



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
JUNE 30, 2020  
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on JUNE 30, 2020 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/89522722954> Meeting ID: 895 2272 2954

This Notice and Meeting Agenda, are posted online at: [www.ranchoviejotexas.com](http://www.ranchoviejotexas.com). The Agenda packet will also be posted online no less than 24 hours before the meeting.

The members of the public wishing to participate in the meeting hosted through Zoom Teleconference may do so toll-free by logging on at <https://us02web.zoom.us/j/89522722954> Meeting ID: 895 2272 2954 or by calling in to one of the following numbers (charges may apply):

One tap mobile

+13462487799,,86719521103# US (Houston)  
+16699006833,,86719521103# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
Meeting ID: : 895 2272 2954

1. Call to Order
2. Roll Call
3. Approval of Minutes – February 18, 2020
4. Public Hearing on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
5. Discussion/Action on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
6. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "el diablo golf course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume

19067 , page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

7. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of “el diablo golf course” and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067 , page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

8. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of “el angel golf course” and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

and, 0.783 acre tract, out of “el angel golf course” and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

9. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of “el angel golf course” and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

and, 0.783 acre tract, out of “el angel golf course” and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

10. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of “el angel golf course” and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

and, 0.803 acre tract, out of “el angel golf course” and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District

11. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas  
and, 0.803 acre tract, out of "el angel golf course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District
12. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas  
and, 0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
13. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas  
and, 0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District

14. Adjourn



Fred Blanco, Town Administrator



State of Texas  
County of Cameron  
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Planning and Zoning Commission 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 June 15, 2020 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



TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
FEBRUARY 18, 2020

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on February 18, 2020 at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER

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The meeting was called to order by Craig Grove at 9:08 a.m.

2. ROLL CALL

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

Mr. Craig Grove

Mr. Carmine Auditore

Mr. Filiberto Conde

Members Absent:

Mr. Oscar Gonzalez

A quorum was present at the meeting.

Town Administrator, Fred Blanco was also present in the meeting.

Those present in the audience were:

Tony McDermid

3. APPROVAL OF MINUTES – JANUARY 14, 2020

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Motion was made by Mr. Filiberto Conde, seconded by Carmine Auditore, and unanimously carried, that the minutes of the Regular Meeting of the Planning and Zoning Commission held on January 14, 2020, be approved as written.

4. PUBLIC HEARING ON REZONE REQUEST BY ANTHONY DE PONCE, REPRESENTATIVE FOR BROSATIAH INVESTMENT GROUP LLC, OWNER OF LOTS 1 AND 2 BLOCK 9 LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION SECTION 1 AMENDED PLAT, TO REZONE FROM SINGLE FAMILY DISTRICT TO BUSINESS DISTRICT

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Mr. De Ponce explained the request and possible future plans for the rezone.  
There were no comments made by the public.

5. DISCUSSION/ACTION ON REZONE REQUEST BY ANTHONY DE PONCE, REPRESENTATIVE FOR BROSATIAH INVESTMENT GROUP LLC, OWNER OF LOTS 1 AND 2 BLOCK 9 LAS HACIENDAS AT

RANCHO VIEJO SUBDIVISION SECTION 1 AMENDED PLAT, TO REZONE FROM SINGLE FAMILY DISTRICT TO BUSINESS DISTRICT

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Motion was made by Mr. Filiberto Conde, seconded by Mr. Carmine Auditore and unanimously carried, to approve the request and recommendation to the Board of Aldermen for the rezone requested by Anthony De Ponce representative for Brosatiah Investment Group LLC.

6. PUBLIC HEARING ON REZONE REQUEST BY TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, OWNER OF 12.371 ACRES OF LAND, MORE OR LESS, OUT OF RANCHO VIEJO SUBDIVISION IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 25, PAGES 34-36 OF THE CAMERON COUNTY MAP RECORDS AND BEING COMPRISED OF A PORTION OF A 21.688 ACRE GOLF COURSE, BEING A PART OF A 177.744 ACRE TRACT DESCRIBED AS "PARCEL 1 (A) GOLF COURSE NO.1"; ALL OF A 1.278 ACRE TRACT DESCRIBED AS "PARCEL 2(B) PUTTING GREEN"; ALL AS RECORDED IN VOLUME 1140, PAGES 756-775 OF THE CAMERON COUNTY DEED RECORDS; A 1.173 ACRE TRACT DESCRIBED AS "PARCEL 5, PARKING AREA AND PRO SHOP", IN VOLUME 1140 PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS; AND A PORTION OF A 9.864 ACRE TRACT DESCRIBED AS "PARCEL 2(C) DRIVING RANGE AND CHIPPING GREEN". ALL AS RECORDED IN VOLUME 1140, PAGES 756-775 OF THE CAMERON COUNTY DEED RECORDS AND ALL OF A 1.887 ACRE TRACT DESCRIBED AS "TRACT 1" IN A SHERIFF'S DEED RECORDED IN VOLUME 41, PAGE 540 OF THE CAMERON COUNTY OFFICIAL RECORDS, TO REZONE FROM RECREATIONAL DISTRICT TO BUSINESS DISTRICT
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Mr. McDermid provided by a map to the Committee to explain the areas of Rezone. Discussion ensued.

7. DISCUSSION/ACTION ON REZONE REQUEST BY TONY MCDERMID, REPRESENTATIVE FOR GOLF & RESORTS INVESTMENTS, LLC, OWNER OF 12.371 ACRES OF LAND, MORE OR LESS, OUT OF RANCHO VIEJO SUBDIVISION IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 25, PAGES 34-36 OF THE CAMERON COUNTY MAP RECORDS AND BEING COMPRISED OF A PORTION OF A 21.688 ACRE GOLF COURSE, BEING A PART OF A 177.744 ACRE TRACT DESCRIBED AS "PARCEL 1 (A) GOLF COURSE NO.1"; ALL OF A 1.278 ACRE TRACT DESCRIBED AS "PARCEL 2(B) PUTTING GREEN"; ALL AS RECORDED IN VOLUME 1140, PAGES 756-775 OF THE CAMERON COUNTY DEED RECORDS; A 1.173 ACRE TRACT DESCRIBED AS "PARCEL 5, PARKING AREA AND PRO SHOP", IN VOLUME 1140 PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS; AND A PORTION OF A 9.864 ACRE TRACT DESCRIBED AS "PARCEL 2(C) DRIVING RANGE AND CHIPPING GREEN". ALL AS RECORDED IN VOLUME 1140, PAGES 756-775 OF THE CAMERON COUNTY DEED RECORDS AND ALL OF A 1.887 ACRE TRACT DESCRIBED AS "TRACT 1" IN A SHERIFF'S DEED RECORDED IN VOLUME 41, PAGE 540 OF THE CAMERON COUNTY OFFICIAL RECORDS, TO REZONE FROM RECREATIONAL DISTRICT TO BUSINESS DISTRICT
- 

Motion was made by Mr. Filiberto Conde, seconded by Mr. Carmine Auditore and unanimously carried, to approve the request and recommendation to the Board of Aldermen for the rezone requested by Tony McDermit, Representative for Golf and Resorts Investments, LLC.

8. ADJOURN

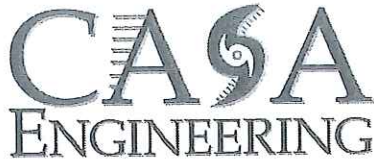
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Motion to Adjourn at 9:37 am was made by Carmine Auditore, seconded by Filiberto Conde and carried unanimously.

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

APPROVED: \_\_\_\_\_  
Oscar Gonzalez, Chairman

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



Civil & Structural Associates

Francisco Medrano Jr  
1117 N. Stuart Place Rd.  
Suite E (105)  
Harlingen, Texas 78552

March 11, 2020

Strategic Planning Committee  
Town of Rancho Viejo  
Municipal Office  
3301 Carmen Avenue,  
Rancho Viejo, Tx 78575

**Villa De Leon Subdivision Request Letter**

To whom it may concern,

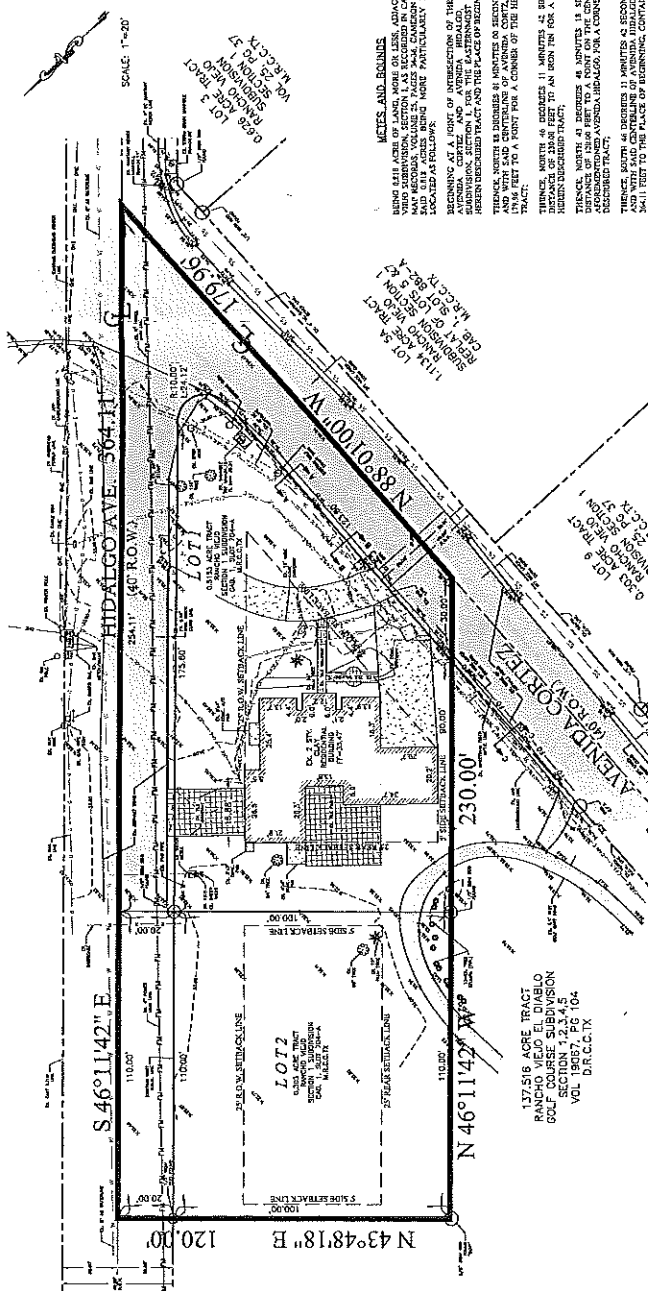
Mr. Carlos De Leon (Owner), is requesting for the Town of Rancho Viejo to review the proposed Villa De Leon Subdivision. This said subdivision consists of 2 existing lots from the Rancho Viejo 1986 Subdivision (Cabinet 1, page 704A), being from 0.818 acres of land, more or less. The proposed Villa De Leon Subdivision will be removing the common line between Lot 1 & Lot 2 to then become a one lot residential subdivision.

Best Regards

A handwritten signature in blue ink that reads "Francisco Medrano Jr. EIT".

Francisco Medrano Jr., EIT,  
Engineer

RECEIVED  
MAR 11 2020  
BY: *ES*

[illegible]

EXISTING TOPOGRAPHY &  
EXISTING DRAINAGE CONDITIONS  
- OF THE PROPOSED

VILLA DE LEON SUBDIVISION  
BEING 0.818 ACRES OF LAND, MORE OR LESS,  
ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 1,  
AS RECORDED IN CAMERON COUNTY MAP RECORDS,  
CAB 1, SLOT 704A, CAMERON COUNTY, TEXAS.

**CASA**  
**ENGINEERING LLC**  
CIVIL AND STRUCTURAL ASSOCIATES  
1117 N. BRUNN WAY, SUITE 2  
INDIANAPOLIS, IN 46202-1700  
www.casa-engineering.com  
TEL: 317.633.8800 FAX: 317.633.8803

SHEET 1 OF 3

[illegible]

## GENERAL NOTES

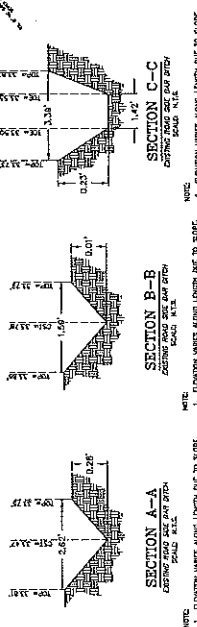
- [illegible]

[illegible]

**8. ETC STATEMENT:** LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY: CHARLES DE BEON ESTATE'S WITHIN SUBDIVISION IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF HOUSTON, TEXAS. THE CITY OF HOUSTON HAS NO JURISDICTION OVER THE 2018 EXTRAJURISDICTIONAL JURISDICTION (EJ) OF ACOONVILLE, TEXAS. REVENUE MAP DATED ON JANUARY 18, 2018 BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**8. ETJ STATEMENT:**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY CARLOS DE LEON ESTATE'S SUBDIVISION" IS LOCATED IN NORTHEAST RANCHO VILLO, & IS WITHIN THE TOWN OF RANCHO VILLO UNIT LINE, ACCORDING TO THE 2018 EXTRAJURISDICTIONAL JURISDICTION (EJ) OF BROWNSVILLE, TEXAS; REVERSED MAP DATED ON JANUARY 16, 2018 BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.



100%  
A QUALITY SERVICE FROM PARTY CITY TO YOU.

1. ELEVATION VARIES ALONG LENGTH DUE TO SLOPE

NOTE: PLANTING VARIETY ALONG LENGTH OF TRAIL.

[illegible]

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
DR. CARLOS DE LEON	1 GORDON AVE., JAMES TOWN, TEXAS 77413	983-350-1823
ANTONIO LORRADO ALVAREZ	590 E. LOS ANGELES BLVD. NORTH C. HOUSTONVILLE, TX 77042	866-160-0177
ANTONIO LORRADO ALVAREZ	1117 N. CANTO PLACE RD. STE. C 104 HASENBUCK, TX 77040	983-429-7093
ANTONIO LORRADO ALVAREZ	1117 N. CANTO PLACE RD. STE. C 104 HASENBUCK, TX 77040	983-429-7093





## CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0010/0000/0020/00

## PROPERTY OWNER:

DE LEON CARLOS & DE LEON NIDIA  
2 CORTEZ AVE  
RANCHO VIEJO, TX 78575-9627

## PROPERTY DESCRIPTION:

RANCHO VIEJO SUBD SECTION I LOT 2  
RANCHO VIEJO 1986 SUBD (C  
704-A CCMR)

CAUSE # ACRES .3030 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					* ALL PAID *

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

TAXES PAID FOR YEAR 2019 \$801.20

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 03/11/2020

Fee Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By: Ignacio Perez DEPUTY

RECEIVED  
MAR 11 2020

BY: .....

## CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 52/0010/0000/0010/10

## PROPERTY OWNER:

DE LEON CARLOS  
2 CORTEZ AVE  
RANCHO VIEJO, TX 78575

## PROPERTY DESCRIPTION:

RANCHO VIEJO SUBD SECTION I LOT 1  
RANCHO VIEJO 1986 SUBD (  
T 704-A CCMR)

CAUSE # ACRES .5153 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				* ALL PAID	*

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

TAXES PAID FOR YEAR 2019 \$4,037.94

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 03/11/2020

Fee Paid: \$10.00

Tony Yzaguirre Jr.  
Tax Assessor & Collector

By: Ignacio Perez DEPUTY

RECEIVED  
MAR 11 2020

BY: .....

**SCHEDULE A**

Name and Address of  
Title Insurance Company:

Fidelity National Title Insurance Company  
P.O. Box 45023, Jacksonville, FL 32232

**File No.:** 80000119

**Policy No.:** 2744243-44143543

**Amount of Insurance:** \$40,000.00

**Premium:** \$450.00

**Date of Policy:** August 21, 2014

**1. Name of Insured:**

CARLOS DE LEON and NIDIA DE LEON

**2. The estate or interest in the Land that is insured by this policy is:**

Fee Simple

**3. Title is insured as vested in:**

CARLOS DE LEON and NIDIA DE LEON

**4. The Land referred to in this policy is described as follows:**

Lot Two (2), RANCHO VIEJO 1986 SUBDIVISION, adjacent to Section I, Rancho Viejo  
Subdivision, Cameron County, Texas, according to the map recorded in Cabinet 1, Slot 704-A, Map  
Records of Cameron County, Texas.

## SCHEDULE B

File No.: 80000119

Policy No: 2744243-44143543

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases and easements, if any shown in Schedule A, and the following matters:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):

Volume 942, Page 399; Amendment thereto 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, and in Volume 130, Page 801 Official Records of Cameron County, Texas. "Deleting therefrom any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any Insured.
4. Any titles or rights asserted by anyone, including but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
6. The following matters and all terms of the documents creating or offering evidence of the matters (The Company must insert matters or delete this exception):
  - a. Deed of Trust dated July 24, 2014, recorded on August 21, 2014, under Clerk's File No. 2014-29498, Official Records, Cameron County, Texas, executed by CARLOS DE LEON and wife, NIDIA DE LEON, in favor of DAVID KITHCART, Trustee, securing the payment of one note in the principal amount of \$35,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY.



**SCHEDULE B**

- b. Rights of Parties in Possession.
- c. Reservation of an non-participating undivided royalty interest in and to all oil, gas, sulphur and other minerals, as described in instrument dated October 15, 1942, recorded in Volume 318, Page 67 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- d. Reservation of an non-participating undivided royalty interest in and to all oil, gas, sulphur and other minerals, as described in instrument dated May 20, 1943, recorded in Volume 328, Page 8 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- e. Reservation of interest in all oil, gas and other minerals with ingress and egress, as described in instrument recorded in Volume 744, Page 502 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- f. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated April 30, 1969, recorded in Volume 869, Page 488 of the Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- g. All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s), dated December 3, 1971, recorded in Volume 922, Page 881, Deed Records of Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
- h. Easements, rules, regulations and rights in favor of Valley Municipal Utility District No. 2.
- i. Contract for irrigation rights with easements dated June 3, 1944 (acknowledged), executed by and between L.H. Prichard; C.D. Kirk; Albert H. Fernandez; and Miguel Fernandez, Individually and as Co-Independent executors of the Estates of J.G. Fernandez and of Francisca C. De Fernandez, Deceased, and as Attorneys-in-fact for Maria Fernandez Butler; Rosalia K. Fernandez; Gonzalo Fernandez and Anita F. de Ortiz; and the said Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, Deceased, and Mrs. Rosalia F. De Gomez, a widow; and G. Phillip Wardner, as Trustee for Martha Dana Mercer, recorded in Volume 354, Page 128 and in Volume 354, Page 351, both recorded in the Deed Records of Cameron County, Texas.

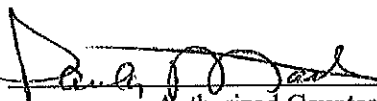
**SCHEDULE B**

- j. General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. Two (2), recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.
- k. Easement and Right-of-Way dated May 3, 1927, executed by John R. Howell and Grace E. Howell to Rio Grande Valley Gas Company, a Delaware Corporation, recorded in Volume 165, Page 425, Deed Records of Cameron County, Texas. (Exact location unknown)
- l. Easement and Right of Way dated July 6, 1928, executed by R.A. Porter to Rio Grande Valley Gas Company, a Delaware Corporation, recorded in Volume 184, Page 509, Deed Records of Cameron County, Texas.
- m. Right of Way Easement dated September 15, 1967, executed by Mo-Rose Citrus Company, Inc., a Texas Corporation to Olmito Water Supply Corporation, a Texas Corporation, recorded in Volume 845, Page 566, Deed Records of Cameron County, Texas. (Exact location unknown)
- n. Contract dated September 20, 1973, executed by and between Central Power and Light Company, a Texas Corporation and Valley International Properties, Inc., Developer, recorded in Volume 974, Page 662, Deed Records of Cameron County, Texas.
- o. General Utility Easement dated February 15, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. Two (2), recorded in Volume 985, Page 593 and refiled in Volume 989, Page 205, both in the Deed Records of Cameron County, Texas.
- p. CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L.H. Prichard, C.D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J.G. Fernandez and Francisca C. de Fernandez, deceased, and as Attorney in Fact for Maria Fernandez Butler, Rosalie K. Fernandez, Gonzalo Fernandez and Anita F. de Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. de Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, page 128, of the Deed Records of Cameron County, Texas.
- q. PARTITION AND CONVEYANCE dated August 25, 1961, filed August (day illegible), 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. de Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, deceased and Anita F. de Ortiz, recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas. This conveyance grants an undivided interest in the irrigation system and "the right to use the canal and resacas forming part of such irrigation system...on the grantor's land".

**SCHEDULE B**

- r. AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, page 453, of the Water Rights Records of Cameron County, Texas. This agreement acknowledges the existence of the PARTITION AND CONVEYANCE recorded in Volume 714, page 583, of the Deed Records of Cameron County, Texas, and grants "the right to use the Noriega Plantation irrigation system, including the canals, pumps, resacas and dams for the purpose of conveying water, said grant not being limited to conveying water to Noriega Plantation property".
- s. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- t. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

EDWARDS ABSTRACT AND TITLE CO.

BY:   
Authorized Countersignature

01/31/2020

Town of Rancho Viejo

Request – Re-Zoning

Present zoning – Recreational

Rezoned to – Residential

Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be rezoned

**El Diablo Rancho Viejo Subdivision No. 1, 1 Residential Lot**

0.522 acre tract, out of "el diablo golf course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas

**El Angel Rancho Viejo Subdivision No. 1, 3 Residential Lots**

1.433 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

0.783 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

**El Angel Rancho Viejo Subdivision No. 2, 3 Residential Lots**

1.070 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

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BY: JG

0.803 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

**El Angel Rancho Viejo Subdivision No. 3, 2 Residential Lots**

0.816 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

Regards

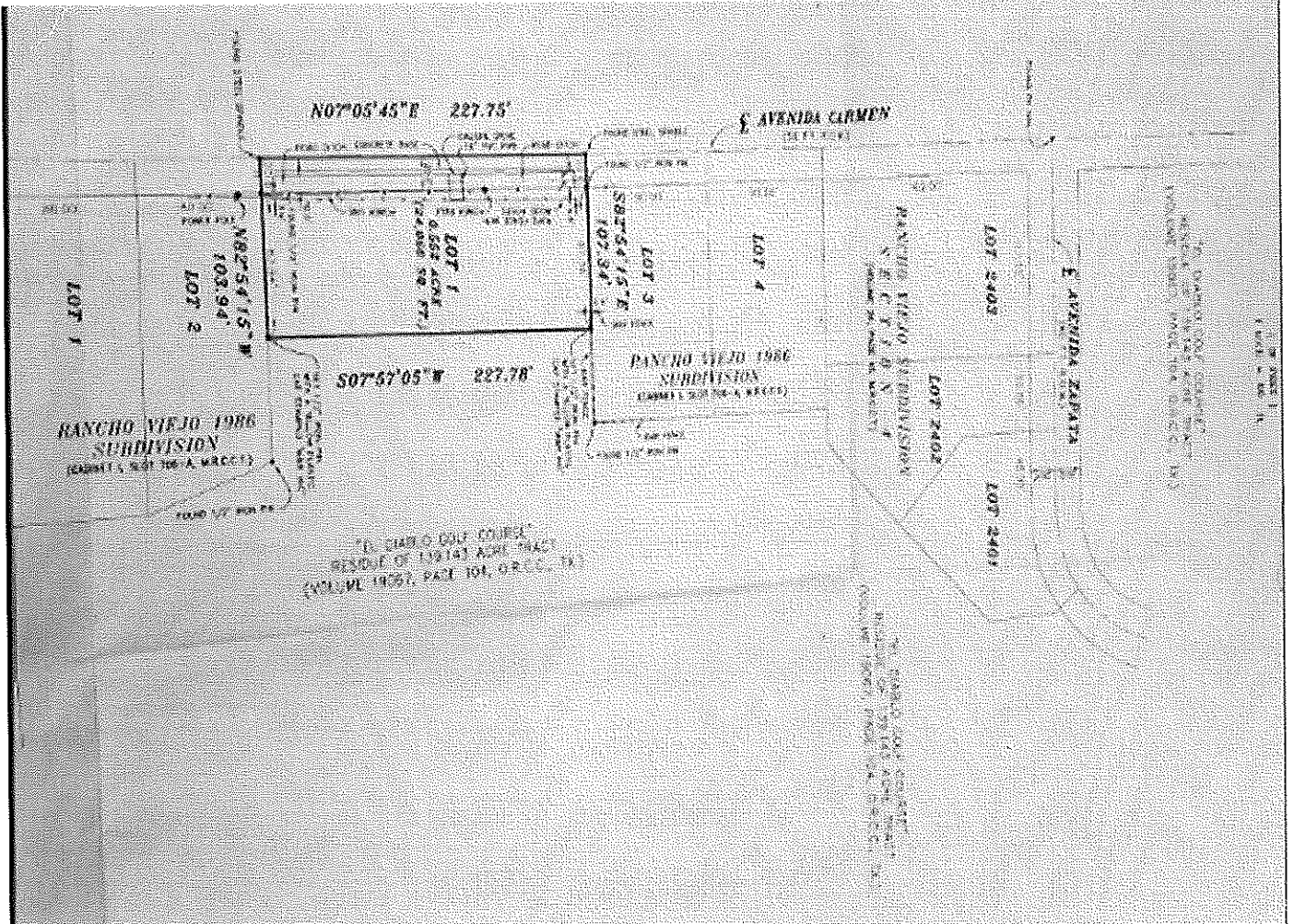
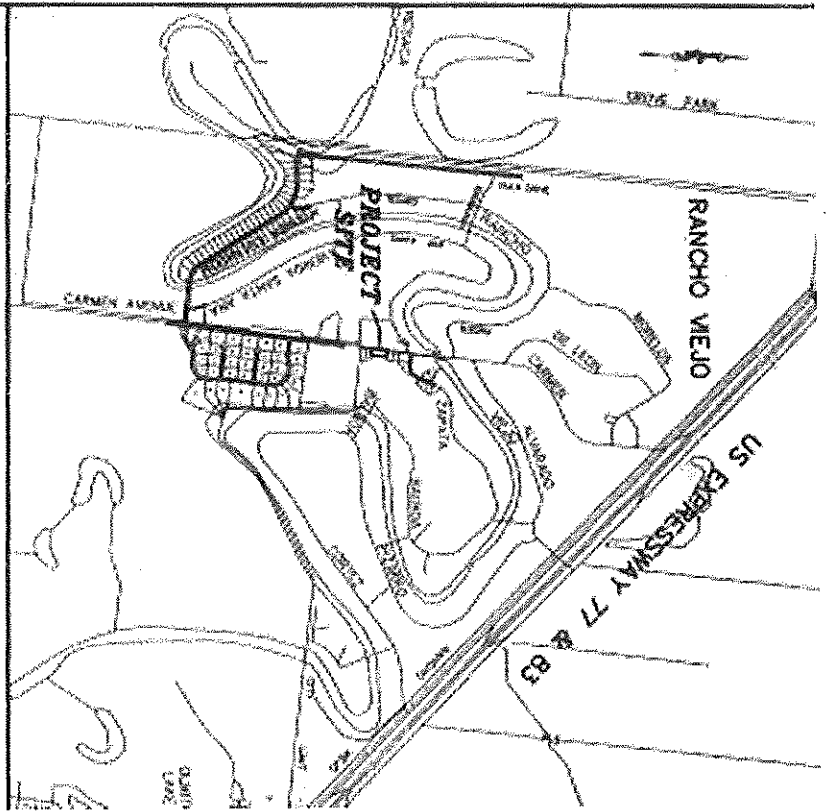
Tony McDermid (Representatives)

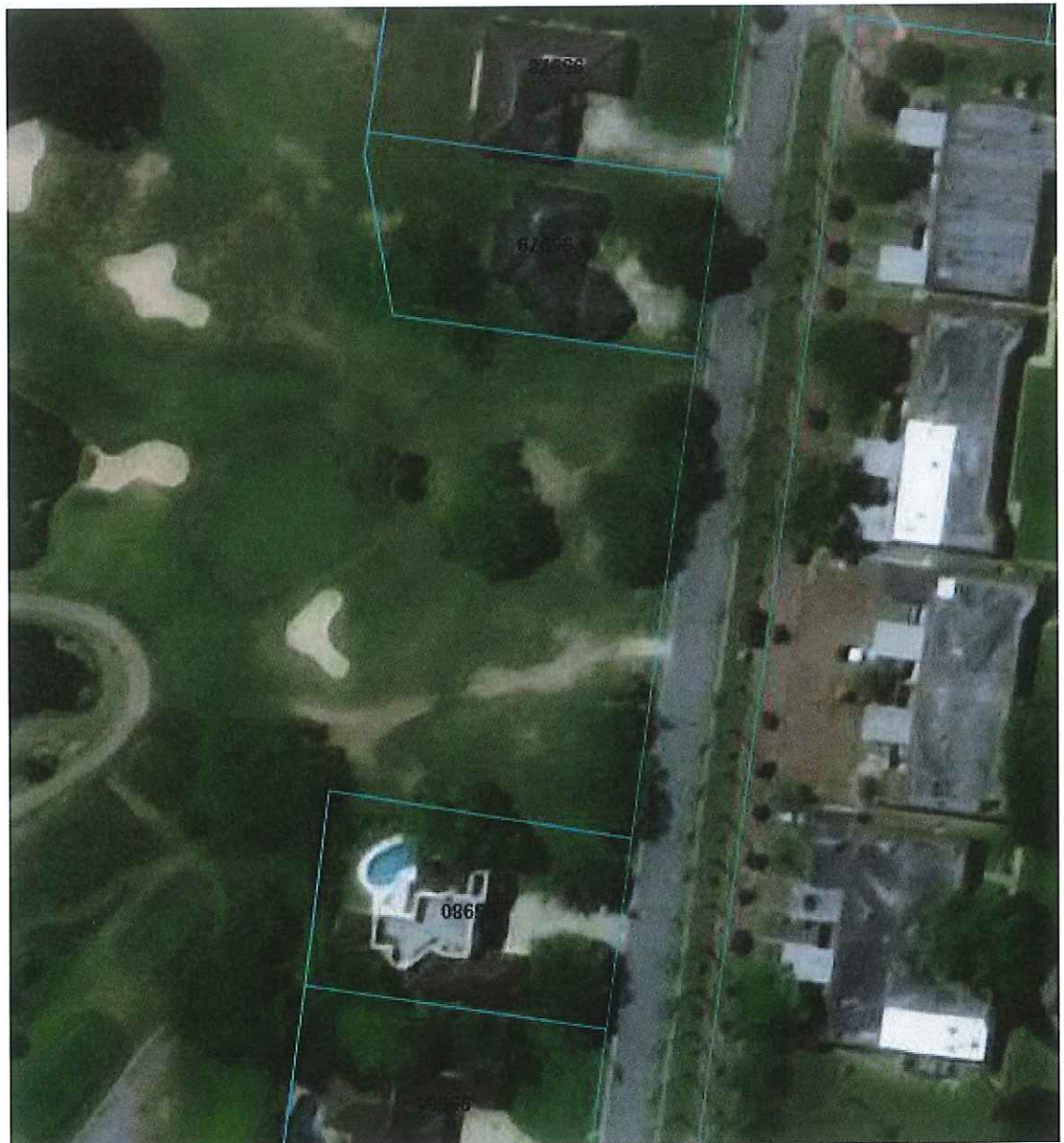
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[REDACTED]



# **VICINITY MAP** (SCALE: 1"=2000')

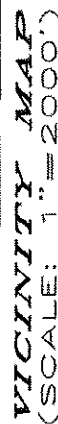
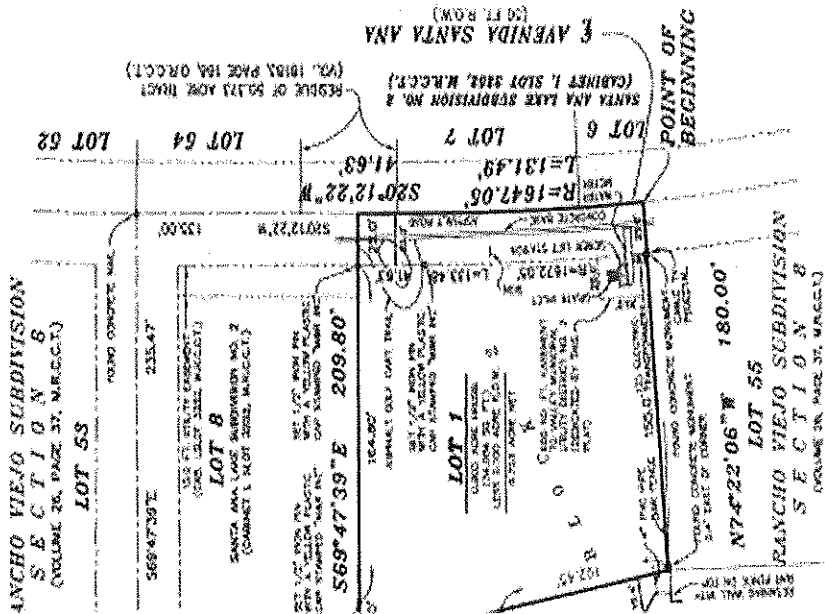




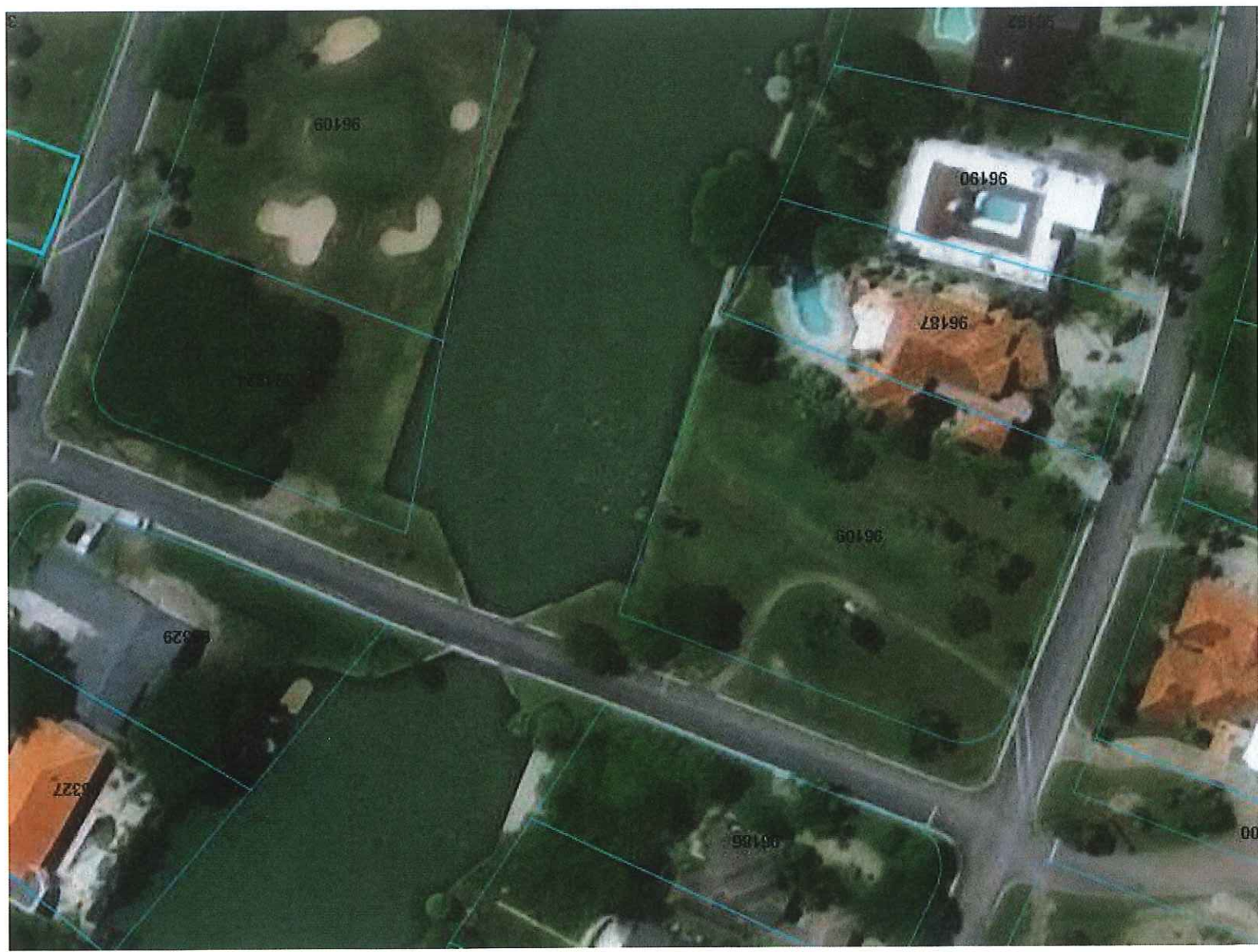




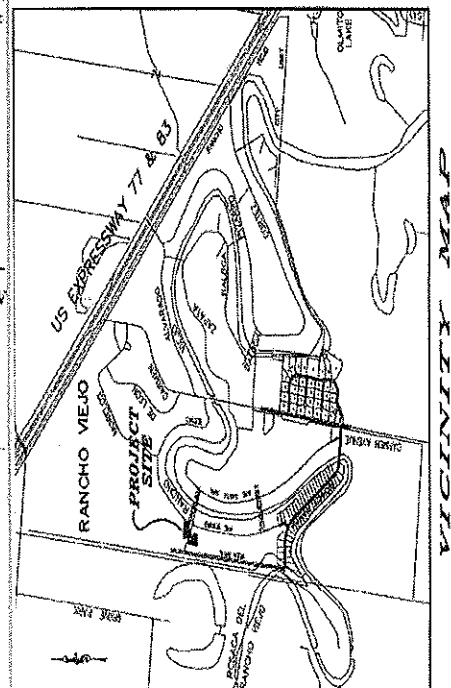
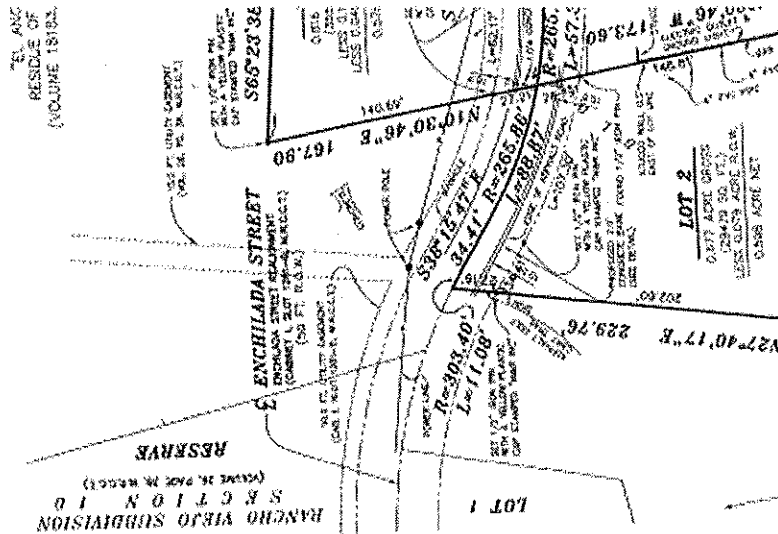








CORNER OF LOT 2A, FROM THE INTERSECTION OF THE  
 THENCE, ALONG THE WEST LINE OF SAID LOT 2A, SOUTH 10 DEG. 30 MIN. 46 SEC. WEST, A  
 24.78 FEET A ONE-HALF INCH IRON PIN FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF ENCHILADA  
 TOTAL DISTANCE OF 173.60 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.677 ACRES, MORE OR LESS.



ANCE OF  
 171, A

LOT 74

COUSSEY  
 ACRE TRACT  
 S. O.C.C., TX.

RANCHO VIEJO SUBDIVISION  
 SECTION 2  
 (VOLUME 34, PAGE 27, M.R.G. 1)

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 79  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 78  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 77  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 76  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 75  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 74  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 73  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)

LOT 72  
 R=1926.78  
 L=118.62

ENCHILADA STREET  
 (50 FT. R.O.W.)



