225, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS)

NORTHWEST CORNER
OF 39.08 ACRE TRACT
1802.33'



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

TRACT II
39.082 ACRES
(CABINET 1, SLOT 2592-A MAP RECORDS)

RANCHO VIEJO CITY LIMITS

CORDILLERS

9.56 ACRE TRACT

PROP. ROAD
EASEMENT

EXISTING RESACA

LAS HACIENDAS AT RANCHO VIEJO
(CABINET 1, SLOT 2592-A MAP RECORDS)

CARMEN AVENUE

N 7°16'37" E

EXISTING RESACA

S 6°43'37" W

TRACT
TO SPARE

N 6°43'37" W
50.01'

55.00'
59.93'
7.06 ACRE
Splat & Diagram
195.37'

DRIVE

S 37°44'03" E
21.41'

LOT 16
BLOCK 3

EXISTING 60 FT EASEMENT

983.07'

550.00'

368.01'

0.36 ACRE
13.02'

1143.02'

1143.02

1143.02'

300.01

S 83°16'23" E
358.01'

300.01

1143.02'

NORTHEAST CORNER
OF 39.08 ACRE TRACT

983.07



NAME OF TRACT

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:

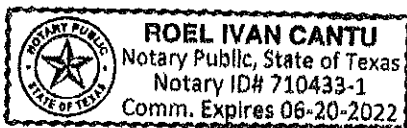
Golden Estancias, LLC

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



(Handwritten signature of Roel Ivan Cantu)

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.

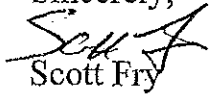
This property is served by an existing water tap along FM1732. There is also an existing 8-inch gravity sewer line located adjacent to the eastern boundary of the property which can be tapped to provide sewer service to this property.

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.

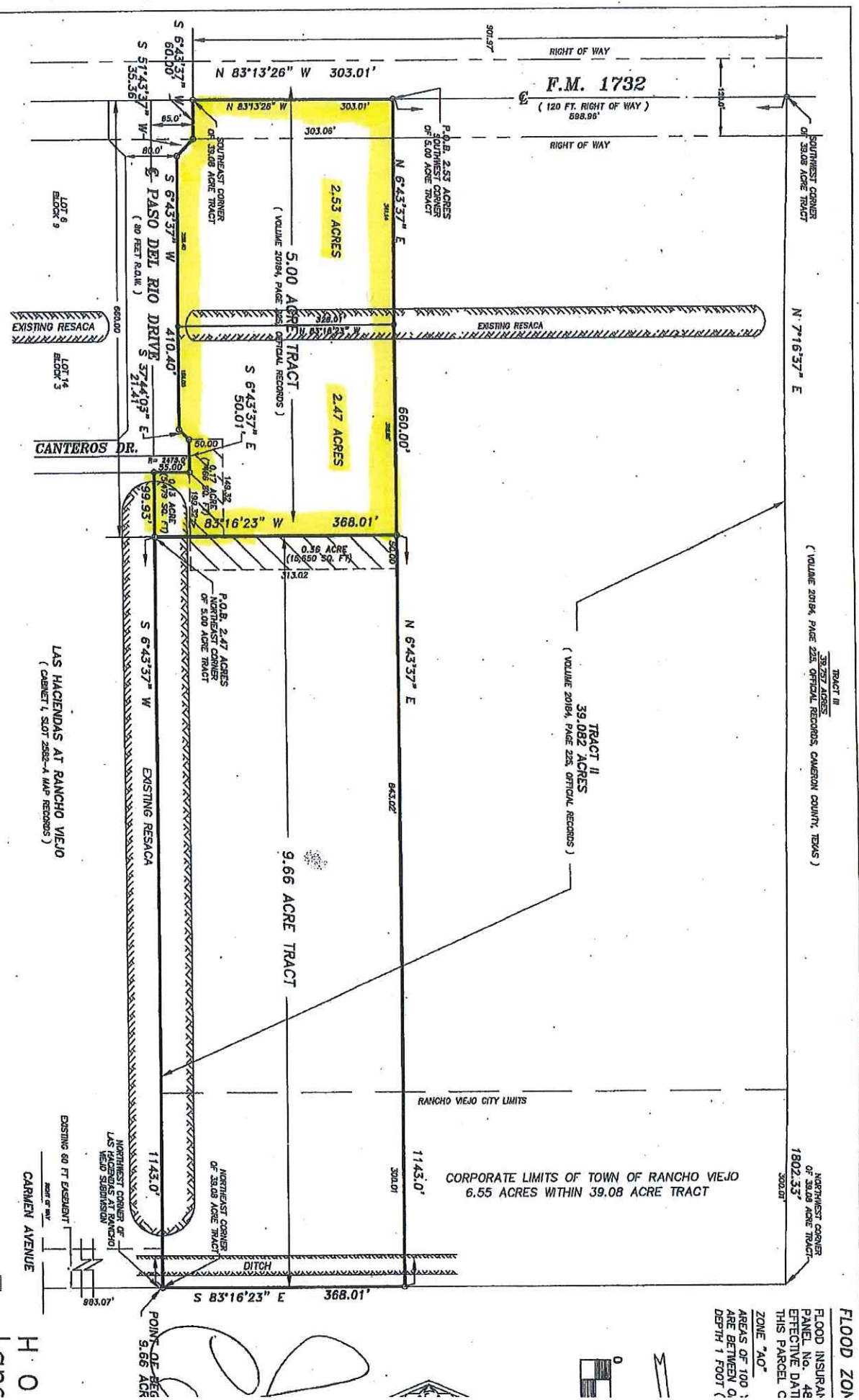
Executed this the 18 day of October, 2018

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

By: 

Anthony De Ponce, President





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 23, 2014, 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.

SHOWING A 9.66 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 APT OF A CERTAIN 39.082 ACRE TRACT (Recorded in Volume 20184, Page 225, Official Records of Cameron County, Texas), OUT OF A 119,824 ACRE TRACT (DESCRIBED AS 120.00 ACRES) 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.

PLAT OF SURVEY



H. O. LANC
 34 S. C. BROWNS
 homelan,
 CELL Ph
 Mailing P
 P.O. Box 10
 OLMATTO,

FLOOD ZON
 FLOOD INSURAN
 PANEL No. 48
 EFFECTIVE DATE
 THIS PARCEL C
 ZONE "AO"
 AREAS OF 100'
 ARE BETWEEN 0'
 DEPTH 1 FOOT (

**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 THE 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.



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

homelandsurveying@aol.com

CELL (956) 341-7683

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

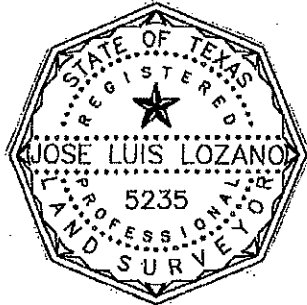
CLIP, SAME BEING ON THE WEST RIGHT OF WAY OF PASO DEL RIO DRIVE (80 FEET OF RIGHT OF WAY), FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

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 style with large, sweeping loops.