



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
JUNE 1, 2021
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 Tuesday, June 1, 2021, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review plans for Rezone request by tony McDermid, representative of Golf and Resorts Investment, LLC 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.
2. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.
3. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

4. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

5. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

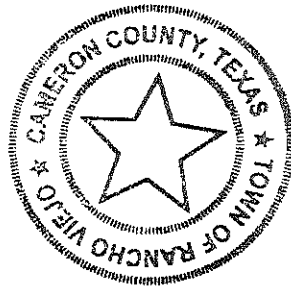
And 0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded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

6. 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 1, 2021 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 May 27, 2021 at 5:00 PM 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:

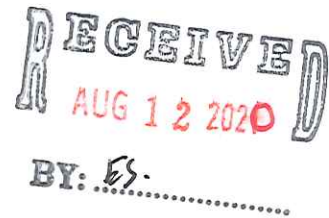


Fred Blanco, Town Administrator

1. Review plans for Rezone request by tony McDermid, representative of Golf and Resorts Investment, LLC 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.

08/12/2020

Town of Rancho Viejo
Request – Re-Zoning
Present - Recreational
To – Residential



Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be rezoned & replatting

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

(Lot 1, Block 2)

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

This is in connection with previous rezone request where new plat shows the agreed 25 ft setback next to the property of Mr. Tomas Castella

Regards

Tony McDermid (Representatives)

956-350-4000

956-572-0332

2. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 0.522 acre tract, out if “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.

Mejia & Rose, Incorporated

Engineering

Surveying

RECEIVED
APR 12 2021
BY: *ES*

**Engineering Report
For
EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1
LOT 1, BLOCK 1,
IN THE CITY OF RANCHO VIEJO, TEXAS**

DECEMBER 9, 2020

Purpose of Subdivision

The purpose of this subdivision is to create a residential lot within this existing golf community.

Access

Lot 1 Block 1 will have access to Carmen Ave. (50 ft. r.o.w.).

Proposed Improvements

There are no proposed improvements planned for this Subdivision except for sewer and water service taps on existing main lines.

Streets and Drainage

No new street or parking lot changes are proposed for the subdivision.

No new underground storm sewer system are proposed for the Subdivision.

Sanitary Sewer Service

Service connection for lot 1, block 1 is to be installed on an existing gravity sewer line located in the western portion of the Carmen Ave. pavement by cutting across pavement to said line and to repair the pavement in accordance with detail on sheet no. 3.

Water Service

1" Water Service connections for lot 1, block 1 is to be installed by cut or bore method on an existing waterline located across Carmen Ave. and parking for Las Casitas on the West side of Carmen Ave. and to repair the pavement in accordance with detail on sheet no. 3.

Install meter box approved by Valley Municipal Utility District no. 2 at time of taps.

The actual water meters will not be installed until each site is developed

Page 1 of 2

P. O. Box 3761 • Brownsville, Texas 78523 • (956) 544-3022

Water Rights Fees, Impact Fees, and Reimbursement Fees

Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 prepaid by developer to Valley Municipal Utility District no. 2.

Electrical Service

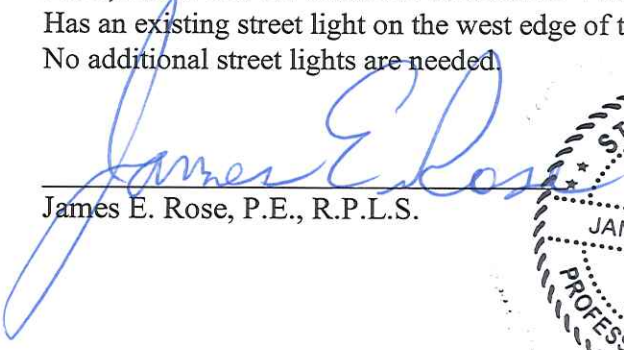
Electric service will be provided by A.E.P.

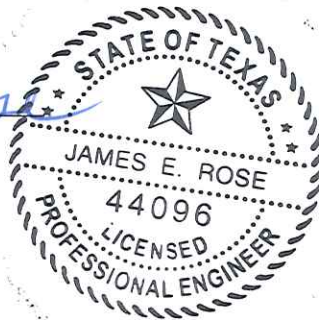
Street Lighting

Lot 1, Block 1 of EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1.

Has an existing street light on the west edge of the lot at the right-of-way line of Carmen Ave.

No additional street lights are needed.


James E. Rose, P.E., R.P.L.S.



METES AND BOUNDS DESCRIPTION
(LOT 1, BLOCK 1)

0.552 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 28, PAGE 45, AND ADJACENT TO RANCHO VIEJO 1986 SUBDIVISION, RECORDED IN CABBET I, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.552 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 3, RANCHO VIEJO 1986 SUBDIVISION (CABBET I, SLOT 706-A, M.R.C.C.T.) BEING IN THE CENTERLINE OF AVENIDA CARMEN (50 FT. R.O.W.), FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THIS TRACT;

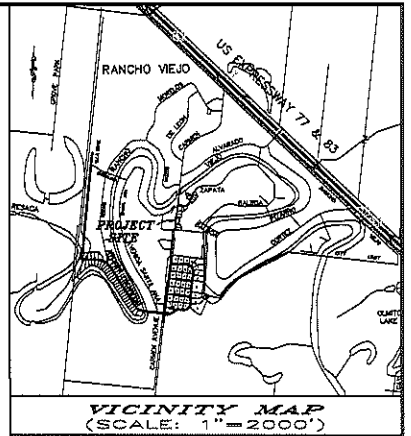
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 82 DEG. 54 MIN. 15 SEC. EAST, AT A DISTANCE OF 20.00 FEET AN ONE-HALF INCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 107.34 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 07 DEG. 57 MIN. 05 SEC. WEST, A DISTANCE OF 227.75 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, ON THE NORTH LINE OF LOT 2, RANCHO VIEJO 1986 SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID NORTH LINE OF LOT 2, NORTH 82 DEG. 54 MIN. 15 SEC. WEST, AT A DISTANCE OF 83.94 FEET A ONE-HALF INCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 108.84 FEET TO A STEEL SPINDLE FOUND IN THE CENTERLINE OF AVENIDA CARMEN, FOR THE SOUTH WEST CORNER OF THIS TRACT;

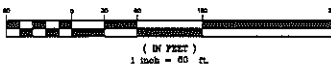
THENCE, ALONG THE CENTERLINE OF AVENIDA CARMEN, NORTH 07 DEG. 05 MIN. 45 SEC. EAST, A DISTANCE OF 227.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.552 ACRES, MORE OR LESS.



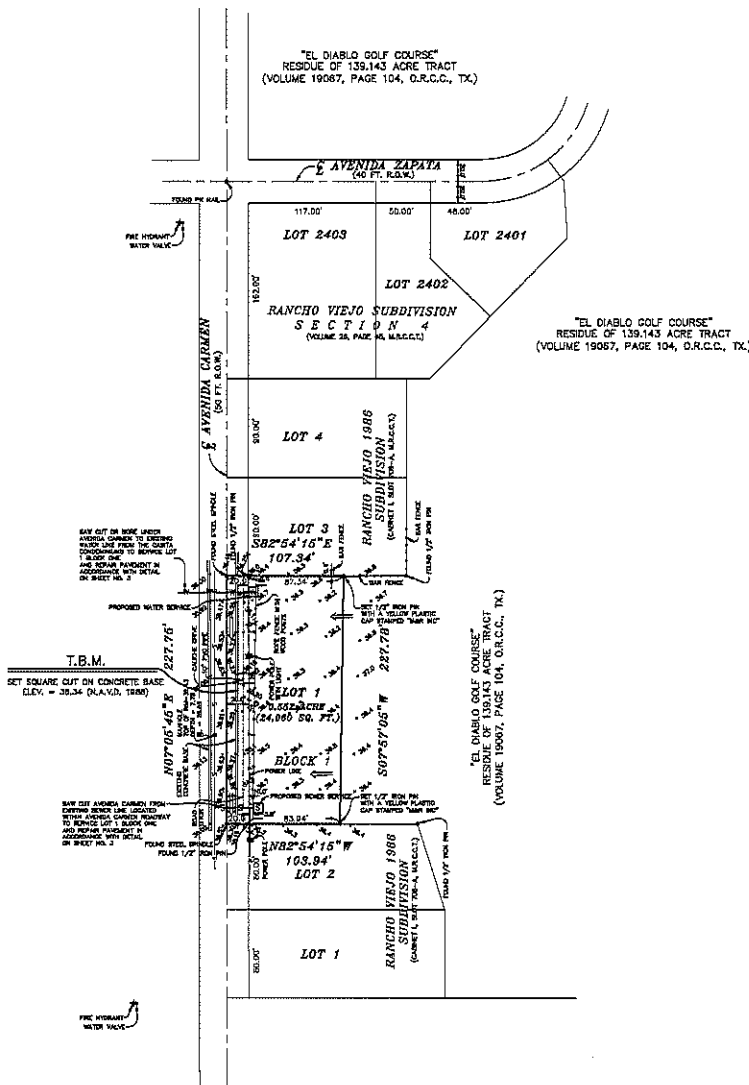
VICINITY MAP
(SCALE: 1" = 2000')

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

MERIDIAN OF
RANCHO VIEJO
SUBDIVISION
SECTION 4



LEGEND	
[Symbol]	PROP. WATER SERVICE CONNECTION
[Symbol]	PROP. SANITARY SERVICE CONNECTION
[Symbol]	PROP. SANITARY SERVICE
[Symbol]	EXISTING SANITARY SERVICE
[Symbol]	PROP. WATER SERVICE
[Symbol]	EXISTING WATER SERVICE
[Symbol]	PROPOSED MANHOLE
[Symbol]	EXISTING MANHOLE

NOTES:

- THIS 0.552 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER THE F.A.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481846, PANELS NO. 0445 F, EFFECTIVE FEBRUARY 16, 2015.
- MONUMENTATION FOUND ALONG AVENIDA CARMEN WAS USED AS THE BASIS OF BEARING.
- GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.M.U.D. #2) OVER ALL OF SECTION 1 THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 25, PAGES 34-48 AND VOLUME 30, PAGE 11, AND SECTIONS V THROUGH X RECORDED IN VOLUME 28, PAGES 33-43, MAP RECORDS OF CAMERON COUNTY TEXAS, AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 651, DEED RECORDS, (BLANKET IN NATURE).
- EASEMENT AND RIGHT-OF-WAY DATED JUNE 4, 1988, RECORDED IN VOLUME 5031, PAGE 288, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (ELECTRICAL BLANKET IN NATURE - 139.144 ACRES EL DIABLO GOLF COURSE).
- CONTRACT FOR IRRIGATION RIGHTS AND EASEMENTS DATED APRIL 3, 1944, RECORDED IN VOLUME 354, PAGE 128 AND VOLUME 354, PAGE 351, DEED RECORDS, CAMERON COUNTY, TEXAS. (IRRIGATION RIGHTS, BLANKET FOR ALL OF RANCHO VIEJO).
- UTILITY EASEMENT DATED NOVEMBER 10, 1974, RECORDED IN VOLUME 1607, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS. (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS I THROUGH X OF RANCHO VIEJO).
- ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2. (PH: 956-350-4136).
- THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- ELEVATIONS BASED ON BENCHMARK "B 1435" 30.49' N.A.V.D. 1988.

DEED RESTRICTIONS:

VOLUME 842, PAGE 399, AMENDMENT THERETO IN VOLUME 864, PAGE 602, AND VOLUME 888, PAGE 20, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

BUILDING SETBACKS:

- FRONT YARD SETBACK LINE 25 FT.
- SIDE YARD SETBACK LINE 5 FT.
- REAR YARD SETBACK LINE 25 FT.

PRELIMINARY PLAT
OF

"EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1"

BEING
1 RESIDENTIAL LOT
BEING

OWNER:

GOLF & RESORTS
INVESTMENTS, LLC
1 RANCHO VIEJO DRIVE
RANCHO VIEJO, TX. 78525
(956)-350-4000

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023800
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3088
email: mandrino@engmail.com

G.F. NO. 1/2

JOB NO. 25958
5/15/2019

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS.

EDUARDO H. MEJIA
P.E., PROFESSIONAL LAND SURVEYOR
NO. 3900

0.552 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 28, PAGE 45, AND ADJACENT TO RANCHO VIEJO 1986 SUBDIVISION, RECORDED IN CABBET I, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS;

SCALE: 1" = 60'

PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC
(DECEMBER 4, 2019)

09/09/2020

Town of Rancho Viejo

Request – Replaiting

To – Residential

Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be replaiting

RECEIVED
SEP 09 2020

BY: E.S.

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

(Lot 1, Block 1)

0.522 acre tract, out if “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.

Said 0.552 acres being more particularly located and described as follows: beginning at a steel spindle found at the southwest corner of lot 3, Rancho Viejo 1986 subdivision (cab. i, slot 706-a, m.r.c.c.t.) being in the centerline of Avenida Carmen (50 ft. r.o.w.), for the point of beginning and northwest corner of this tract; thence along the south line of said lot 3, south 82 deg. 54 min. 15 sec. east, at a distance of 20.00 feet an one-half inch iron pin found at the east right-of-way line of Avenida Carmen, a total distance of 107.34 feet to a one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the northeast corner of this tract; thence, south 07 deg. 57 min. 05 sec. west, a distance of 227.78 feet to a one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, on the north line of lot 2, Rancho Viejo 1986 subdivision, for the southeast corner of this tract; thence, along said north line of lot 2, north 82 deg. 54 min. 15 sec. west, at a distance of 83.94 feet a one-half inch iron pin found at the east right-of-way line of Avenida Carmen, a total distance of 103.94 feet to a steel spindle found in the centerline of Avenida Carmen, for the south west corner of this tract; thence, along the centerline of Avenida Carmen, north 07 deg. 05 min. 45 sec. east, a distance of 227.75 feet to the point of beginning; containing 0.552 acres, more or less

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

(Lots 1 and 2, Block 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

Said 1.433 acres being more particularly located and described as follows: beginning at the intersection of the centerlines of Taco street (50 ft. r.o.w.) and Avenida Tesoro (50 ft. r.o.w.), for the northwest corner of this tract; thence, along the centerline of Taco street, north 80 deg. 06 min. 50 sec. east, a distance of 228.0 feet, for the northeast corner of this tract; thence along the east line of this tract, being near the west edge of Resaca del Rancho Viejo, south 09 deg. 32 min. 34 sec. east, at 25.0 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, at a distance of 148.85 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 263.65 feet to a point in an inlet for a concrete culvert in the Resaca del Rancho Viejo, for the southeast corner of this tract; thence, south 73 deg. 42 min. 36 sec. west, at a distance of 10.8 feet a half-inch iron pin found, at 195.0 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set at the east right-of-way line of Avenida Tesoro (50 ft. r.o.w.), a total distance of 220.0 feet to the centerline of said Avenida Tesoro being on a curve to the right with a radius of 1248.53 feet, for a corner of this tract; thence, along centerline of said Avenida Tesoro being on a curve to the right with an arc length of 139.57 feet, for a corner of this tract; thence, continuing along said centerline, north 09 deg. 53 min. 10 sec. west, a distance of 148.916 feet to the point of beginning; containing 1.433 acres, more or less.

(Lot 1, Block 2)

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

Said 0.783 acres being more particularly located and described as follows: beginning at the intersection of the centerlines of Taco street (50 ft. r.o.w.) and Avenida Santa Ana (50 ft. r.o.w.), for the northeast corner of this tract; thence, along the centerline of Avenida Santa Ana, south 09 deg. 53 min. 10 sec. east, a distance of 30.55 feet to the point of curvature of a curve to the left with a radius of 2429.37 feet, for a corner of this tract; thence, continuing along the centerline of Avenida Santa Ana, an arc length of 129.91 feet to the southeast corner of this tract; thence, along the north line of lot 85, section 8, south 77 deg. 02 min. 59 sec. west, at a distance of 25.0 feet a half-inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 203.00 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the southwest corner of this tract; thence along the west line of this tract, being near the east edge of Resaca del Rancho Viejo, north 13 deg. 28 min. 57 sec. west, at 146.54 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set at the south right-of-way line of Taco street, a total distance of 171.59 feet to a point in the centerline of said

taco street, for the northwest corner of this tract; thence, along said centerline, north 80 deg. 06 min. 50 sec. east, a distance of 210.00 feet to the point of beginning; containing 0.783 acres, more or less.

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

(Lots 1 and 2, Block 1)

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

Said 1.070 acres being more particularly located and described as follows: beginning at a concrete nail found at the southwest corner of lot 79, Rancho Viejo subdivision, section 7, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and enchilada street (50 ft. r.o.w.), for the northwest corner of this tract; thence, along the centerline of said enchilada street, south 69 deg. 47 min. 39 sec. east, a distance of 230.00 feet to a steel spindle found, for the northeast corner of this tract; thence along the east line of this tract, being near the west edge of Resaca del Rancho Viejo, south 17 deg. 19 min. 12 sec. west, at a distance of 25.03 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, at a distance of 106.82 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 198.63 feet to an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the southeast corner of this tract; thence, along the north line of lot 1, Rancho Viejo subdivision, section 7, north 69 deg. 47 min. 39 sec. west, at a distance of 240.0 feet a steel spindle found at the centerline of said Avenida Tesoro, for the southwest corner of this tract; thence, along centerline of said Avenida Tesoro, north 20 deg. 12 min. 21 sec. east, a distance of 198.38 feet to the point of beginning; containing 1.070 acres, more or less.

(Lot 1, Block 2)

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

Said 0.803 acres being more particularly located and described as follows: beginning at the northeast corner of lot 55, Rancho Viejo subdivision, section 8, being in the centerline of Avenida Santa Ana (50 ft. r.o.w.), for the southeast corner of this tract; thence, along the north line of said lot 55, north 74 deg. 22 min. 06 sec. west, at a distance of 25.0 feet a concrete monument found, at a distance of 179.6 feet a concrete

monument found, a total distance of 180.00 feet, for the southwest corner of this tract; thence along the west line of this tract, north 09 deg. 26 min. 25 sec. east, at 102.45 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 190.69 feet to a point in the Resaca del Rancho Viejo and being the south boundary line of lot 8, Santa Ana Lake subdivision no. 2 (cab. i, slot 3252, m.r.c.c.t.), for the northwest corner of this tract; thence, along the south line of said lot 8, south 69 deg. 47 min. 39 sec. east, at a distance of 20.0 feet a half-inch iron pin with a yellow plastic cap stamped "m&r inc" found, at 184.80 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" found, at the west right-of-way line of Avenida Santa Ana (50 ft. r.o.w.), a total distance of 209.80 feet to the centerline of said Avenida Santa Ana, for the northeast corner of this tract; thence, along centerline of said Avenida Santa Ana, south 20 deg. 12 min. 22 sec. west, a distance of 41.63 feet to a point of curvature of a curve to the left with a radius of 1,647.05 feet, for a corner of this tract; thence, continuing along centerline of said Avenida Santa Ana, an arc length of 131.49 feet (chord:s17°55'08"w 131.46') to the point of beginning; containing 0.803 more or less

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

(Lot 1, Block 1)

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

Said 0.816 acres being more particularly located and described as follows: beginning at the southwest corner of lot 79, Rancho Viejo Subdivision, section 79, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and Enchilada Street (50 ft. r.o.w.), for the southeast corner of this tract; thence, along the centerline of said Enchilada Street, north 69 deg. 47 min. 39 sec. west, a distance of 42.71 feet to the point of curvature of a curve to the left with a radius of 55.00 feet, for a corner of this tract; thence, along said curve being the centerline of said enchilada street, an arc distance of 34.30 feet (chord:n87°39'32"w 33.75'), for a corner of this tract;thence, continuing along the centerline of said enchilada street, south 74 deg. 28 min. 36 sec. west, a distance of 9.43 feet to the point of curvature of a curve to the right with a radius of 93.47 feet, for a corner of this tract; thence, along said curve being the centerline of said Enchilada Street, an arc distance of 58.32 feet (chord:s87°38'51"e 57.38'), for a corner of this tract;thence, continuing along the centerline of said Enchilada Street, north 69 deg. 46 min. 17 sec. west, a distance of 30.24 feet to the point of curvature of a curve to the right with a radius of 265.86 feet, for a corner of this tract; thence, along said curve being the centerline of said Enchilada Street, an arc distance of 57.33 feet (chord:s63°35'37"e 57.22'), for the southwest corner of this tract;thence along the west line of this tract, north 10 deg. 30 min. 46 sec. east, at 27.21 feet an one-half inch iron

pin with a yellow plastic cap stamped "m&r inc" set at the northern right-of-way line of enchilada street, a total distance of 167.90 feet to a half-inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the northwest corner of this tract; thence, along the north line of this tract, south 65 deg. 23 min. 38 sec. east, at a distance of 231.91 feet a half-inch iron pin with a yellow plastic cap stamped "m&r inc" set at the west right-of-way line of Avenida Tesoro (50 ft. r.o.w.), a total distance of 256.91 feet to the centerline of said Avenida Tesoro being a curve to the left with a radius of 1925.76, for the northeast corner of this tract; thence, continuing along centerline of said Avenida Tesoro, an arc length of 118.62 feet (chord:s21°58'13"w 118.59'), to the point of beginning;containing 0.816 acres more or less

(Lot 2, Block 1)

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

Said 0.667 acres being more particularly located and described as follows: beginning at a one-half inch iron pin found at the southwest corner of lot 2a, Rancho Viejo 1986 subdivision (cab. i, slot 707-b, m.r.c.c.t.), for the southeast corner of this tract; thence, north 69 deg. 47 min. 39 sec. west, a distance of 180.00 feet to a one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the southwest corner of this tract; thence along the west line of this tract, north 27 deg. 40 min. 17 sec. east, at a distance of 202.60 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set at the south right-of-way line of Enchilada Street (50 ft. r.o.w.), a total distance of 229.76 feet to the centerline of said Enchilada Street, being on a curve to the right with a radius of 303.40 feet, for the northwest corner of this tract; thence, along said centerline, an arc distance of 11.08 feet still on the centerline of said Enchilada Street, for the southwest corner of this tract; thence, continuing along said centerline, south 38 deg. 15 min. 47 sec. east, a distance of 34.41 feet to a curve to the left with a radius of 265.86 feet, for a corner of this tract; thence, along said curve, an arc distance of 88.87 feet (chord:s47°50'22"e 88.46'), to the northwestcorner of lot 2a, for the northeast corner of this tract; thence, along the west lot line of said lot 2a, south 10 deg. 30 min. 46 sec. west, at a distance of 26.79 feet a one-half inch iron pin found at the south right-of-way line of Enchilada Street, a total distance of 173.60 feet to the point of beginning; containing 0.677 acres, more or less

Regards

Tony McDermid (Representatives)

956-350-4000

956-572-0332

TAX CERTIFICATE



Account:	52/0050/0050/9010/00	Billing No:	153693	Alt Acct No:	000000096109
		Sequence No.	14418	Proc Date:	08/28/2020
				Effective Date:	08/28/2020
Property Owner:				Acres:	18.0000
	GOLF & RESORTS INVESTMENTS LLC			Exemption Codes:	
	EL ANGEL GOLF COURSE				
	1 RANCHO VIEJO DR				
	RANCHO VIEJO, TX 78575-9740				

Legal Desc:	RANCHO VIEJO - RANCHO VIEJO EL ANG	Property Loc:	ESCANDON/SANTA ANA
	EL GOLF COURSE SECTION 5-10 AND RA		RANCHO VIEJO TX
	NCHO VIEJO SEC 7 LOT 132, 149.844		
	AC OUT OF 154.296 ACS		

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 08/28/2020. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2019 - 0							
BROWNSVILLE I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of August, 2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of August, 2020							\$0.00

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, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 08/28/2020

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
ANTONIO "TONY" YZAGUIRRE JR.

BY: Ignacio Perez Deputy

CAMERON COUNTY TAX OFFICE
Antonio "Tony" Yzaguirre Jr.
835 E. Levee
Brownsville TX 78520
(956) 544-0800
www.cameroncountytax.org

TAX CERTIFICATE



Account:	52/0010/0010/0015/00	Billing No:	153108	Alt Acct No:	000000095540
		Sequence No.	14417	Proc Date:	08/28/2020
				Effective Date:	08/28/2020
Property Owner:				Acres:	18.0069
	GOLF & RESORTS INVESTMENTS LLC			Exemption Codes:	
	EL DIABLO GOLF COURSE				
	1 RANCHO VIEJO DR				
	RANCHO VIEJO, TX 78575-9740				
Legal Desc:	RANCHO VIEJO EL DIABLO GOLF COURSE			Property Loc:	900 SANTA ANA
	IN SECTIONS 1-2-3-4-5, 137.516 AC				TX
	OUT OF 139.082 AC OF 139.143 ACRE				
	S				

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 08/28/2020. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2019 - 0							
BROWNSVILLE I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
DRAINAGE DIST #1							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of August, 2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of August, 2020							\$0.00

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, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 08/28/2020

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
ANTONIO "TONY" YZAGUIRRE JR.

BY: Ignacio Perez Deputy

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: July 7, 2020

FILE NO.: 929438

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:

GOLF & RESORTS INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

DESCRIPTION OF PROPERTY:

Proposed "Lot 1, Block 1, EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1", Cameron County, Texas, being a 0.552 acre tract out of "EL DIABLO GOLF COURSE" and described as a 139.143 acre tract in Assumption Warranty Deed recorded in Volume 19057, Page 104, Official Records, Cameron County, Texas, and adjacent to Rancho Viejo 1986 Subdivision, as per map or plat thereof recorded in Cabinet 1, Slot 706-A, Map Records, Cameron County, Texas; said 0.552 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a steel spindle found at the Southwest corner of Lot 3, Rancho Viejo 1986 Subdivision (Cab. 1, Slot 706-A, M.R.C.C.T.) being in the centerline of Avenida Carmen (50-foot r.o.w.), for the POINT OF BEGINNING and Northwest corner of this tract;

THENCE, along the South line of said Lot 3, South 82 degrees 54 minutes 15 seconds East, at a distance of 20.00 feet an 1/2-inch iron pin found at the East right-of-way line of Avenida Carmen, a total distance of 107.34 feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set for the Northeast corner of this tract;

THENCE, South 07 degrees 57 minutes 05 seconds West, a distance of 227.78 feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, on the North line of Lot 2, Rancho Viejo 1986 Subdivision, for the Southeast corner of this tract;

THENCE, along said North line of Lot 2, North 82 degrees 54 minutes 15 seconds West, at a distance of 83.94 feet a 1/2-inch iron pin found at the East right-of-way line of Avenida Carmen, a total distance of 103.94 feet to a steel spindle found in the centerline of Avenida Carmen, for the Southwest corner of this tract;

THENCE, along the centerline of Avenida Carmen, North 07 degrees 05 minutes 45 seconds East, a distance of 227.75 feet to the POINT OF BEGINNING, containing 0.552 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

SCHEDULE B EXCEPTIONS:

1. Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated April 1, 1963, recorded in Volume 744, Page 502, Deed Records, Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
2. Right of Way Easement dated December 18, 1986, recorded in Volume 132, Page 193 and page 195, Official Records, Cameron County, Texas.
3. Easement and Right of Way dated May 15, 1985, recorded in Volume 1421, Page 859, Deed Records, Cameron County, Texas.
4. Easement and Right of Way dated June 4, 1998, recorded in Volume 5031, Page 286, Official Records, Cameron County, Texas.
5. Easement and Right of Way dated October 29, 1999, recorded in Volume 6012, Page 45, Official Records, Cameron County, Texas.
6. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 40, Official Records, Cameron County, Texas.
7. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 44, Official Records, Cameron County, Texas.
8. Contract for irrigation rights and easements dated April 3, 1944, recorded in Volume 354, Page 128 and Volume 354, Page 351, Deed Records, Cameron County, Texas.
9. Utility Easement dated November 18, 1974, recorded in Volume 1607, Page 851, Deed Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399, Amendment thereto in Volume 964, Page 802, and Volume 968, Page 20, all recorded in Deed Records, Cameron County, Texas.

CURATIVE MATTERS:

1. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 11, 2007, recorded in Volume 14059, Page 143, Official Records, Cameron County, Texas, executed by RANCHO VIEJO, INC., in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the original principal amount of \$3,500,000.00 and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

Said Lien modified and/or renewed and/or extended by instrument(s) dated December 13, 2011, recorded in Volume 18380, Page 103, Official Records of Cameron County, Texas.

Said Lien assumed by GOLF AND RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in instrument dated December 13, 2011, executed by RANCHO VIEJO, INC., A TEXAS CORPORATION, recorded in Volume 18183, Page 168, Official Records, and **corrected** in instrument recorded in Volume 19067, Page 104, Official Records, Cameron County, Texas.

Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.
2. Security Interest granted to FALCON INTERNATIONAL BANK, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed December 14, 2011, recorded in Volume 18183, Page 188, Official Records, Cameron County, Texas.

3. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 15, 2016, recorded on July 25, 2016, in Volume 21927, Page 1, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$240,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
4. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated March 10, 2017, recorded on March 27, 2017, in Volume 22473, Page 15, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$750,716.83, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
5. Cross-Default and Cross-Collateralization Agreement dated March 10, 2017, between FALCON INTERNATIONAL BANK (Bank), GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (Borrower), SERGIO R. ARGUELLES GUTIERREZ AND SERGIO R. ARGUELLES GONZALEZ (Guarantor), recorded in Volume 22518, Page 172, Official Records, Cameron County, Texas.
6. Tax Lien Transfer Contract dated May 30, 2018, recorded on June 19, 2018, in Volume 23494, Page 293, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, RANCHO VIEJO GOLF & RESORTS, LLC, it's manager, Jorge Vela, CFO, in favor of —, Trustee, securing the payment of one note in the principal amount of \$65,306.86, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FGMS HOLDINGS, LLC. *This instrument discloses that it secures payment of ad valorem taxes, therefore making it superior to all liens including purchase money liens.*
7. Collateral, Assignment of Tax Liens and Related Liens dated June 1, 2018, filed August 24, 2018, recorded in Volume 23642, Page 26, Official Public Records of Cameron County, Texas.
8. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Golf & Resorts Investments, LLC, a Texas Limited Liability Company and found the following: NONE
9. **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: July 13, 2020

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: July 7, 2020

FILE NO.: 929439

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:

GOLF & RESORTS INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

DESCRIPTION OF PROPERTY:

TRACT I:

Proposed "Lots 1 and 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1", Cameron County, Texas, being a 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, Cameron County, Texas, and adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 1.433 acres being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the centerlines of Taco Street (50-foot r.o.w.), and Avenida Tesoro (50-foot r.o.w.), for the Northwest corner of this tract;

THENCE, along the centerline of Taco Street, North 80 degrees 06 minutes 50 seconds East, a distance of 226.0 feet, for the Northeast corner of this tract;

THENCE, along the East line of this tract, being near the West edge of Resaca De Rancho Viejo, South 09 degrees 32 minutes 34 seconds East, at 25.0 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, at a distance of 148.85 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, a total distance of 263.65 feet to a point in an inlet for a concrete culvert in the Resaca Del Rancho Viejo, for the Southeast corner of this tract;

THENCE, South 73 degrees 42 minutes 36 seconds West, at a distance of 10.8 feet to a 1/2-inch iron pin found, at 195.0 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set at the East right-of-way line of Avenida Tesoro (50-foot r.o.w.), a total distance of 220.00 feet to the centerline of said Avenida Tesoro being on a curve to the right with a radius of 1248.53 feet, for a corner of this tract;

THENCE, along the centerline of said Avenida Tesoro being on a curve to the right with an arc length of 139.57 feet, for a corner of this tract;

THENCE, continuing along said centerline, North 09 degrees 53 minutes 10 seconds West, a distance of 148.916 feet to the POINT OF BEGINNING, containing 1.433 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

TRACT II:

Proposed "Lot 1, Block 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1", Cameron County, Texas, being a 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, Cameron County, Texas, and adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.783 acres being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the centerlines of Taco Street (50-foot r.o.w.), and Avenida Santa Ana (50-foot r.o.w.), for the Northeast corner of this tract;

THENCE, along the centerline of Avenida Santa Ana, South 09 degrees 53 minutes 10 seconds East, a distance of 30.55 feet to the point of curvature of a curve to the left with a radius of 2429.37 feet, for a corner of this tract;

THENCE, continuing along the centerline of Avenida Santa Ana, an arc length of 129.91 feet to the Southeast corner of this tract;

THENCE, along the North line of Lot 85, Section 8, South 77 degrees 02 minutes 59 seconds West, at a distance of 25.0 feet a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, a total distance of 203.00 feet and 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Southwest corner of this tract;

THENCE, along the West line of this tract, being near the East edge of Resaca Del Rancho Viejo, North 13 degrees 26 minutes 57 seconds West, at 146.54 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Southwest corner of this tract;

THENCE, along said centerline, North 80 degrees 06 minutes 50 seconds East, a distance of 210.00 feet to the POINT OF BEGINNING, containing 0.783 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

SCHEDULE B EXCEPTIONS:

1. Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated April 1, 1963, recorded in Volume 744, Page 502, Deed Records, Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
2. Right of Way Easement dated December 18, 1986, recorded in Volume 132, Page 193 and page 195, Official Records, Cameron County, Texas.
3. Easement and Right of Way dated May 15, 1985, recorded in Volume 1421, Page 859, Deed Records, Cameron County, Texas.
4. Easement and Right of Way dated June 4, 1998, recorded in Volume 5031, Page 286, Official Records, Cameron County, Texas.
5. Easement and Right of Way dated October 29, 1999, recorded in Volume 6012, Page 45, Official Records, Cameron County, Texas.
6. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 40, Official Records, Cameron County, Texas.

7. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 44, Official Records, Cameron County, Texas.
8. Contract for irrigation rights and easements dated April 3, 1944, recorded in Volume 354, Page 128 and Volume 354, Page 351, Deed Records, Cameron County, Texas.
9. Utility Easement dated November 18, 1974, recorded in Volume 1607, Page 851, Deed Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399, Amendment thereto in Volume 964, Page 802, and Volume 968, Page 20, all recorded in Deed Records, Cameron County, Texas.

CURATIVE MATTERS:

1. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 11, 2007, recorded in Volume 14059, Page 143, Official Records, Cameron County, Texas, executed by RANCHO VIEJO, INC., in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the original principal amount of \$3,500,000.00 and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

Said Lien modified and/or renewed and/or extended by instrument(s) dated December 13, 2011, recorded in Volume 18380, Page 103, Official Records of Cameron County, Texas.

Said Lien assumed by GOLF AND RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in instrument dated December 13, 2011, executed by RANCHO VIEJO, INC., A TEXAS CORPORATION, recorded in Volume 18183, Page 168, Official Records, and **corrected** in instrument recorded in Volume 19067, Page 104, Official Records, Cameron County, Texas.

Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.
2. Security Interest granted to FALCON INTERNATIONAL BANK, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed December 14, 2011, recorded in Volume 18183, Page 188, Official Records, Cameron County, Texas.
3. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 15, 2016, recorded on July 25, 2016, in Volume 21927, Page 1, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$240,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
4. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated March 10, 2017, recorded on March 27, 2017, in Volume 22473, Page 15, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$750,716.83, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
5. Cross-Default and Cross-Collateralization Agreement dated March 10, 2017, between FALCON INTERNATIONAL BANK (Bank), GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (Borrower), SERGIO R. ARGUELLES GUTIERREZ AND SERGIO R. ARGUELLES GONZALEZ (Guarantor), recorded in Volume 22518, Page 172, Official Records, Cameron County, Texas.

6. Tax Lien Transfer Contract dated May 30, 2018, recorded on June 19, 2018, in Volume 23494, Page 293, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, RANCHO VIEJO GOLF & RESORTS, LLC, it's manager, Jorge Vela, CFO, in favor of —, Trustee, securing the payment of one note in the principal amount of \$65,306.86, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FGMS HOLDINGS, LLC. *This instrument discloses that it secures payment of ad valorem taxes, therefore making it superior to all liens including purchase money liens.*
7. Collateral, Assignment of Tax Liens and Related Liens dated June 1, 2018, filed August 24, 2018, recorded in Volume 23642, Page 26, Official Public Records of Cameron County, Texas.
8. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Golf & Resorts Investments, LLC, a Texas Limited Liability Company and found the following: NONE
9. **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: July 13, 2020

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: July 7, 2020

FILE NO.: 929440

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:

GOLF & RESORTS INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

DESCRIPTION OF PROPERTY:

TRACT I:

Proposed "Lot 1, Block 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", Cameron County, Texas, being a 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, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 8, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.803 acre being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 55, Rancho Viejo Subdivision, Section 8, being in the centerline of Avenida Santa Ana (50 ft. r.o.w.), for the Southeast corner of this tract;

THENCE, along the North line of said Lot 55, North 74 degrees 22 minutes 06 seconds West, at a distance of 25.0 feet a concrete monument found, at a distance of 179.6 feet a concrete monument found, a total distance of 180.00 feet, for the Southwest corner of this tract;

THENCE, along the West line of this tract, North 09 degrees 26 minutes 25 seconds East, at 102.45 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, a total distance of 190.69 feet to a point in the Resaca Del Rancho Viejo and being the South boundary line of Lot 8, Santa Ana Lake Subdivision No. 2 (Cab. 1, Slot 3252, M.R.C.C.T.), for the Northwest corner of this tract;

THENCE, along the South line of said Lot 8, South 69 degrees 47 minutes 39 seconds East, at a distance of 20.0 feet a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, at 184.80 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found at the West right-of-way line of Avenida Santa Ana (50 ft. r.o.w.), a total distance of 209.80 feet to the centerline of said Avenida Santa Ana, for the Northeast corner of this tract;

THENCE, along the centerline of said Avenida Santa Ana, South 20 degrees 12 minutes 22 seconds West, a distance of 41.63 feet to a point of curvature of a curve to the left with a radius of 1,647.05 feet, for a corner of this tract;

THENCE, continuing along said centerline of said Avenida Santa Ana, an arc length of 131.49 feet (Chord: South 17 degrees 55 minutes 06 seconds West 131.46 feet) to the POINT OF BEGINNING, containing 0.803 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

TRACT II:

Proposed "Lots 1 and 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", Cameron County, Texas, being a 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, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 1.070 acre being more particularly described by metes and bounds as follows:

BEGINNING at a concrete nail found at the Southwest corner of Lot 79, Rancho Viejo Subdivision, Section 7, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and Enchilada Street (50 ft. r.o.w.), for the Northwest corner of this tract;

THENCE, along the centerline of said Enchilada Street, South 69 degrees 47 minutes 39 seconds East, a distance of 230.00 feet to a steel spindle found, for the Northeast corner of this tract;

THENCE, along the East line of this tract, being near the West edge of Resaca Del Rancho Viejo, South 17 degrees 19 minutes 12 seconds West, at a distance of 25.03 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, at a distance of 106.82 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, a total distance of 198.63 feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Southeast corner of this tract;

THENCE, along the North line of Lot 1, Rancho Viejo Subdivision, Section 7, North 69 degrees 47 minutes 39 seconds West, at a distance of 240.0 feet a steel spindle found at the centerline of said Avenida Tesoro, for the Southwest corner of this tract;

THENCE, along the centerline of said Avenida Tesoro, North 20 degrees 12 minutes 21 seconds East, a distance of 198.38 feet to the POINT OF BEGINNING, containing 1.070 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

SCHEDULE B EXCEPTIONS:

1. Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated April 1, 1963, recorded in Volume 744, Page 502, Deed Records, Cameron County, Texas. Title to the herein described mineral interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).
2. Right of Way Easement dated December 18, 1986, recorded in Volume 132, Page 193 and page 195, Official Records, Cameron County, Texas.
3. Easement and Right of Way dated May 15, 1985, recorded in Volume 1421, Page 859, Deed Records, Cameron County, Texas.
4. Easement and Right of Way dated June 4, 1998, recorded in Volume 5031, Page 286, Official Records, Cameron County, Texas.
5. Easement and Right of Way dated October 29, 1999, recorded in Volume 6012, Page 45, Official

Records, Cameron County, Texas.

6. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 40, Official Records, Cameron County, Texas.
7. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 44, Official Records, Cameron County, Texas.
8. Contract for irrigation rights and easements dated April 3, 1944, recorded in Volume 354, Page 128 and Volume 354, Page 351, Deed Records, Cameron County, Texas.
9. Utility Easement dated November 18, 1974, recorded in Volume 1607, Page 851, Deed Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399, Amendment thereto in Volume 964, Page 802, and Volume 968, Page 20, all recorded in Deed Records, Cameron County, Texas.

CURATIVE MATTERS:

1. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 11, 2007, recorded in Volume 14059, Page 143, Official Records, Cameron County, Texas, executed by RANCHO VIEJO, INC., in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the original principal amount of \$3,500,000.00 and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

Said Lien modified and/or renewed and/or extended by instrument(s) dated December 13, 2011, recorded in Volume 18380, Page 103, Official Records of Cameron County, Texas.

Said Lien assumed by GOLF AND RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in instrument dated December 13, 2011, executed by RANCHO VIEJO, INC., A TEXAS CORPORATION, recorded in Volume 18183, Page 168, Official Records, and **corrected** in instrument recorded in Volume 19067, Page 104, Official Records, Cameron County, Texas.

Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.
2. Security Interest granted to FALCON INTERNATIONAL BANK, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed December 14, 2011, recorded in Volume 18183, Page 188, Official Records, Cameron County, Texas.
3. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 15, 2016, recorded on July 25, 2016, in Volume 21927, Page 1, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$240,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
4. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated March 10, 2017, recorded on March 27, 2017, in Volume 22473, Page 15, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$750,716.83, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

5. Cross-Default and Cross-Collateralization Agreement dated March 10, 2017, between FALCON INTERNATIONAL BANK (Bank), GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (Borrower), SERGIO R. ARGUELLES GUTIERREZ AND SERGIO R. ARGUELLES GONZALEZ (Guarantor), recorded in Volume 22518, Page 172, Official Records, Cameron County, Texas.
6. Tax Lien Transfer Contract dated May 30, 2018, recorded on June 19, 2018, in Volume 23494, Page 293, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, RANCHO VIEJO GOLF & RESORTS, LLC, it's manager, Jorge Vela, CFO, in favor of --, Trustee, securing the payment of one note in the principal amount of \$65,306.86, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FGMS HOLDINGS, LLC. *This instrument discloses that it secures payment of ad valorem taxes, therefore making it superior to all liens including purchase money liens.*
7. Collateral, Assignment of Tax Liens and Related Liens dated June 1, 2018, filed August 24, 2018, recorded in Volume 23642, Page 26, Official Public Records of Cameron County, Texas.
8. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Golf & Resorts Investments, LLC, a Texas Limited Liability Company and found the following: NONE
9. **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: July 13, 2020

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: July 7, 2020

FILE NO.: 929441

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:

GOLF & RESORTS INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY

DESCRIPTION OF PROPERTY:

TRACT I:

Proposed "Lot 1, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3", Cameron County, Texas, being a 0.816 acre tract out of "EL ANGEL GOLF COURSE" and described as 154.488 acre tract in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.803 acre being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of Lot 79, Rancho Viejo Subdivision, Section 7, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and Enchilada Street (50 ft. r.o.w.), for the Southeast corner of this tract;

THENCE, along the centerline of said Enchilada Street, North 69 degrees 47 minutes 39 seconds West, a distance of 42.71 feet to the point of curvature of a curve to the left with a radius of 55.00 feet, for a corner of this tract;

THENCE, along said curve being the centerline of said Enchilada Street, an arc distance of 34.30 feet (chord: North 87 degrees 39 minutes 32 seconds West 33.75 feet), for a corner of this tract;

THENCE, continuing along the centerline of said Enchilada Street, South 74 degrees 28 minutes 36 seconds West, a distance of 9.43 feet to the point of curvature of a curve to the right with a radius of 93.47 feet, for a corner of this tract;

THENCE, along said curve being the centerline of said Enchilada Street, an arc distance of 58.32 feet (chord: South 87 degrees 38 minutes 51 seconds East 57.38 feet), for a corner of this tract;

THENCE, continuing along the centerline of said Enchilada Street, North 69 degrees 46 minutes 17 seconds West, a distance of 30.2 feet to the point of curvature of a curve to the right with a radius of 265.86 feet, for a corner of this tract;

THENCE, along said curve being the centerline of said Enchilada Street, an arc distance of 57.33 feet (chord: South 63 degrees 35 minutes 37 seconds East 57.22 feet), for the Southwest corner of this tract;

THENCE, along the West line of this tract, North 10 degrees 30 minutes 48 seconds east, at 27.21 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set at the Northern right-of-way line of Enchilada Street, a total distance of 167.90 feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Northwest corner of this tract;

THENCE, continuing along centerline of said Avenida Tesoro, an arc length of 118.62 feet (Chord: South 21 degrees 58 minutes 13 seconds West 118.59 feet) to the POINT OF BEGINNING, containing 0.816 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

TRACT II

Proposed "Lot 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3", Cameron County, Texas, being a 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, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.667 acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the Southwest corner of Lot 2A, Rancho Viejo 1986 Subdivision (Cab. 1, Slot 707-B, M.R.C.C.T.), for the Southeast corner of this tract;

THENCE, North 59 degrees 47 minutes 39 seconds West, a distance of 180.00 feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Southwest corner of this tract;

THENCE, along the West line of this tract, North 27 degrees 40 minutes 17 seconds East, at a distance of 202.60 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set at the South right-of-way line of Enchilada Street (50 ft. r.o.w.), a total distance of 229.76 feet to the centerline of said Enchilada Street, being on curve to the right with a radius of 303.40 feet, for the Northwest corner of this tract;

THENCE, along said centerline, an arc distance of 11.08 feet still on the centerline of said Enchilada Street, for the Southwest corner of this tract;

THENCE, continuing along said centerline, South 38 degrees 15 minutes 47 seconds East, a distance of 34.41 feet to a curve to the left with a radius of 265.86 feet, for a corner of this tract;

THENCE, along said curve, an arc distance of 88.87 feet (Chord: South 47 degrees 50 minutes 22 seconds East 88.46 feet), to the Northwest corner of Lot 2A, for the Northeast corner of this tract;

THENCE, along the West lot line of said Lot 2A, South 10 degrees 30 minutes 46 seconds West, at a distance of 26.79 feet a 1/2-inch iron pin found at the South right-of-way line of Enchilada Street, a total distance of 173.60 feet to the POINT OF BEGINNING, containing 0.677 acres, more or less.

Company does not represent that the acreage and/or square footage calculations are correct.

SCHEDULE B EXCEPTIONS:

1. Mineral and/or royalty grant(s) and/or reservation(s) in instrument(s) dated April 1, 1963, recorded in Volume 744, Page 502, Deed Records, Cameron County, Texas. Title to the herein described mineral

interest(s) was not checked subsequent to the date(s) of the aforesaid instrument(s).

2. Right of Way Easement dated December 18, 1986, recorded in Volume 132, Page 193 and page 195, Official Records, Cameron County, Texas.
3. Easement and Right of Way dated May 15, 1985, recorded in Volume 1421, Page 859, Deed Records, Cameron County, Texas.
4. Easement and Right of Way dated June 4, 1998, recorded in Volume 5031, Page 286, Official Records, Cameron County, Texas.
5. Easement and Right of Way dated October 29, 1999, recorded in Volume 6012, Page 45, Official Records, Cameron County, Texas.
6. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 40, Official Records, Cameron County, Texas.
7. Easement Agreement dated February 10, 2005, recorded in Volume 11080, Page 44, Official Records, Cameron County, Texas.
8. Contract for irrigation rights and easements dated April 3, 1944, recorded in Volume 354, Page 128 and Volume 354, Page 351, Deed Records, Cameron County, Texas.
9. Utility Easement dated November 18, 1974, recorded in Volume 1607, Page 851, Deed Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399, Amendment thereto in Volume 964, Page 802, and Volume 968, Page 20, all recorded in Deed Records, Cameron County, Texas.

CURATIVE MATTERS:

1. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 11, 2007, recorded in Volume 14059, Page 143, Official Records, Cameron County, Texas, executed by RANCHO VIEJO, INC., in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the original principal amount of \$3,500,000.00 and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

Said Lien modified and/or renewed and/or extended by instrument(s) dated December 13, 2011, recorded in Volume 18380, Page 103, Official Records of Cameron County, Texas.

Said Lien assumed by GOLF AND RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in instrument dated December 13, 2011, executed by RANCHO VIEJO, INC., A TEXAS CORPORATION, recorded in Volume 18183, Page 168, Official Records, and *corrected* in instrument recorded in Volume 19067, Page 104, Official Records, Cameron County, Texas.

Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.
2. Security Interest granted to FALCON INTERNATIONAL BANK, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed December 14, 2011, recorded in Volume 18183, Page 188, Official Records, Cameron County, Texas.
3. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated July 15, 2016, recorded on July 25, 2016, in Volume 21927, Page 1, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY

A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$240,000.00, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.

4. Deed of Trust, Security Agreement-Financing Statement and Assignment of Rents dated March 10, 2017, recorded on March 27, 2017, in Volume 22473, Page 15, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of RAY A. GONZALES, Trustee, securing the payment of one note in the principal amount of \$750,716.83, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FALCON INTERNATIONAL BANK.
5. Cross-Default and Cross-Collateralization Agreement dated March 10, 2017, between FALCON INTERNATIONAL BANK (Bank), GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (Borrower), SERGIO R. ARGUELLES GUTIERREZ AND SERGIO R. ARGUELLES GONZALEZ (Guarantor), recorded in Volume 22518, Page 172, Official Records, Cameron County, Texas.
6. Tax Lien Transfer Contract dated May 30, 2018, recorded on June 19, 2018, in Volume 23494, Page 293, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, RANCHO VIEJO GOLF & RESORTS, LLC, it's manager, Jorge Vela, CFO, in favor of —, Trustee, securing the payment of one note in the principal amount of \$65,306.86, and any other amounts payable under the terms of said Deed of Trust, payable as therein provided to the order of FGMS HOLDINGS, LLC. *This instrument discloses that it secures payment of ad valorem taxes, therefore making it superior to all liens including purchase money liens.*
7. Collateral, Assignment of Tax Liens and Related Liens dated June 1, 2018, filed August 24, 2018, recorded in Volume 23642, Page 26, Official Public Records of Cameron County, Texas.
8. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Golf & Resorts Investments, LLC, a Texas Limited Liability Company and found the following: NONE

9. 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: July 13, 2020

3. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

Mejia & Rose, Incorporated

Engineering

Surveying

Engineering Report For EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1 LOT 1, BLOCK 1, LOT 2, BLOCK 1 AND LOT 1, BLOCK 2, IN THE CITY OF RANCHO VIEJO, TEXAS

DECEMBER 9, 2020

Purpose of Subdivision

The purpose of this subdivision is to create three additional residential lots within this existing golf community.

Access

Lot 1 Block 1 will have access to Avenida Tesoro (50 ft. r.o.w.) and Taco Street (50 ft. r.o.w.).

Lot 2 Block 1 will have access to Avenida Tesoro (50 ft. r.o.w.).

Lot 1 Block 2 will have access to Avenida Santa Ana (50 ft. r.o.w.) and Taco Street (50 ft. r.o.w.).

Proposed Improvements

There are no proposed improvements planned for this Subdivision except for sewer and water service taps on existing lines.

Streets and Drainage

No new street or parking lot changes are proposed for the subdivision.

No new underground storm sewer systems are proposed for the Subdivision.

Sanitary Sewer Service

Service connections for lot 1 and lot 2, block 1 are installed on a prop. deep sewer service line from an existing gravity sewer line located in a utility easement on the West side of the lot.

Service connection for lot 1, block 2 are installed on an existing 12 inch gravity sewer line located in a utility easement on the East side of the lot.

Water Service

1" Water Service connections for lot 1 and lot 2, block 1 will be installed by boring under Ave. Tesoro and installing a 1" tapping saddle on an existing 8 inch waterline located within the right-of-way on the West side of Avenida Tesoro.

1" Water Service connection for lot 1, block 2 are installed by boring under Ave. Santa Ana and installing a 1" tapping saddle on an existing 8 inch waterline located in the right-of-way on the East side of Santa Ana ave..

Install meter box approved by Valley Municipal Utility District no. 2 at time of taps.

The actual water meters will not be installed until each site is developed.

Water Rights Fees, Impact Fees, and Reimbursement Fees

Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 prepaid by developer to Valley Municipal Utility District no. 2.

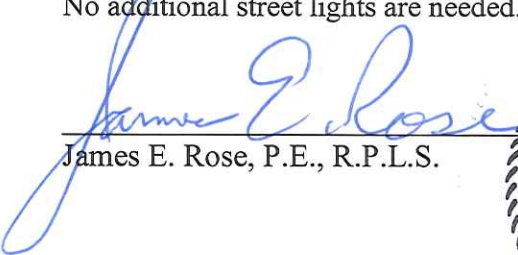
Electrical Service

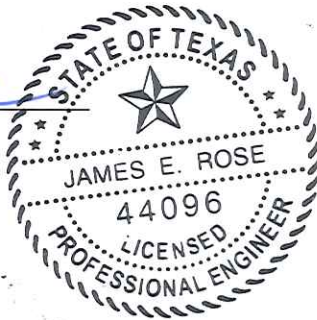
Electric service will be provided by A.E.P.

Street Lighting

Lot 1 Block 1 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1
has an existing street light on a pole at the northwest corner. No additional street lights are needed.

Lot 1 Block 2 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1
has an existing street light on a pole on the corner across Taco street to the north.
No additional street lights are needed.


James E. Rose, P.E., R.P.L.S.



1.33 ACRES TRACT, OUT OF EL ANGEL GOLF COURSE, AND DESCRIBED AS A 134.488 ACRE TRACT IN ASSASSINATION WARRANTY DEED RECORDED IN VOLUME 10181, PAGE 160, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO HANGHO WELD SUBDIVISION, SECTION 7, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS. SAID 1.33 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

THENCE, ALONG THE CENTERLINE OF TACO STREET, NORTH 80 DEG. 08 MIN. 50 SEC. EAST, A DISTANCE OF 228.0 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THESE ALONG THE EAST SIDE OF THIS TRACT, BEING NEAR THE WEST EDGE OF RESERVA DEL BANCILLO WARD, A SECTION OF ROAD 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944

THENCE, CONTINUING ALONG SAID CENTERLINE, NORTH 09 DEG. 53 MIN. 10 SEC. WEST, A DISTANCE OF 148.916 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.433 ACRES, MORE OR LESS.

0.703 ACRE TRACT, OUT OF "EL ANGELO GOLF COURSE", AND DESCRIBED AS TRACT B - 60-1718 ACRES IN MASSACHUSETTS WARRANTY DEED RECORDED IN VOLUME 1181, PAGE 184, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 18, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS. SAID 0.703 ACRE TRACT BEING MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

THENCE, ALONG THE CENTERLINE OF AVESDA SANTA ANA, SOUTH 09 DEG. 53 MIN. 10 SEC. EAST, A DISTANCE OF 30.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 2429.37 FEET, FOR

THE CORNER OF THIS TRACT;
THENCE, CONTINUING ALONG THE CENTERLINE OF AVENUE SANTA ANA, AN ARC LENGTH OF 129.91 FEET TO THE
SOUTHWEST CORNER OF TRACT 32, TOWNSHIP 32 NORTH, RANGE 15 WEST, COUNTY OF ALBUQUERQUE, NEW MEXICO.

SOUTHWEST CORNER OF THIS TRACT;
REFERENCE ALONG THE NORTH LINE OF LOT 86, SECTION 4, TOWNSHIP 77 DEG., 02 MIN. 59 SEC. WEST, AT A DISTANCE
OF 23.00 FEET TO A POINT IN THE CENTERLINE OF SAID TACD STREET, FOR THE NORTHWEST CORNER OF THIS
TRACT;

CONTAINING 0.783 ACRES, MORE OR LESS,
THENCE, ALONG SAID CENTERLINE, NORTH 80 DEG. 50 MIN. 50 SEC. EAST, A DISTANCE OF 210.00 FEET TO THE
POINT OF BEGINNING;



- [illegible]

THAT I, EDWARD J. KEAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION LAWS OF THE STATE OF TEXAS.

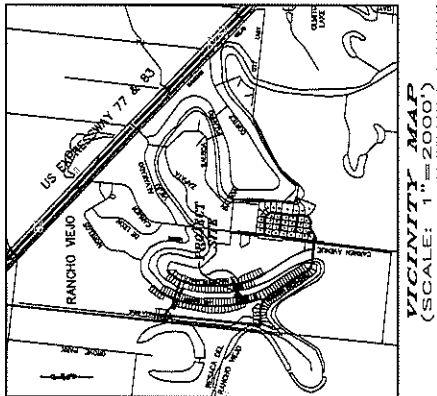
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

(IN FEET)

1 inch = 60 ft

MEMPHIS OF
RANCHO VIEJO
SUBDIVISION,
SECTION 7 AND 8

- FRONT YARD SETBACK LINE 25 FT.
- SIDE YARD SETBACK LINE 5 FT.
- REAR YARD SETBACK LINE 25 FT.



LEGEND	
①	370-WATT WATTS CONNECT
②	270-WATT CONNECT
③	200-WATT KIN. CHARGE
④	100-WATT KIN. CHARGE
⑤	CUSTOM BATTERY BENCH
⑥	POPS, BATTERY BENCH
⑦	POPS, BATTERY BENCH
⑧	POPS, BATTERY BENCH
⑨	POPS, BATTERY BENCH
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DEED RESTRICTIONS:

VOLUME 942, PAGE 399, AMENDMENT THERETO IN VOLUME 984, PAGE 602, AND VOLUME 968, PAGE 20, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

PRELIMINARY PLAT
OF
"EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1"

BEING
3 RESIDENTIAL LOTS
BEING

1.433 ACRE TRACT, OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS A 1.433 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18193 PAGE 44, 44-488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18193 PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO ANCHICO MEXO SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS.

RANCHO VIEJO DRIVE
RANCHO VIEJO, TX, 78575
(956)-350-4000

Mejia & Rose, Incorporated
Engineering Surveying

T.B.P.F. Reg. No. N-002670

TRIPS Reg No 10023970

1419 West DuPont Road (956) 544-3900

PTOL 1120 260 6401

P.O. Box 3761 Brownsville, Texas 77801

Fax (956) 544-3088

GOLF & RESORTS INVESTMENTS, LLC
(NOVEMBER 4, 2019)

4. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

5. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 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.

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 records of Cameron County, Texas.

Mejia & Rose, Incorporated

Engineering

Surveying

**Engineering Report
For
EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3
LOT 1 AND LOT 2 BLOCK 1,
IN THE CITY OF RANCHO VIEJO, TEXAS**

DECEMBER 9, 2020

Purpose of Subdivision

The purpose of this subdivision is to create two additional residential lots within this existing golf community.

Access

Lot 1 Block 1 will have access to Avenida Tesoro (50 ft. r.o.w.) and Enchilada Street (50 ft. r.o.w.).

Lot 2 Block 1 will have access to Enchilada Street (50 ft. r.o.w.).

Proposed Improvements

There are no proposed improvements planned for this Subdivision except for sewer and water service taps on existing main lines.

Streets and Drainage

No new street or parking lot changes are proposed for the subdivision.

No new underground storm sewer system are proposed for the Subdivision.

Sanitary Sewer Service

Service connection for lot 1, block 1 is to be installed on an existing 10 inch gravity sewer line located in a utility easement on the north side of Enchilada Street.

Service connection for lot 2, block 1 is to be installed by boring under Enchilada St. and installing on an existing 10 inch gravity sewer line located in a utility easement on the north side of Enchilada Street.

Water Service

1" Water Service connections for lot 1, block 1 is to be installed using a 1" tapping saddle on an existing 8 inch waterline located within a proposed 10 ft. easement just west of the right-of-way on the West side of Avenida Tesoro.

1" Water Service connection for lot 1, block 2 is to be installed using a 1" tapping saddle on an existing 6 inch waterline located in the southern right-of-way of Enchilada Street.

Install meter box approved by Valley Municipal Utility District no. 2 at time of taps.

The actual water meters will not be installed until each site is developed

Water Rights Fees, Impact Fees, and Reimbursement Fees

Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 prepaid by developer to Valley Municipal Utility District no. 2.

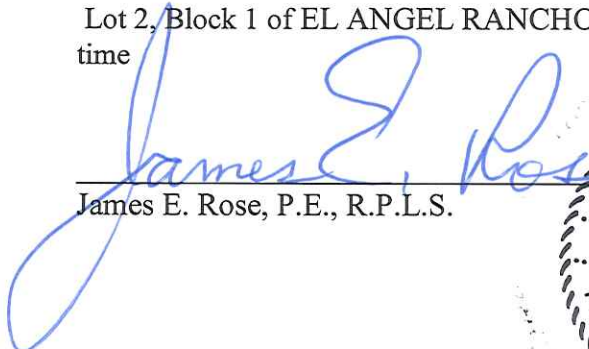
Electrical Service

Electric service will be provided by A.E.P.

Street Lighting

Lot 1, Block 1 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3 has a light pole across Ave. Tesoro on the corner of lot 79. No additional street lights are needed.

Lot 2, Block 1 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3. Has no existing street light at this time


James E. Rose, P.E., R.P.L.S.



Plot 1, Block 1

(201 2, BLOCK 1)

1

VOLUME 942, PAGE 369, AMENDMENT THERE TO IN VOLUME 864, PAGE 802, AND VOLUME 988, PAGE 20, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

- * FRONT YARD SETBACK LINE 25 FT
- * SIDE YARD SETBACK LINE 5 FT
- * REAR YARD SETBACK LINE 25 FT



1



BEIN

2 RESIDENTIAL LOTS

6.Adjourn