



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
NOVEMBER 18, 2019
5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Monday, November 18, 2019, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review Plan for Replat Request by Lorenzo Amaya, representative for Jesus Roberto Ortiz, owner of Lots 12 & 13, Block 3, Rancho Nuevo Subdivision, Phase 1, Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
2. Discussion on H.B. 852 relating to Information a Municipality may Consider in Determining the Amount of Certain Building Permit and Inspection Fees
3. Discussion/Action on Amending Chapter 14 Sec. 14-55 Fees for Building Permits
4. Adjourn

Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on August 19, 2019 at 6:00 P.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.



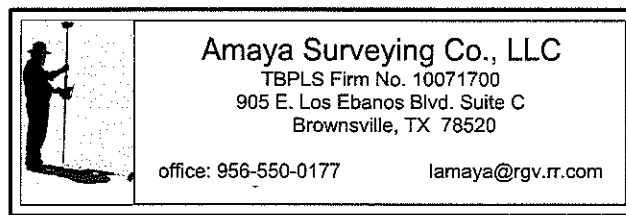
State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Strategic Planning Committee of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on November 15, 2019 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

1. Review Plan for Replat
Request by Lorenzo Amaya,
representative for Jesus
Roberto Ortiz, owner of Lot
12&13, Block 3 Rancho Nuevo
Subdivision, Phase 1, Town of
Rancho Viejo, Cameron County,
Texas, to replat two lots into
one lot



TOWN OF RANCH VIEJO

TOWN ADMINISTRATOR:

FRED BLANCO

WE ARE SUBDIVIDING THESE TWO LOTS 12, & 13 BLOCK 3, RANCH NUEVO SUBDIVISION PHASE I, TO MAKE A ONE LOT SUBDIVISION FOR OUR CUSTOMER JESUS ROBERTO ORITEZ HIS CELL PHONE (956) 459-9313 HIS CURRENT ADDRESS 7004 AUSTRIAN PINE BROWNSVILLE, TEXAS 78526. SO HE CAN BUILD HIS FUTURE HOME FOR HIS FAMILY .WE WOULD APPRECIATE IF THE TOWN OF RANCH VIEJO COULD PUT US ON THE AGENDA

A handwritten signature in black ink, appearing to read "L. Amaya", is written over a horizontal line.

LORENZO AMAYA
REGISTERED PROFESSIONAL LAND SURVEYOR # 4834

STATE OF TEXAS: COUNTY OF CAMERON:

I, LORENZO AMAYA, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON.

LORENZO AMAYA
REGISTERED PROFESSIONAL LAND SURVEYOR # 4834
10/10/2019
DATE



THE STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT JESUS ROBERTO ORTIZ, OWNER OF LOT 12 AND LOT 13, RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DO HEREBY CONFIRM AND ADOPT THIS RE-PLAT OF LOT 12 & LOT 13, RANCHO NUEVO SUBDIVISION, PHASE I, AND HEREBY DEDICATE TO THE PUBLIC USE, FOREVER, THE STREETS, ALLEYS, EASEMENTS (FOR THE PURPOSES INDICATED) SHOWN THEREIN, IF ANY, AND SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT FILED THEREWITH IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS.

WITNESS MY HAND ON THIS 10 DAY OF October A.D. 2019

JESUS ROBERTO ORTIZ

THE STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JESUS ROBERTO ORTIZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE 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 10 DAY OF October A.D. 2019

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

STATE OF TEXAS: COUNTY OF CAMERON:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOT 12 & LOT 13, RANCHO NUEVO SUBDIVISION, PHASE I

WITNESS MY HAND ON THIS THE 10 DAY OF October, 2019.

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

DEPUTY

STATE OF TEXAS:

COUNTY OF CAMERON:

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 10 DAY OF October 20 AT 10 O'CLOCK P.M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO.

BY: DEPUTY

TOWN OF RANCHO VIEJO, TEXAS

THIS PLAT OF "RE-PLAT OF LOT 12 & LOT 13, BLOCK 3 RANCHO NUEVO SUBDIVISION, PHASE I" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

PLATYOR: DATE:
ATTEST: SECRETARY: DATE:
PLANNING & ZONING CHAIRMAN: DATE:

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "RE-PLAT OF LOT 12 & LOT 13, BLOCK 3 RANCHO NUEVO SUBDIVISION, PHASE I" BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER: DATE:

METES AND BOUNDS DESCRIPTION

Being 0.730 Acre of land, more or less, comprised of all of Lots 12 and 13, Block 3, Rancho Nuevo Subdivision Phase I in the Town of Rancho Viejo, Cameron County, Texas as recorded in Cabinet 1, Pages 2718 A & B of the Cameron County Map Records; said 0.730 Acre Tract being more particularly located and described as follows:

BEGINNING at a 1/2 inch iron pin found on the west right-of-way line of Quintin Street (50 ft. r.o.w.) for the northeast corner of said Lot 12 and for the northeast corner of this tract;

THENCE, along the west right-of-way line of Quintin Street and the east line of said Lot 12 and 13, being a curve to the left with a radius of 100.00 feet an arc length of 94.50 feet (chord: S 32°08'26" W 82.01 feet) to a 1/2 inch iron pin with a plastic cap stamped "AMBIOTEC" set at the point of tangency of said curve for a corner of said Lot 13 and for a corner of this tract;

THENCE, continuing along the west right-of-way line of Quintin Street and the east line of said Lot 13, S 07°56'00" W a distance of 23.94 feet to a 1/2 inch iron pin found for a corner of said Lot 13 and for a corner of this tract;

THENCE, continuing along the west right-of-way line of Quintin Street and the east line of said Lot 13, S 52°56'00" W a distance of 14.14 feet to the intersection with the north right-of-way line of Nicholas Street (50 ft. r.o.w.) for the southeast corner of said Lot 13 and the southeast corner of this tract, referenced by a 1/2 inch iron pin found 0.2' south of said corner;

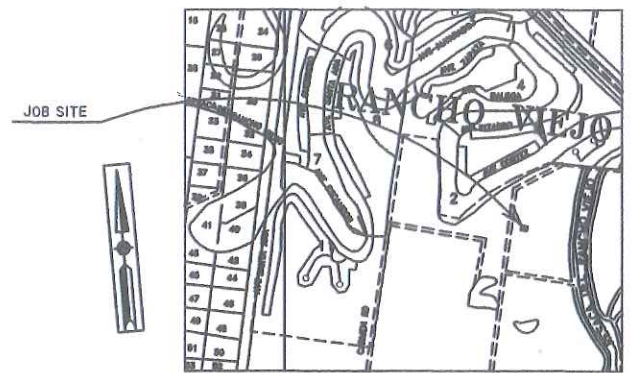
THENCE, along the north right-of-way line of Nicholas Street and the south line of said Lot 13, N 82°04'00" W a distance of 149.16 feet to the southwest corner of said Lot 13 and for the southwest corner of this tract, referenced by a 1/2 inch iron pin found 0.2' south of said corner;

THENCE, along the west line of said Lot 13, N 03°06'24" E a distance of 135.95 feet to a 1/2 inch iron pin with a plastic cap stamped "AMAYA" set for a common corner between said Lots 12 and 13 and for a corner of this tract;

THENCE, along the west line of said Lot 12, N 58°37'00" E a distance of 141.06 feet to a 1/2 inch iron pin with a plastic cap stamped "AMAYA" set for the northwest corner of said Lot 12 and for the northwest corner of this tract;

THENCE, along the north line of said Lot 12, S 31°23'00" E a distance of 150.08 feet to the POINT OF BEGINNING.

Containing 0.730 Acre of land, more or less.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- 1.- THIS PARCEL OF LAND LIES IN ZONE "X" - AREAS OF MINIMAL FLOODING AS PER FLOOD INSURANCE RATE MAP WITH A COMMUNITY PANEL NUMBER OF 48030415F AND AN EFFECTIVE DATE OF FEBRUARY 16, 2010
- 2.- ALL NEW FOUNDATIONS SHALL BE 18 INCHES ABOVE NATURAL GROUND LEVEL IN FLOOD ZONE "X"
- 3.- SETBACKS SHALL COMPLY WITH ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
- 4.- DEVELOPER: JESUS ROBERTO ORTIZ
7004 AUSTRIAN PINE
BROWNSVILLE, TEXAS 77826
PH. NUMBER (956) 459-9313
- 5.- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS TO THE GENERAL UTILITY EASEMENT TO VALLEY MUD NO. 2 AS PER VOLUME 10529, PAGE 121, OF THE OFFICIAL PUBLIC RECORDS RECORDS OF CAMERON COUNTY, TEXAS. IT IS ALSO SUBJECT TO A CONTRACT, EASEMENT AND USE RESTRICTION WITH C P & L CO. AS PER VOLUME 12874, PAGE 150 AND MODIFIED IN VOLUME 13260, PAGE 149, OF THE OFFICIAL PUBLIC RECORDS, 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.

II.- BUILDING SETBACKS

- 25' FRONT BUILDING SETBACK LINE
- 5' SIDE SETBACK LINE
- 25' REAR SETBACK LINE

LEGEND:

- 1/2 INCH IRON ROD SET
- 1/2 INCH IRON ROD FOUND

RE-PLAT OF
LOT 12 & LOT 13, BLOCK 3
RANCHO NUEVO SUBDIVISION, PHASE I
(ONE SINGLE FAMILY LOT)

BEING 0.730 ACRE OF LAND, MORE OR LESS, COMPRISED OF ALL OF LOTS 12 AND 13, BLOCK 3, RANCHO NUEVO SUBDIVISION PHASE I IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS AS RECORDED IN CABINET 1, PAGES 2718 A & B OF THE CAMERON COUNTY MAP RECORDS;

PREPARED FOR:
DATE: OCTOBER 04, 2019
SCALE: 1"=30'

JESUS ROBERTO ORTIZ
7004 AUSTRIAN PINE
BROWNSVILLE, TEXAS 77829
PHONE NUMBER (956) 459 9313

Amaya Surveying Co., LLC
TBPLS Firm No. 10071700
905 E. Los Ebanos Blvd. Suite C
Brownsville, TX 77820
office: 956-550-0177 lamaya@rgv.r.com

CAUTION: EDWARDS ABSTRACT AND TITLE CO. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. The Title Certificate is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This certificate is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described below. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this certificate, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

TITLE REPORT

EFFECTIVE DATE: October 2, 2019

FILE NO.: 2019-925356

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

JESUS ROBERTO ORTIZ

DESCRIPTION OF PROPERTY:

Lots 12 and 13, Block 3, RANCHO NUEVO SUBDIVISION, PHASE I, Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slots 2718A and 2718B, Map Records, Cameron County, Texas.

SCHEDULE B EXCEPTIONS:

1. Right of way Easement dated April 7, 1949, executed by G. Philip Wardner, Trustee for Dan Mercer to Carthage Hydrocol, recorded in Volume 464, Page 531, Deed Records of Cameron County, Texas.
2. Statutory rights in favor of Cameron County Irrigation District Number Six (6), pursuant to applicable sections of the Texas Water Code.
3. Easement and Right of way dated December 20, 1993, filed February 2, 1994, executed by Kincannon Farms to Central Power and Light Company, recorded in Volume 2755, Page 130, Official Records of Cameron County, Texas.
4. Easement and Right of way filed February 2, 1994, executed by Kincannon Farms Partnership to Central Power and Light Company, recorded in Volume 2755, Page 134, Official Records of Cameron County, Texas.
5. Boundary Agreement dated November 26, 1996, filed December 23, 1996, executed by Milton E. Kincannon to Pedro Erasmo Gonzalez and Juanita C. Gonzalez, recorded in Volume 4158, Page 135, Official Records of Cameron County, Texas.
6. Boundary Agreement dated February 21, 2000, filed February 26, 2000, executed by Milton E. Wentz, Jr. and wife, Jeannine Elizabeth Wentz (hereafter jointly referred to as "Wentz"), residents of Cameron County, Texas to Kincannon Farms (hereafter referred to as "Kincannon"), a Texas Partnership, recorded in Volume 6131, Page 224, Official Records of Cameron County, Texas.

7. Conveyance of Water Rights, as described in document, dated May 18, 2005, filed July 8, 2005, executed by Rio Rancho Nuevo Phase I to Valley Municipal Utility District No. 2, recorded in Volume 11529, Page 121, of the Official Public Records of Cameron County, Texas.
8. CONTRACT, EASEMENT AND USE RESTRICTION dated July 3, 2006, filed August 3, 2006, entered into by and between AEP Texas Central Company, a Texas Corporation and Rio Rancho Nuevo Phase I, L.L.P, recorded in Volume 12874, Page 150, and First Amendment recorded in Volume 13260, Page 149, of the Official Public Records of Cameron County, Texas.
9. A Resolution to Valley Municipal Utility District No. 2 Title of instrument] dated July 23, 2013, recorded in Volume 19547, Page 58, Official Public Records, Cameron County, Texas.
10. Easements, rules, regulations and rights in favor of Valley Municipal Utility District No. 2.
11. Easements, rules, regulations and rights in favor of Cameron County Drainage District No. 1.
12. Minimum floor elevation; Fifteen feet (15') utility easement; Twenty-five feet (25') minimum setback line along the front; Five feet (5') minimum setback line along the side; Twenty-five feet (25') minimum setback line along the rear; Ten feet utility easement along the rear, as per map or plat recorded in Cabinet 1, Slot 2718a, Map Records, Cameron County, Texas.
13. Encroachment Agreement dated March 10, 2008, recorded in Volume 19812, Page 19, Official Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399 and Amendment recorded in Volume 964, Page 802; and Correction to the Amendment recorded in Volume 968, Page 20, all recorded in the Deed Records of Cameron County, Texas.

Volume 13018, Page 234, Official Public Records, and in Cabinet 1, Slot 2718A and 2718B, Map Records, Cameron County, Texas.

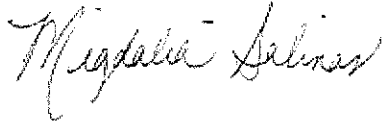
CURATIVE MATTERS:

1. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Jesus Roberto Ortiz and found the following:
2. Abstract of Judgment filed July 26, 2016, in the amount of \$1,268.83, plus costs, interest and attorney's fees in favor of Lacks Valley Stores, Ltd. against Jesus Ortiz, recorded in Volume 21928, Page 39, Official Records, Cameron County, Texas.
3. Abstract of Judgment filed March 7, 2013, in the amount of \$1,500.00, plus costs, interest and attorney's fees in favor of Conn's Appliances, Inc. d/b/a Conn's against Jesus Ortiz, Jr., recorded in Volume 19181, Page 95, Official Records, Cameron County, Texas.

4. PLEASE CTRL+CLICK HERE TO ACCESS ALL SUPPORTING DOCUMENTS.

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

By acceptance of this report, the addressee accepts that Edwards Abstract and Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.



BY:

Dalia Salinas

DATE: October 8, 2019

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 79/1414/0030/0120/00

PROPERTY OWNER:

FOOTE BETSSABE D
PO BOX 777
LA FERIA, TX 78559-0777

PROPERTY DESCRIPTION:

LOT 12 BLK 3 RANCHO NUEVO SUBDIVIS
ION PHASE I C1-2718-AB CC

CAUSE # ACRES .3444 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2019	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SOUTHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX:	* ALL PAID	*
UNPAID FEES:	* NONE	*
INTEREST ON FEES:	* NONE	*
COMMISSION:	* NONE	*
TOTAL DUE ==>	* ALL PAID	*

TAXES PAID FOR YEAR 2019 \$653.35

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/14/2019

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: Jose Ignacio Perez DEPUTY

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 79/1414/0030/0130/00

PROPERTY OWNER:

FOOTE BETSSABE D
PO BOX 777
LA FERIA, TX 78559-0777

PROPERTY DESCRIPTION:

LOT 13 BLK 3 RANCHO NUEVO SUBDIVIS
ION PHASE I C1-2718-AB CC

CAUSE #	ACRES	.3859 MIN%	.000000000000 TYPE
	BANKRUPTCY #		USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
2019	SOUTH TEXAS ISD			* ALL PAID	*
	TOWN OF RANCH VIEJO			* ALL PAID	*
	BROWNSVILLE NAVIG.			* ALL PAID	*
	CAMERON COUNTY			* ALL PAID	*
	DRAINAGE DIST #1			* ALL PAID	*
	TX SOUTHMOST COLLEGE			* ALL PAID	*
	VALLEY MUD #2			* ALL PAID	*

TOTAL SEQUENCE 0

TOTAL TAX:	* ALL PAID	*
UNPAID FEES:	* NONE	*
INTEREST ON FEES:	* NONE	*
COMMISSION:	* NONE	*
TOTAL DUE ==>	* ALL PAID	*

TAXES PAID FOR YEAR 2019 \$732.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/14/2019

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & CollectorBy: Jose Ignacio Perez DEPUTY

2. Discussion on H.B. 852 relating to Information a Municipality may Consider in Determining the Amount of Certain Building Permits and Inspection Fees



Legislative UPDATE

May 24, 2019
Number 21

Action Required: **Building Permit Fees**

City officials should immediately review the process by which residential building permit fees are calculated. Many cities currently base their building permit fees on the cost of a proposed structure or improvement. H.B. 852 now prohibits that practice.

Specifically, the bill provides that: (1) in determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a city may not consider: (a) the value of the dwelling; or (b) the cost of constructing or improving the dwelling; and (2) a city may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

The bill was signed by the governor on May 21, and it is effective immediately. No grace period applies, so affected cities should change their system as soon as possible. Options include square footage-based fees, a flat fee schedule, or any other non-cost-based and reasonable calculation.

League staff is working with the Building Officials Association of Texas to come up with possible fee structure options, but that process will take some time. It will be shared as soon as available.

Please contact Scott Houston, TML general counsel, at shouston@tml.org with questions.

TML member cities may use the material herein for any

3. Discussion/Action on Amending Chapter 14 Sec. 14- 55 Fees for Building Permits

APPENDIX A - SCHEDULE OF FEES AND CHARGES

Code Section	Description	Fees, Rates and Charges (in \$)
<u>CHAPTER 10, ANIMALS</u>		
<u>10-32</u>	Impoundment, generally	25.00, plus 5.00 per day
<u>CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS</u>		
Fees for building permits		
<u>14-55(1)</u>	Minimum fee	50.00
<u>14-55(1)</u>	Fee rate	7.00 per 1,000.00 valuation
<u>14-55(3)</u>	Moving of a building or structure	200.00
<u>14-55(4)</u>	Demolition of building or structure	100.00
<u>14-55(5)</u>	Re-inspection fee	50.00 minimum
<u>14-162</u>	Irrigation system, permit issuance	35.00
<u>CHAPTER 18, COURT</u>		
<u>18-32</u>	Court technology fund	4.00
<u>CHAPTER 22, ENVIRONMENT</u>		
<u>22-31</u>	Administrative fee	150.00, plus cost of filing lien

<u>CHAPTER 50, STREETS, SIDEWALKS AND OTHER PUBLIC PROPERTY</u>		
<u>50-26(a)</u>	Excavating, issuance of permit	65.00
<u>CHAPTER 54, SUBDIVISIONS</u>		
<u>54-2</u>	Preliminary or final approval of plat, filing request	75.00
	Street installation request, deposit	750.00 or difference of engineer's costs

ARTICLE III. - BUILDING PERMITS

Sec. 14-50. - Construction permit required; fee exception.

There shall be no construction or erection of any type of structure or manufacture of any kind, temporary or permanent, without obtaining a building permit from the town, with the provision that any item under \$100.00 in value, and not requiring electricity or plumbing does not require a permit fee.

(Ord. No. 62B, § 1, 1-12-1999)

Sec. 14-51. - Permit for remodeling required.

- (a) If any existing structure is remodeled, re-built or other work performed thereon which involves any of the plumbing, electrical, structural or exterior of said structure, a permit shall be obtained.
- (b) No permit is required for remodeling the interior of the structure that does not involve any electrical, plumbing or structural portions of the structure.

(Ord. No. 62, § 2, 3-15-1988)

Sec. 14-52. - Application for permit.

Every person or entity shall make application for a building permit prior to the commencement of any type or kind of construction of any nature within the town and shall pay therefore the fees established. If there is no specific fee for the type of work or construction, then said applicant shall pay a minimum fee for a building permit as may be established by the ordinances of this town, and in no case shall the fee be less than \$50.00.

(Ord. No. 62, § 3, 3-15-1988; Ord. No. 62C, § 1, 5-14-2002)

Sec. 14-53. - Building official and committee appointment.

The board may appoint a building official and a building committee. A majority vote of the building committee will control the decisions of said committee. If there is no duly appointed building official, then the mayor shall act as the building official. If there is no building committee, then the board of aldermen shall act as the building committee.

(Ord. No. 62, § 4, 3-15-1988)

Sec. 14-54. - Filing for building permit.

An application for a building permit under this article shall be filed with the town accompanied with payment for the fee herein provided. The application for building permit shall be in such form and manner as may be required by the building official of the town. If, in the opinion of the building official, the valuation of building, alteration or structure appears to be underestimated on the application, the permit shall be denied unless the applicant can show detailed estimated cost to meet the approval of the building official. Permit valuation shall include total cost, such as plumbing, electrical, mechanical equipment and other systems. If an application for a building permit is in connection with a residential construction, the building official shall refer the applications to the building committee. After examination of the plans and specifications, the site of the proposed building, alteration or use, the building committee shall decide whether the permit applied for shall be granted or denied, such decision of the building committee to be by majority vote of the members present at a regularly called meeting of the building committee. However, the building committee shall have the power and authorization to delegate the approval of any and all permits to the building official. If the application is approved, then the building official shall issue the requested permit. A copy of the permit shall be posted in a conspicuous place on the premises during the prosecution or existence of the work authorized by the permit.

(Ord. No. 62, § 5, 3-15-1988)

Sec. 14-55. - Fees for building permits.

Any application for a building permit shall demonstrate that the applicant will comply with all other codes and ordinances of the town, including but not limited to, the building codes. The fees for the issuance of a building permit shall be collected at the time an application for a permit is submitted, in an amount as determined from time to time by ordinance.

- (1) *Permit fees.* The minimum fee for issuing any permit shall be as determined by ordinance. The fee rate is \$7.00 per \$1,000.00 valuation.
- (2) *Building permit valuations.* Permit valuations shall include total cost, such as plumbing, electrical, mechanical and other systems, all or any of which require a separate permit. For the purpose of establishing the valuation for a permit, the building official may use data published by a recognized authority substantiating current cost of construction and/or the contractor's estimated cost, whichever is higher.
- (3) *Moving of a building or structure.* For the moving of any building or structure, the fee shall be in an amount as determined from time to time by ordinance.
- (4) *Demolition of building or structure.* For the demolition of any building or structure the fee shall be in an amount as determined from time to time by ordinance.
- (5) *Reinspection fee.* In the event the building inspector is called upon to inspect an aspect of construction which he has previously inspected and determined insufficient, a reinspection fee shall be assessed to the person requesting such reinspection. The

amount of such fee shall be determined by the building official based upon actual time, overhead, expenses and other factors related to the performance of the reinspection, but not less than \$50.00.

(Ord. No. 62, § 6, 3-15-1988; Ord. No. 62C, § 2, 5-14-2002; Ord. No. 62E, § 1, 9-14-2004)

Sec. 14-56. - Permits for certain structures of certain value.

All building permit applications for multifamily dwellings and commercial structures of less than \$25,000.00 in construction value may be acted upon by the building committee. All other building permit applications for multifamily dwellings and commercial structures will be reviewed by the building committee and the same shall be referred to the board with the recommendations of the building committee and/or building official. If the building committee approves a building permit for a multifamily or a commercial structure that has a construction value of less than \$25,000.00, then the same shall be issued by the building official. If the board approves the building permit, then the same shall be issued by the building official.

(Ord. No. 62, § 7, 3-15-1988; Ord. No. 62B, § 2, 1-12-1999)

Sec. 14-57. - Reasons for denial of permit and granting of exception.

No person or entity may be issued a building permit:

- (1) If said applicant is delinquent in his ad valorem taxes to the town, as state law for assessment and collection defines "delinquent"; or
- (2) If he fails to pay any other fines, debts or obligations due and owing the town.

The board may grant an exception to this section if the applicant is current in all obligations that may pertain to the property for which the building permit is sought.

(Ord. No. 62, § 8, 3-15-1988)

Sec. 14-58. - Restriction on vested right.

No person shall acquire any vested right to construct, alter or maintain any building by virtue of money spent or work done prior to obtaining a building permit required by the terms of this article, and shall not acquire any vested right to use any building or land for any purposes where such use has begun without first obtaining a building permit required by the terms of this article.

(Ord. No. 62, § 10, 3-15-1988)

Sec. 14-59. - Invalidity of building permit.

Regardless of any provision in any of the building codes adopted by the town, if work authorized by a building permit is suspended or abandoned for a period of 90 days after the work is commenced, the building permit shall become invalid. Work will be considered suspended or abandoned if the work authorized by the building permit is not diligently pursued. Doing of minor work items without diligently pursuing work on a daily basis shall be considered the same as abandoned work.

(Ord. No. 3E, § 1, 11-13-2001)

Sec. 14-60. - Extension of permit.

The building official may grant one extension, and any extension granted must be in writing and with justifiable cause demonstrated for any extension. Extensions shall be in writing by the building official.

(Ord. No. 3E, § 2, 11-13-2001)

Sec. 14-61. - Condition for need to acquire new permit.

If work has been suspended or abandoned for a period of more than 90 days and no extension was granted, then no more work may be done pursuant to that building permit, and a new building permit must be obtained. This article shall supersede and replace any portions of any ordinance herewith previously enacted in conflict herewith.

(Ord. No. 3E, § 3, 11-13-2001)

Sec. 14-62. - Earmarked percentage of building fee funds.

Twenty percent of all building fees received by the town shall be set aside in a restricted fund, which may only be used for the purpose of restoring and maintaining streets within the town.

(Ord. No. 62, § 11, 3-15-1988)

Sec. 14-63. - Violation and penalty.

Any person who shall violate any of the provisions of this article, or shall fail to comply with any of the requirements thereof, shall be deemed guilty of a misdemeanor and shall be liable to a fine, and upon conviction of any such violation, shall be fined in any sum of not more than \$500.00 for each offense. Each day that such violation exists shall be considered a separate offense.

(Ord. No. 62C, § 4, 5-14-2002)

Secs. 14-64—14-84. - Reserved.