



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
STRATEGIC PLANNING COMMITTEE  
JUNE 29, 2020  
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 JUNE 29, 2020 at 5:30 P.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/83864267181> Meeting ID: 838 6426 7181

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/83864267181> Meeting ID: 838 6426 7181 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: 838 6426 7181

1. Review Plan for 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

2. Adjourn

Fred Blanco, Town Administrator

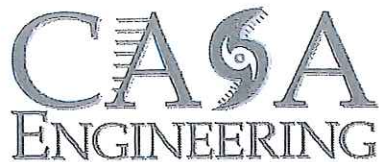
*In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on June 29, 2020 at 5:30 P.M. at Town Hall. The 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 June 15, 2020 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



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*

9922 Leopard St.  
Corpus Christi, TX 78410  
Phone: 361-288-2255  
Fax: 361.288.2260

1117 N. Stuart Place Rd., Suite E  
Harlingen, Texas 78552  
Phone 956.428.7900  
Fax 956.428.7903  
[www.casaengr.com](http://www.casaengr.com)  
Texas Registered Firm #8483



## MEASUREMENTS AND MAIN RESULTS

CASA

ENGINEERING, LLC  
CIVIL AND STRUCTURAL ENGINEERS  
11515 N. UNIVERSITY AVE. SUITE 100  
DENVER, CO 80231 (303) 751-1100  
WWW.DENVERENGINEERING.COM

15

[illegible]

381. JAVANESE SINGAPURITE	382. BUKHARA SINGAPURITE	383. BUKHARA SINGAPURITE	384. BUKHARA SINGAPURITE	385. BUKHARA SINGAPURITE	386. BUKHARA SINGAPURITE	387. BUKHARA SINGAPURITE	388. BUKHARA SINGAPURITE	389. BUKHARA SINGAPURITE	390. BUKHARA SINGAPURITE	391. BUKHARA SINGAPURITE	392. BUKHARA SINGAPURITE	393. BUKHARA SINGAPURITE	394. BUKHARA SINGAPURITE	395. BUKHARA SINGAPURITE	396. BUKHARA SINGAPURITE	397. BUKHARA SINGAPURITE	398. BUKHARA SINGAPURITE	399. BUKHARA SINGAPURITE	400. BUKHARA SINGAPURITE
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DEVELOPER: CARLOS DE LEON  
ADDRESS: 2 CORTIZ AVE.  
RANCHO VIEJO, TEXAS 78575  
956-350-0635

AUTHORIZED AGENT: CASA ENGINEERING L.L.C.  
ADDRESS: 1117 N. STUART PLACE R  
HAWLINGEN TEXAS 78552  
956-428-7500

ZED AGENT: CASA ENGINEERING LLC.  
 ADDRESS: 1117 N. STUART PLACE RD., STE. 105  
 HARLINGEN, TEXAS 79552  
 956-428-7900

PROPOSED SUBDIVISION: VILLA DE LEON SUBDIVISION  
LEGAL DESCRIPTION: BEING 0.816 ACRES OF LAND, MORE OR LESS, ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 1, AS RECORDED IN CAMERON COUNTY MAP RECORDS, VOLUME 252, PAGE 34-46, CAMERON COUNTY, TEXAS.

INCREASE: 0.510 AC.

... LIPIDINGS ARE REQUIRED.

THIS TRACT LIES IN ZONE "X", (AREAS OF MODERAL FLOOD HAZARDS) PER MAP 1, FLOOD INSURANCE RATE MAP NO. 48061C-0448 OF THE FLOOD INSURANCE RATE MAP ACT OF 1968, REVISED JULY 20, 1968, AT 48144; EFFECTIVE FEBRUARY 10, 1976. REVISED JULY 20, 1976.

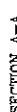
1. BEARINGS & DISTANCES SHOWN HEREON ARE BASED OFF OF "RANCHO VELO SUBDIVISION, SECTION 1" ACCORDING TO THE MAP THEREOF.
2. BEARINGS & DISTANCES SHOWN HEREON ARE BASED OFF OF "RANCHO VELO SUBDIVISION, SECTION 7" ACCORDING TO THE MAP THEREOF.
3. BEARINGS & DISTANCES SHOWN HEREON ARE BASED OFF OF "RANCHO VELO SUBDIVISION, SECTION 10" ACCORDING TO THE MAP THEREOF.
4. BEARINGS & DISTANCES SHOWN HEREON ARE BASED OFF OF "RANCHO VELO SUBDIVISION, SECTION 11" ACCORDING TO THE MAP THEREOF.
5. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
6. SUFFICIENT UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION, FIELD SURVEY AND REASONABLE ASSUMPTIONS. UNDEVELOPED AREAS BEFORE COMMENCEMENT OF WORK.
7. THE PROPERTY SHOWN HEREON IS NOT TO BE USED FOR ANY BUILDING RETRACTIONS SHOWN ARE BASED OFF THE TOWN OF RANCHO VELO, UT, ZONING REGULATIONS & RULES AND ARE AS FOLLOWS:

WAY: 25 FEET

[illegible]

ELEV=30.40 FEET (NAVD 88)

LOCATION OF SUBDIVISION WITH RESPECT TO THE CORPORATE/JURISDICTION OF A MUNICIPALITY (OTHER THAN LEWIS & CLARK SUBDIVISION) IS LOCATED IN NORTHEAST RANGHO VELD, & IS WITHIN THE TOWN OF RANGHO VELD UNIT LINE, ACCORDING TO THE 2018 EXTRATERRITORIAL JURISDICTION (EJ) OF BROWNVILLE, TEXAS. REQUESTED MAP DATED ON JANUARY 15, 2018 BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.



PLANTS TO THE HATCHERY SHOWS SEVERAL NEWLY  
JULY 1975

NOTE:  
1. ELEVATION Varies ALONG LENGTH DUE TO SLOPE

NOTE:  
1. CUMULATED VALUES ALONG LENGTH DUE TO STONE  
CUMULATIVE IMPACT AND STONE IMPACT  
SCALD 4.75.

[illegible][illegible]



LOT 9  
0.303 ACRE TRACT  
RANCHO VIEJO  
SUBDIVISION SECTION 1  
VOL 25, PG 37  
M.R.C.TX

**CASA**  
**ENGINEERING LLC**  
CIVIL AND STRUCTURAL ENGINEERS  
1117 N. FRONT STREET, SUITE 200  
MADISON, WISCONSIN 53703  
TEL: 608.261.0000 FAX: 608.261.0001  
WWW.CASAENGINEERING.COM

**SHEET 2 OF 3**  
DESIGNED BY: NATALIE CORREIA

SHEET 2 OF 3

NAME	ADDRESS	PHONE NUMBER / FAX NUMBER
JOSEPH, CARLOS DE VITOR	C/ COSTA DE PANAMA 121A, ZARAGOZA	904-104-0063
PEREZ, JOSE ANTONIO	202 A LOS RANOS SAN SEBASTIAN, 71402	904-509-6177
PEREZ, JOSE ANTONIO	1117 W. STANTON PLACE, W. 104 MANHATTAN, NY 10040	904-443-7900 / 904-443-7905

NO	DATE	REASON	2197	APPROVED

PLAN PREPARED DATE: 01/20/2020



## 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

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 & CollectorBy: Ignacio Perez DEPUTYRECEIVED  
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  
CORTEZ AVE  
RANCHO VIEJO, TX 78575

PROPERTY DESCRIPTION:

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

ACRES .5153 MIN% .000000000000 TYPE  
CAUSE # 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