

REGULAR MEETING APRIL 9, 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 APRIL 9, 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. Presentation and Consideration of Acceptance of Audit Report for Fiscal Year Ending September 30, 2018
- 6. Consideration/Action on Ordinance for Annexation for 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, Annexing the Hereinafter Described Territory to the Town of Rancho Viejo, Cameron County, Texas, and Extending the Boundary Limits of said Town so as to Include said Hereinafter Described Property Within said Town Limits, and Granting to all the Inhabitants of said Property all the Rights and Privileges of Other Citizens and Binding said Inhabitants by all of the Acts, Ordinances, Resolutions, and Regulations of said Town; and Adopting a Service Plan
- 7. Consideration/Action on Ordinance for Annexation for 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, Annexing the Hereinafter Described Territory to the Town of Rancho Viejo, Cameron County, Texas, and Extending the Boundary Limits of said Town so as to Include said Hereinafter Described Property Within said Town Limits, and Granting to all the Inhabitants of said Property all the Rights and Privileges of Other Citizens and Binding said Inhabitants by all of the Acts, Ordinances, Resolutions, and Regulations of said Town; and Adopting a Service Plan
- 8. Keep Rancho Viejo Beautiful Presentation on Spring Forward Family Festival on Saturday, April 13, 2019, 9:00 AM to 12:00 PM
- 9. Report by the Strategic Planning Committee to the Board of Aldermen
 - To Create an Ordinance to Regulate Short Term Rental through Agencies
 - Cell Phone and Internet Signal Booster also known as Small Cell Nodes Update
 - To Create Roadway Calming Mechanisms Such as Rumble Strips, Stencil Markings, and/or Speed Humps in Areas Prone to Accidents/Speeding such as Curves and 15mph Zones

- 10. Update on HB4059 and Preliminary Discussions with the City of Brownsville
- 11. Consideration/Action on Approval of Memorandum of Understanding Between The Lower Rio Grande Valley Development Council and the Town of Rancho Viejo Regarding the Installation and Maintenance of a Bus Passenger Shelter on the Town of Rancho Viejo Property
- 12. Street Committee Report
- 13. Human Resources Committee Report
- 14. February 2019 Financial Report Town Administrator
- 15. Consideration/Action on Employment of a Regular Police Officer and Setting of Salary
- 16. Consideration/Action on 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 Stone Garden Grant
- 17. Consideration/Action on Purchase of Police Vehicle with Grant Funds
- 18. March 2019 Police Report Police Chief
- 19. Public Comment
- 20. Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to Consider the reappointment, employment, evaluation, or duties of the Town Administrator and to Consider a New Proposed Contract for the Town Administrator
- 21. Possible Action on Matters Discussed in Executive Session

22. 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 s 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 the General Public, on April 5, 2019 at 5:30 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

Fred Blanco, Town Administrator

1. Call to Order by Mayor Rathbun

2. Roll Call by Fred Blanco

Alderwoman Guerrero Alderwoman Salinas Alderwoman 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. Presentation and Consideration of Acceptance of Audit Report for Fiscal Year Ending September 30, 2018

6. Consideration/Action on Ordinance for Annexation for 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, Annexing the Hereinafter Described Territory to the Town of Rancho Viejo, Cameron County, Texas, and Extending the Boundary Limits of said Town so as to Include said Hereinafter Described Property Within said Town Limits, and Granting to all the Inhabitants of said Property all the Rights and Privileges of Other Citizens and Binding said Inhabitants by all of the Acts, Ordinances, Resolutions, and Regulations of said Town; and Adopting a Service Plan

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID TOWN SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID TOWN LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; AND ADOPTING A SERVICE PLAN.

WHEREAS, Chapter 43 of the Texas Local Government Code of the Town of Rancho Viejo, Texas, a Type A General Law Municipality, authorizes the annexation of territory, subject to the laws of this state, and an offer of a development agreement has been made and rejected.

WHEREAS, the procedures prescribed by the Texas Local Government Code, and the laws of this state have been duly followed with respect to the territory described on **Exhibit 1** attached hereto and incorporated by reference.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS:

- 1. That the heretofore described property is hereby annexed to the Town of Rancho Viejo, Cameron County, Texas, and that the boundary limits of the Town of Rancho Viejo be and the same are hereby extended to include the above described territory within the Town limits of the Town of Rancho Viejo, and the same shall hereafter be included within the territorial limits of said Town, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Town of Rancho Viejo, Texas, and they shall be bound by the acts, ordinances, resolutions, and regulations of said Town. A service plan for the area is hereby adopted and attached hereto as **Exhibit 2** and incorporated by reference.
- 2. That the heretofore described property shall be zone "A Recreational District." The legal description of the property is on file with the Town.

The Town Administrator is hereby directed to file with the County Clerk of Cameron County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the Board of Aldermen, this the 9th day of April, 2019.

	APPROVED:	
ATTEST:	Mayor	
Town Administrator		

EXHIBIT 1

9.66 ACRES, MORE OR LESS, OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION.

HOMELAND SURVEYING COMPANY

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 Catheron 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.



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EXHIBIT 2

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Brownsville EMS. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Cameron County Sheriff's Office. However, upon annexation, the Town of Rancho Viejo Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the Town of Rancho Viejo, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the Town of Rancho Viejo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the Town of Rancho Viejo's Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will implement the enforcement of the Town's health ordinances and regulations on the effective date of the annexation. Such services can be provided within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the Town of Rancho Viejo upon the effective date of the annexation and provided that such street facilities to be maintained by the Town of Rancho Viejo are first dedicated to the Town of Rancho Viejo. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the Valley Municipal Utility District # 2 at time of completion. The Valley Municipal Utility District # 2 at time of completion will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes by the Valley Municipal Utility District # 2 at time of completion. When other property develops in the adjacent area, water service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District # 2 at time of completion.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the Town of Rancho Viejo's established policies governing extension of municipal services to newly annexed areas.

7. Consideration/Action on Ordinance for Annexation for 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, Annexing the Hereinafter Described Territory to the Town of Rancho Viejo, Cameron County, Texas, and Extending the Boundary Limits of said Town so as to Include said Hereinafter Described Property Within said Town Limits, and Granting to all the Inhabitants of said Property all the Rights and Privileges of Other Citizens and Binding said Inhabitants by all of the Acts, Ordinances, Resolutions, and Regulations of said Town; and Adopting a Service Plan

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID TOWN SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID TOWN LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID TOWN; AND ADOPTING A SERVICE PLAN.

WHEREAS, Chapter 43 of the Texas Local Government Code of the Town of Rancho Viejo, Texas, a Type A General Law Municipality, authorizes the annexation of territory, subject to the laws of this state, and an offer of a development agreement has been made and rejected.

WHEREAS, the procedures prescribed by the Texas Local Government Code, and the laws of this state have been duly followed with respect to the territory described on **Exhibit 1** attached hereto and incorporated by reference.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS:

- 1. That the heretofore described property is hereby annexed to the Town of Rancho Viejo, Cameron County, Texas, and that the boundary limits of the Town of Rancho Viejo be and the same are hereby extended to include the above described territory within the Town limits of the Town of Rancho Viejo, and the same shall hereafter be included within the territorial limits of said Town, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Town of Rancho Viejo, Texas, and they shall be bound by the acts, ordinances, resolutions, and regulations of said Town. A service plan for the area is hereby adopted and attached hereto as **Exhibit 2** and incorporated by reference.
- 2. That the heretofore described property shall be zone "A Recreational District." The legal description of the property is on file with the Town.

The Town Administrator is hereby directed to file with the County Clerk of Cameron County, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the Board of Aldermen, this the 9th day of April, 2019.

-	APPROVED:		
ATTEST:	Mayor		
Town Administrator			

EXHIBIT 1

2.53 ACRES, MORE OR LESS, AND 2.47 ACRES OF LAND OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AT THE CORNER OF FM 1732 AND PASO DEL RIO DRIVE.

HOMELANDSURVEYING COMPANY

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 TRAC 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 MONUMNET 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;

EXHIBIT 1

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.



HOMELAND SURVEYING COMPANY

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 ACRÉ 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 I, 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 VIEIO 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 FFET 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 VIEIO SUBDIVISION, SAME BEING THE BAST 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 1/2 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.

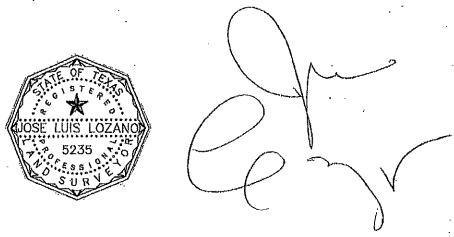


EXHIBIT 2

MUNICIPAL SERVICE PLAN

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by the Brownsville EMS. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Cameron County Sheriff's Office. However, upon annexation, the Town of Rancho Viejo Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the Town of Rancho Viejo, Texas.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the Town of Rancho Viejo's Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the Town of Rancho Viejo's Subdivision Ordinance. These services can be provided within the department's current budget.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will implement the enforcement of the Town's health ordinances and regulations on the effective date of the annexation. Such services can be provided within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: None

Services to be Provided: Maintenance to the street facilities will be provided by the Town of Rancho Viejo upon the effective date of the annexation and provided that such street facilities to be maintained by the Town of Rancho Viejo are first dedicated to the Town of Rancho Viejo. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the Valley Municipal Utility District # 2 at time of completion. The Valley Municipal Utility District # 2 at time of completion will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Town of Rancho Viejo will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes by the Valley Municipal Utility District # 2 at time of completion. When other property develops in the adjacent area, water service shall be provided in accordance with the agreement between the Developer and the Valley Municipal Utility District # 2 at time of completion.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the Town of Rancho Viejo's established policies governing extension of municipal services to newly annexed areas.

8.Keep Rancho Viejo Beautiful Presentation on Spring Forward Family Festival on Saturday, April 13, 2019, 9:00 AM to 12:00 PM



- 9.Report by the Strategic Planning Committee to the Board of Aldermen
 - -To Create an Ordinance to Regulate Short Term Rental through Agencies
 - Cell Phone and Internet Signal Booster also known as Small Cell Nodes Update
 - -To Create Roadway Calming Mechanisms Such as Rumble Strips, Stencil Markings, and/or Speed Humps in Areas Prone to Accidents/Speeding such as Curves and 15mph Zones

10.Update on HB4059 and Preliminary Discussions with the City of Brownsville

11. Consideration/Action on Approval of Memorandum of Understanding Between The Lower Rio Grande Valley Development Council and the Town of Rancho Viejo Regarding the Installation and Maintenance of a Bus Passenger Shelter on the Town of Rancho Viejo Property

12. Street Committee Report

13. Human Resources Committee Report

14. February 2019 FinancialReport - Town Administrator

15.Consideration/Action on Employment of a Regular Police Officer and Setting of Salary

16.Consideration/Action on 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 Stone Garden 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 STONE GARDEN

WHEREAS, the Town of Rancho Viejo finds it in the best interest of the citizens of Rancho Viejo, Texas that the Operation Stone Garden be operated for the 2018 grant cycle (Fiscal Year); and

WHEREAS, the Town of Rancho Viejo agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, the 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 to approve submission of the grant application for Operation Stone Garden to the Office of the Governor, Homeland Security Grants Division.

Grant Number: 3187004

PASSED, ADOPTED AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo at a regular meeting on this 9th day of April, 2019.

Cyndie Rathbun, Mayor

ATTEST:

Fred Blanco, Town Administrator

17.Consideration/Action on Purchase of Police Vehicle with Grant Funds

Select and Enter Budget Line Item Details OOG Funds In Kind Match **GPI** Total Project **Budget Category** Cash Match + Personnel \$21,875.00 \$0.00 \$0.00 \$0.00 \$21,875.00 Contractual and Professional Services \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Travel and Training \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$76,000.00 \$0.00 \$0.00 \$0.00 \$76,000.00 -Equipment OOG-Defined Line Item In Kind Match GPI Total Project OOG Funds Cash Match \$55,000.00 \$0.00 \$55,000.00 12VE-00-MISS Vehicle, Specialized Mission \$0.00 \$0.00 Cash Match Qty / % of In Kind Total GPI OOG Funds **Grantee-Defined Line Item** Salary Match Project \$55,000.00 \$0.00 One (1) fully equipped Chevy Tahoe unit AEL # 12VE-00-MISS = \$55,000.00 \$0.00 \$0.00 \$55,000.00 1 \$0.00 \$0.00 \$21,000.00 □ 030E-01-ALPR System, Automated License Plate Recognition \$21,000.00 \$0.00 OOG Funds Cash Match Total Qty / % of In Kind GPI Grantee-Defined Line Item Match Project Salary Four (4) mobile LPRs for patrol vehicles @ \$5,250.00 each AEL#03OE-01-ALPR \$21,000.00 \$0.00 \$0.00 \$21,000.00 4 \$0.00 Supplies and Direct Operating Expenses \$2,000.00 \$0.00 \$0.00 \$0.00 \$2,000.00

Budget Summary	y Totals			
OOG Funds:	Cash Match:	In Kind Match:	GPI:	Total Project:
\$99,875.00	\$0.00	\$0.00	\$0.00	\$99,875.00

18.March 2019 Police Report - Police Chief

19. Public Comment

20 Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to Consider the reappointment, employment, evaluation, or duties of the Town Administrator and to Consider a New Proposed Contract for the Town Administrator

21. Possible Action on Matters Discussed in Executive Session

22.Adjourn