

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:

- 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 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.
- 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

ATTEST:

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.

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.

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

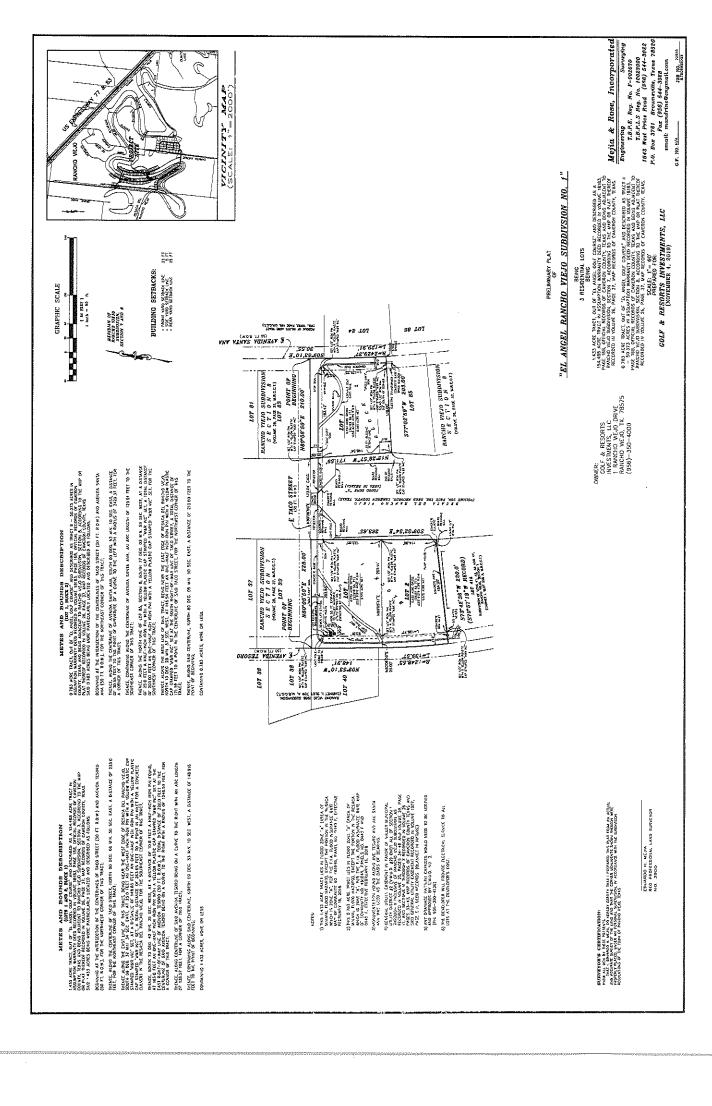
This is in connection with previous rezone request where new plat shows the agreed 25 ft setback next to the property of Mr. Tomas Castella

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



# 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

#### 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.

Page 2 of 2

METES AND BOUNDS DESCRIPTION

(LOT 1, EDCK 1)

ACRE TRACT, OUT OF "EL DIAGLO COLF COLINES" AND DESCRIBED AS A 139:43 ACRE TRACT IN PITION WARRANTY DEED RECORDED IN VOLUME 1007, PACE 104, OFFICIAL RECORDS OF CAMERON Y, TELAS AND BEDING ADMICTN'T OR RANGO O'MED SUBDIVISION, SECTION 4, RECORDED IN VOLUME 24, AND ADMICTN'T OF RANGO WICE 1988 SUBDIVISION, RECORDED IN CABRET I, S.OT 708-A, MAP 505 OF CARRON COUNT, TEXAS.

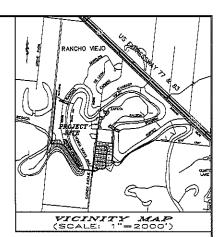
A STELL SHOLLE FOUND AT THE SOUTHWEST CORNER OF LET 3, RANCHO VELID 1986 SUBDIVISION 706-A, M.R.C.C.T.) BEING IN THE CONTRELIKE OF AVENDA CARMEN (50 FT, R.C.W.), FOR THE POINT AND NORTHINEST CORNER OF THIS TRACT;

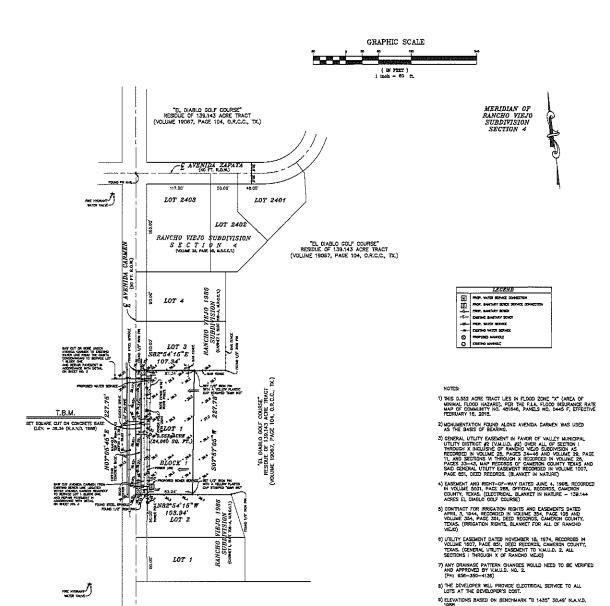
THE SOUTH LINE OF SAID LOT 3, SOUTH MZ DEG. 54 MIN. 15 SED. EAST, AT A DISTANCE OF ONE-HALF MCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A EOTAL FEEL ONE-HALF MCH IRON PIN MITH A YELLOW PLASTIC CAP STAMPED "MART THE MORTHEAST CORNER OF INSTANCE;"

ar the advances connect of this tract; Jim 07 deg. 57 min. 05 sec. West a distance of 227,76 feet to a one-half inch iron pin dow plastic dap stayed "Mar inc" set, on the north line of lot 2, rancho yejo 1988 for the southeast gorner of this tract;

ALONG SAID NORTH LINE OF LOT Z. NORTH 52 DEG. 54 MIN. 18 SEC. WEST, AT A DISTANCE OF 83.94 NECHALF INCL MON IN POLING AT THE EAST NORTH-OF-MAY LINE OF AVENDA CARMEN, A TOTAL WER OF THIS TRACT.

THENCE, ALONG THE CONTERLINE OF AVENIDA CARMEN, NORTH OF DEG. 05 MIN. 45 SEC. EAST, A DISTANCE OF 227.75 FEET TO THE POINT OF REGINNING.





VOLUME 842, PACE 398, AMENOMENT THERETO IN VOLUME 964, PACE 802, AND VOLUME 968, PACE 20, ALL RECORDED IN DEED RECORDS, GAMERON 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 SUBDIVSION NO. 1"

BEING
1 RESIDENTIAL LOT
BEING
ABLO GOLF COURSET AN
DEED RECORDED IN YOU
XAS AND BEING ADJACES

SCALE: 1"— 50'
PREPARED FOR:

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

Mejia & Rose, Incorporated

Engineering
T.B.P.E. Reg. No. F-002870
T.B.P.L.S Reg. No. 10023900
1843 West Price Road (955) 544-3022
P.O. 80x 3781 Brownville, Texas 78520
Fax (355) 544-3088
email: mandrino@nymail.com

G.F. NO. N/A JOH NO. 200 S.TROVIDEDGE

INOW ALL MEN BY THESE PRESENTS.

THAT I, DELIMBOO H, MEGA, DO NOREDY CERTIFY THAT I PROPARED THES PLAT FROM AN ACTUAL AND ACCURATE SUMMY OF THE LAND AND THAT THE COMMON MONIMARITS SHOWN THEREON MORE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCOMMEND WITH THE SURBIMISION REC

EDUARDO H. MEJIA REG. PROFESSIONAL LAND SURVEYOR NO. 3800

Town of Rancho Viejo

Request - Replaiting

To - Residential

Owners - Golf & Resorts Investments, LLC Property ID

Description of land to be replatting



## 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 onehalf 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 vellow 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

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

#### TAX CERTIFICATE



Account:

52/0050/0050/9010/00

Billing No:

153693

Alt Acct No:

000000096109

Sequence No.

14418

Proc Date: Effective Date:

**Exemption Codes:** 

08/28/2020 08/28/2020

18.0000

Property Owner:

**GOLF & RESORTS INVESTMENTS LLC** 

EL ANGEL GOLF COURSE 1 RANCHO VIEJO DR

RANCHO VIEJO, TX 78575-9740

Property Loc:

ESCANDON/SANTA ANA

RANCHO VIEJO TX

Legal Desc:

RANCHO VIEJO - RANCHO VIEJO EL ANG

EL GOLF COURSE SECTION 5-10 AND RA 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<br>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  |
| TEXAS SOUTHMOST COLLEGE           |          |                  |          |        |           |          | ALL PAID  |
| MUNICIPAL DISTRICT #2             |          |                  |          |        |           |          | ALL PAID  |
| Grand Total as of<br>August, 2020 | \$0.00   | \$0.00           | \$0.00   | \$0.00 | \$0.00    | \$0.00   | \$0.00    |
| Grand Total as of August, 202     | 20       |                  |          |        |           |          | \$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.

Deputy

(Page 1)

52/0050/0050/9010/00 GOLF & RESORTS INVESTMENTS LLC

#### 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: Effective Date: 08/28/2020

Acres:

08/28/2020

Property Owner:

GOLF & RESORTS INVESTMENTS LLC

EL DIABLO GOLF COURSE 1 RANCHO VIEJO DR

RANCHO VIEJO, TX 78575-9740

\_\_\_\_

18.0069

Legal Desc:

RANCHO VIEJO EL DIABLO GOLF COURSE

Property Loc:

900 SANTA ANA

**Exemption Codes:** 

TX

IN SECTIONS 1-2-3-4-5, 137.516 AC OUT OF 139.082 AC OF 139.143 ACRE

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<br>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<br>August, 2020 | \$0.00   | \$0.00           | \$0.00   | \$0.00 | \$0.00    | \$0.00   | \$0.00    |
| Grand Total as of August, 20      | 20       |                  |          |        |           |          | \$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: Tangeio Herez Deput

52/0010/0010/0015/00 GOLF & RESORTS INVESTMENTS LLC

(Page 1)

GF No.: 929438

FILE NO.: 929438

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

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 Vollume 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:**

 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.

 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.

- 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.
- 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

Mugdalia Salinan

**DATE:** July 13, 2020

Title Report

929438

GF No.: 929439

FILE NO.: 929439

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

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 <u>226.0</u> 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 <u>139.57</u> feet, for a corner of this tract;

THENCE, continuing along said centerline, North 09 degrees 53 minutes 10 seconds West, a distance of <u>148.916</u> 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 an 1

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 <u>26</u> minutes 57 seconds West, at <u>146.54</u> 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.
- 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 Vollume 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:**

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.
- 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

Legdalia Salinas

**DATE:** July 13, 2020

GF No.: 929440

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 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 <u>1,647.05</u> 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 <u>06</u> 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:**

- 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).
- 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 Vollume 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:**

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.

- 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.

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- 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

egdalia Salinas

**DATE:** July 13, 2020

GF No.: 929441

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 <u>58</u> 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 <u>59</u> 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:**

 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 Vollume 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:**

 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.

- 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.
- 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.
- 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.

RV-

Dalia Salinas

igdalia Jalinas

**DATE:** July 13, 2020

Title Report

929441

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.

Page 1 of 2

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

<u>Water Rights Fees, Impact Fees, and Reimbursement Fees</u>
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.

Page 2 of 2

METER AND BUDGHDS DESCRIPTION
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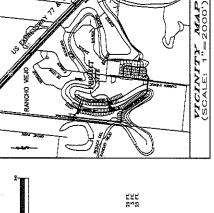
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RANCHO VIEJO SUBBIFISION S. R. C. T. I. O. N. B. (NUME 28, PLOE 37, MRGGT.) LOT. B3 POINT 0.

RANCHO VIRJO SUBDIVISION S E C T 1 O N T (NUME 21, PARE 51, MRCCT) POINT OF LOT 39

LOT 38

OROSET AGI

LOT 36

E TACO STREET (SO FL. ROW.)

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4) GONEAN URITY RESERVER REMAYOR VALUET MANGRAL HINDER KREWET OF AVAILOU, \$1) ONES ALL OF SETTING HINDER KREWETS OF WARRON LOS BROWNSON AS FROODED IN WARLE 25, PARES 34-44 AND WALVE 25, PARES 14, THE RECORDER IN PROCESS IN WALVES, \$6, PAGES CHARLES WARROWS OF CAURION COUNT INSECTION, CHARLES WARROWS OF CAURION COUNT INSECTION, THEN RECORDS (BAUNCE) IN HORSE)

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PROCESS MATERIALES AND AND THE SECOND MATERIALS OF THE SECOND MATERIALS OF THE SECOND (ACLUME 28, PAGE 37, MR.C.C.I.) RANCHO VIEJO SUBBIVISIU S B C T I O N B S77'02'59"# 203.00 ut raur)

VOLIME 942, PACE 339, AMENDMENT THERETO IN VOLIME 964, PACE 502, AND VOLIME 966, PACE 50, ALL RECORDED IN OPEN PROCESS, CAMENON COUNTY, TEXAS.

(1 20.0) (1 20.0) (273.42.36 # RECORD) (S70.67'19" # RECORD)

TO OF RES NATIONAL 200 E

8) UNLITY EASEMENT BATTO NOVEMBER 18, 1974, RECORDED IN YEALDE 1807, PARE 28, DETO PETOPRIS, CAURTON OCHITY, TRACE, (SOURM, UNLITY EASEMENT TO VALLED. 2, ALL SECTIONS THROUGH X OF RANCHO VELX)

5) COHTRACT FOR IRRURATION RIGHTS AND EXCENSITS DATED APPEL.
5, 1944, RECORDED IN VILLUE 234, PAGE 712 AND VILLUE 334,
PAGE 351, REID RECORDED, EAUERFOR COUNTY, TEVAS, (RESIGNATION RIGHT), BLANKET FOR ALL OF RANGEO VEX.)

A COMPLE

) ELEVATIONS BASED ON BENCHMARK "B 1435" 30.45" N.A.V.O. 1980.

) THE DEVELOPER WILL PROVOE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST. Y) ANY DRAWINGE PATTERN CHANGES WOULD NEED TO BE VERHTED AND APPROVED BY VLLUED, HG, 2. (PH; 956—350—4138)

PRELIMINARY PLAT OF

"EL ANGEL RANCHO VIEJO SUBDIVSION NO. 1"

# BEING 3 RESIDENTIAL LOTS BEING

1433 ACRE TRACT, OUT OF "EL ANICST. COLF CONINSE" AND DESCRIBED AS A LIFA-ALBA ACRE TRACT IN ASSUMENT WANNAMENT PED RECORDED IN VICTOR FIRED ACRES OF CAUSING, TEXAS AND ESTIGA ACADICAT PROPOSA OF CAUSING CONINT, TEXAS AND ESTIGA ACADICAT TREECO PROPOSADOR TO THE UNPOSADOR TO SUBMINION, TO FAIL AND RECORDS OF CAUSING ACRES 37, PACE 37, MAP RECORDS OF CAUSING CONINT, TEXAS

C.783 AGE TRACT, DUT OF "EL MUEL COLF COMESE" AND DESCRIED AS TRACT II
— 6.3373 AGES IN ASSUMPTIVE WIGHTHY TOTAL TOTAL ROOMED IN WOLLDE, 1884).
PAGE 164, OFFICIAL RECENSOR OF CAMERON COMENT, TEXAS AND BEING ANALOSTIT TO
RECENSOR IN WOLLDE SAF PAGE 37, MAP RECENSOR OF CAMERON COMES. TERRERE
RECENSOR IN WOLLDE SAF PAGE 37, MAP RECENSOR OF CAMERON COMET. TEXAS

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

OWNER: GOLF & RESORTS INVESTMENTS, LLC I RANCHO WEJO DRIVE RANCHO VIEJO, TX. 78575 (956)-350-4000

Engineering
T.B.P.B. Rep. No. F-002870
T.B.P.B. Rep. No. 1002890
1843 Fest Price Road (956) 544-3022
P.O. Box 3761 Provensult, Texas 78629
enait Fox (956) 544-3868
emait Fox (956) 544-3868 Mejia & Rose, Incorporated

JOH NO. 20850 ATROFINITION

G.F. NO. H.A.

EDUARDO H. MEJA REG. PROFESSIONAL LAND SURVEYOR NO. 3800

SINPATION OF CRETERIOLITON.
FROM LUD OF THE RESIDENCE STREET CRETY THAT I PREMED THE RAI TRUG HARTING THE PROTECT PLANT I PREMED STREET, WESTERN THE THE LONG HARD THE CREET WHINDERS SHOWN THE THE CREET WITH THE CREET WITH THE SERVICES THE THE CREET STREET STREE

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.

# METER AND BOUNDS DESCRIPTION (UT 1, EDGT 2)

6.003 ACRE TRACT, OIT OF "LL AVEZ, OOK COURSE" MAD DESCRIBED AS TRACT II — 50.333 ACRES IN
ASSUMINAN MANAHUT FIZED RECOVER) IN YOUSE II STORM RECOVERS OF DAMINEN COMPILY.
TROOK OF RESERVE DAMINEN IN MANCH OF ACCESSION OF DAMINEN KOMMIN.
THE LIP OF RECOVERY HACKET, THE MESTIVE OF STORM OF DAMINEN KOMMIN.
SAUD ROAD ACRES SHOW HACK PARRICALARY LOCATED AND VESCHEED AS TOURINES.

HENCE, ALONG THE HORTH LINE OF SAD LOT 54, HORTH 74 DEC, 12 LINL OG SEC, WEST, AI A INSTANCE OF ASSASS REFEA A CONCRETE MONDAINE FOUND, A NATIONAL MONTH, BASINGE OF THE STATE A CONCRETE MONDAIN FOUND, A NATIONAL MONTH, BASINGE OF THE SOUTHWEST OF THIS THUCH. BEQUARIO AT THE NORTHEAST CRIMER OF LOT 55, RANCHO WEJO SLODOWSON, SECTION B, BOING IN THE CONTEXUNE OF AVENDA SANTA ANA (50 FT, R.O.K.), FOR THE SOUTHEAST CORNER OF THIS TRACT!

THENCE, ALONG THE SOUTH LINE OF SUOT LOS, SOUTH 649 DEC. 473 LM. 39 SET. EAST, AT A DISTANCE OF 2020 FEET A HUG-THEN BROWN PRY WITH A TRILLOW PLATE ODE S SQUARED. WASH INC. TO SHOW, AT 186.00F TEET AND ONE-HALF WITH A YILLOW PLATED ODE STRANDO. WASH INC. TOURN, AT 196. WE WEST STRANDOR OF A CHARGAS AS THAT AND A LAS OF STRANDOR OF STRANDOR OF SOUTH A LAS OF STRANDOR OF STRANDOR OF SOUTH A LAS OF STRANDOR OF SOUTH A LAS OF STRANDOR OF THE TO THE DISTRINGE OF SOUTH A STRANDOR OF THIS TRANDOR. THEREOR AGNO THE WASTELLING FOR STRUCK, ROPH TO 90, 000, 20, 20, 100. THE STRUCK, FOR THE AND THE THE AND THE STRUCK OF THE STRU

HENCE, ALONG CONTRIBUTE OF SAD ANGROA SWITA ANA, SOUTH 20 DEG. 12 HIN, 22 SEC. MEST, A DISTANCE Y A HAS BY TO A POINT OF CHIVATURE OF A CHIVAT TO THE LEFT WITH A POUNUS OF 1,647,026 FEET, FOR A YORKER OF THE PROOF

THONG, CONTRIBUDE ALONG CONTEMBLE OF SUD ANDLEAS SWITA ANA, AN ARC LENGTH OF 131.49 FEET (CHORD-SITES'08'W 131.46). TO THE POUT OF BEGINDING, CONTABIBIG 0.803 ACRES, MORE OR LESS.

METES AND BOUNDS DESCRIPTION (IOT 1, ROCK 1)

GRAPHIC SCALE

NOTO ASSE RACT, CHE C'EL ANNE COST COST CANDES AND ESCREDAGE BACTORY ASSESSABLE WASHINGTON OF CONTROL BIND, DATE OF CONTROL BACTORY ASSESSABLE RECORDS OF CANDERON OF CONTROL BACTORY ASSESSABLE RECORDS OF CANDERON OF CONTROL BACTORY ASSESSABLE RECORDS OF CANDERON OF THE RECORD OF CANDERON CONTROL BACTORY ASSESSABLE RECORDS OF WASHINGT SACIONAL ASSESSABLE RECORDS OF CANDERON COUNTY, EXAC. BEDWING AT A CHICKETE HAL FOUND AT THE SOUTHWEST CORNER OF LOT 79, RANCHO YELD SIBBORASON, STORING X BROAD AT THE RIBBORATION OF THE CANTILLANS OF ARROW TESTON (59 FT. R.O.W.), AND ENGLAND SIBERE (59 FT. R.O.W.), AND ENGLAND SIBERE (59 FT. R.O.W.), FOR THE MONTHINEST CORNER OF THIS TAKEN. THENCE, ALONG THE CENTERLINE OF SAND ENCHALADA STIDET, SOUTH 69 DEG, 47 MM, 39 SEC, EAST, A DISTANCE OF 230,00 FEET TO A STEEL SPANCE FOUND, FOR THE NORTHEAST CORNER OF THIS TRUCT). SAID 1,070 ACRES BEING MORE PARTICIPLARLY LOCATED AND DESCRIBED AS FOLLOWS:

THERDEC ACCORDING SESTINGNE, OR THE TOTAL STREET OF RESEARCH ON DAVIDED WAS SOMEN IT ONE 19 MAY ON ONE 19 MAY ON THE THE THE OKE-T-LUE KEND BRON THEN WHILL A THE LIP SECRET STREET WHEN SELL STREET STREET WHEN SELL STREET STREE THENCE, ALONG THE NORTH LINE OF LOT 1, RANCHO NEJO SUBRINSONI, SECTION 7, NORTH 68 DEC. 47 MRI. 39 SEC. WISH, AT DESIGNOE OF 2400 PERT 5 SECTION ST THE CENTRELINE OF SUB ANDRIAN TESORY, FOR THE SOUTHWEST OFFILES OF THE STATES.

HENCE, ALONG CONTERURE OF SARD AVENDA TESONO, HORTH 20 DEG. 12 MR. 21 SEC. EAST, A DISTANCE OF 198,38 FEET TO THE PONT OF BECANENC. CONTAMENG 1.070 ACRES, MORE OR LESS.

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ET SQUARE CUT ON CONCRETE CLASS ELEY, = 37,64 (N.A.V.D. 1886)

7 101. 121.49' S. 1647.05' S.

(POYSEE ME PERF) .V. ENGE COOLE

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N69\*47'39"F

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3) UTALIY EASQUENT DATEN HONGLERR 18, 1874, RECORDED 3N VALUEL BOAY, BOAR DATEN FEODRAS, CAMERON COUNTY, TEXAS, (SENERY, UTALIY EASUBNY TO YALLIA, 2, ALL SECTIONS I THROUGH X OF RANCHO MEJO)

S) CONTRACT FOR RESEARCH REATS AND EASDEDIS DATED APPR A, 1944, RECORDED IN VOLME SS4, PARE TS AND VALINE SS4, PARE SS1, DEED RECORDS, CAURENN COMMT, TEXAS, (REGISATION ROSTS, BLANKET FOR ALL OF RANGON NE.O)

9) ELEVATIONS BASED ON BENCHMARK "B 1435" 30.49" N.A.V.D. 1886.

B) THE DEPARAPEN WILL PROVOE ELECTRICAL SCHWICE TO ALL LOTS AT THE DEPARAPEN'S COST. ) ANY CRAMACE PATTERN CHANGES WOULD NEED TO BE VERHEID AND APPROVED BY YALLIO, NO. 2. (PRE 956-350-4136)

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SWD AN INE SUCKED IN 2 (CASHELL RD 300) MACCEL)

SET SOURE OUT ON CONCRETE BASE BEY, \* 37.27 (R.A.V.D. 1883) FOR USES AND THE PARTY INC.

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KANCHO YIBJO SUBDIYISION S B C T I O N B (Walde 28, pag 31, wrect.) LOT 63

RANCHO VIEJO SUBBINISION S E C T I O N C (NOLDE ZO, PAGE 31, URCCT.)

230.00

VKLINE 942, PACE 399, AUDIONEDI THERETO IN VOLUNE 964, PACE 802, AND VALUNE 988, PACE 20, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, IEXAS. DEED RESTRICTIONS:

ANCHO VIEJO SUBDIVISI S E C T I O N B NOUSE 25, BACCE) tor 66

PRELIMINARY PLAT

# "EL ANCEL RANCHO VIEJO SUBDIVSION NO, 2" BEING 2 RESIDENTIAL LOTS BEING

1,070 AORE TRACT, OUT OF 'E. AVEC GAL COURSE" AND DESCRIBED AS A ALL-ABA ACRE TRACT IN ASSULPTION WARRANT DED RECORDED IN VALLIER BINDS. PARCH IN ASSULPTION WARRANT, TEXTS AND BEING ADMICSH TO SHARM COUNTY, TEXTS AND BEING ADMICSH TO RECORDED IN VALLIER OF CHARGO PLACE OR PARCH TREECE AND TAKE OF THE PRECORDED IN VALLIER OF PARCE 27, MAY RECORDED IN VALLIER OF THE TEXTS AND THE TREECE AND THE TEXTS AND TH

0.869 ACRE TRACT, CUT OF "E, ANGE, GOLF CONESE". AND DESCRIBED AS TRACT II.

\*\*SUJAY MARIE NA KSSUPPITOM INNOVANT PER TROMBOUN IN YOLUME TRIBLY,

\*\*PAGE: 166. DEFICIAL RECORDS OF CAMERON COMPIT, TIDAGA AND BBING ALALOZET ID

REACHERON TO AND SURVINIES, SEP, PAGE: 37, AUP. RECORDS OF CAMERON COUNTY, TOXAS

RECORDS IN YOLUME 26, PAGE: 37, AUP. RECORDS OF CAMERON COUNTY, TOXAS

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

OWNER:
GOLF & RESORTS
INVESTMENTS, ILC
I RANCHO WEJO DRIVE
RANCHO VEJO, TX. 78575
(956)--350--4000

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URVEYOR'S CERTIFICATION:

EDUARDO H, MEJIA REG. PROFESSIONAL LAND SURVEYOR NO. 3500

Mejia & Rose, Incorporateo SCALE: 1"= 60' PREPARED FOR:

Engineering
T.D.P.B. Reg. No. F-002870
T.D.P.B. Reg. No. F-002870
T.D.P.E. Step. No. (1023900
1643 Feet Price Road (956) 544-3022
P.O. Box 3761 Brounswille, Texus 78520
email randinologusilicon

G.P. NO. 24/A

JOB NO. 2085

**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

Page 1 of 2

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

<u>Water Rights Fees, Impact Fees, and Reimbursement Fees</u>
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.

Page 2 of 2

THENCE, ALONG SUID CLIENCE BEING THE CONTENUNE OF SAID ENCHALDA STREET, AN ARC DISTANCE OF SAIR FEET (CHORIC-SOTTWEST'C STLEY), FOR A CORNER OF THIS THACT; THENCE, ALONG SAID CURVE BEING THE CENTERLINE OF SAID EXCHEADA STREET, AN ARC DISTANCE OF 34.30 FEET (CHORD-HBT39/32°W 33.75'), FOR A CONNER OF THIS TRACT, EGENANO AT THE SOLTHMEST CORNET OF LOT 78, RANCIG VELO SUBVINSON, SECTION 79, BEHG AT THE INTERSECTION OF THE CETTEBURES OF APPEAN IESCHO (50 FT. R.D.M.) AND ENCIELDA STREET (50 FT. R.D.M.) FOR THE SOUTHEAST CORNER OF THES TRACT; METES AND BOUNDS DESCRIPTION

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"OLLINE" 1807, PACE BAS, DEED RECORDS, CAMERON COUNTY, 
REVAS. (SARSHAL UTAITY EASTMENT TO VALUE, Z, ALL SIGTIONS ! 
THROUGH X OF RANCHO MEJO) DEBERGH IT! ESSENSH IN FAVOR OF YHLETY MINESPA HERVIROT IR CHIMILD, RE) OREM ALL OF SCENSH I HERVIROT IR CHIMILD, RE) OREM ALL OF SCENSH I HERVIROT IS HOLDING OF HANDON IN CHIMILE SA, PAUS IT, AND SCENSHS IN HIROCHEN I MONT TEMOR AND PAUS SCHOOL HIR FERNISHED IN CHIMICAL SA, PAUS SCHOOL HIR FERNISHED IN CHIMICAL SA, PAUS SCHOOL HERVIRON IN CHIMILE SA, PAUS SCHOOL GENERAL CHIMICAL SA, PAUS SCHOOL SA, PAUS SCHOOL inorquentation fourd alsks are tesoro and ave santa ana was used as the basis of bearing. Campact for indigation rights and eastments dated appl 3. 1944, incorded in valume 3.4, page 1.58 and valume 3.4, sace 3.51, ofer records, Cameron Campa, texas (regeation brants, blancet for all of rancho vielo) JAROO H. MEJIA PROFESSIONAL LAND SURVEYOR 3900 (name 1 - ses ion 1 ms) THENCE, ALONG SAID CARVE, AN ARC DISTANCE OF BASH? FEET (CHORD: 547'50'22'E BA46'), TO THE HORTHWEST CORNER OF LOT ZA, FOR THE HORTHWAST CORNER OF THIS TRACT! THENCE, ALCOYS THE WAST LOT LIVE OF SUID LOT 24, SOUTH 10 THER, 20 MRL 48 SER, WEST, AT A DISTANCE OF 26.78 THET A OME-HALF ROOM SHOW PHY HOURDAY IT THE SOUTH ROBHT-OF-WAY LINE OF ENCHELADA STREET, A TOTAL DISTANCE OF 173.60 FIET TO THE POWN OF BECANNING. THERICE, COMINAUMO ALONG SAID COMERLINE, SOUTH 30 DEG. 15 MM. 47 SEC. EAST, A DISTANCE OF 34.41 FEET TO A CURVE TO THE LEFT MITH A RAIOUS OF 265.66 FEET, FOR A CORNER OF THIS THACT; AGTI ADE TRAIT, OUT GE'S MEZI COJE COURSE", NO DESCREDI SÁ, 14:464, DOSE TRAITI MESIMENTEM MARANTI PARTO RECORRED NA VILLIE TRAIT, PAGE TORGE SE CHARGIN COMPTIN TRAITA RECORD SE CHARGIN TO RANDON MEZIMEN FAST TAS CONTROL OD THE MARANTI METROS RECORDED NA VILLIE TRAIT, SA PAGE TAS CHARGIN COMPTIN TEXAS.
SUO DOGI ACRES BERMO HOME PARTICULAÇAY LOCATED AND DESCREDIO AS FOLLORS. THENCE, ALONG SAID CENTERLINE, AN ARC DISTANCE OF 11.00 FEET STILL ON THE CENTERLINE OF SAID ENGRALIDA STREET, FOR THE SOUTHWEST CORNER OF THES TRACT; Inberg Auran fre kest ines of hes tract, krein 27 deg. Ad um, 17 sec. East, at a sisting of 2016 febt, an early in early fres in high a colon passe (or sistended "Med Nes et al title exum 2016 febt, and like (or dockard), street, eding of tracks), a tolan destance of 2016 febt to 1816 1916 krytharest correct of thes (1946); THENCE, HORTH B9 DEC. 47 ME. 39 SEC. WEST, A DISTANCE OF 180,00 FEET TO A DIVE—HALF WICH IRON PH WITH A YELLOW PLASTIC CAP STAMPED "MAN NO" SET, FOR THE SOUTHWEST COORDER OF THIS TRACT; Dontarrig 0.677 acres, wore or less egneror at a oke—half inch from pai found at the southwest cober of lot 2a, rancho viejo 1988 Ubenvson (cae, 1, slot 707—e, lir.c.c.t.), for the southeast cober of this traot; ST SALROW SAKE IN BOTH ( PRODUCT WITH EARLY REAL PROPURTY OF THE PROPUR METES AND BOUNDS DESCRIPTION
(LOT 2, BLOCK 1) "EL ANGEL COLF COURSE"
RESIDUE OF 154,488 ACRE TRACT
(VOLUME 18183, PAGE 186, D.R.C.C., TX.) THE PARTY RESERVE DOM CHEST AND A THE TO DEED RESTRICTIONS VOLUME 942, PAGE 399, AMENDARENT THERETO IN VOLUME 864, PAGE 802, AND VOLUME 988, PAGE 20, ALL RECORDED IN DEED RECORDES, CAMERION COUNTY, TEXAS. N68\*47 39\*# Oct of the principal control of the "EL ANGE GOLF COURSE"
RESIDUE DF 154.488 ACRE TRACT
(VOLUME 18183, PAGE 168, O.R.C.C., TX.) TOWN IN NOW THE DATE OF THE PROPERTY OF THE PR LOT 2 LOT 74 OWNER:
COLF & RESORTS
INVESTMENTS, LLC
1 RANCHO VIEJO DRIVE
RANCHO VIEJO TX, 78575
(956)—350—4000 OR SET SETURE OF ON CONCERN BASE ENCHILADA STREET MERIDIAN OF RANCHO VIEJO SUBDIVISION, SECTION 7 1 lock = 60 N MAN AND E ROCK CHARLES

MAN AND E ROCK

MAN AND E ROCK "EL ANGEL RANCHO VIEJO SUBDIVSION NO. 3" O 816 KASE TRACT, OLI OF "EL JANCE, OCH COURSE". MAD DESCRIBED NS A 15-K-88 ACSE TRACIT IN ASSUMERIOM NEW RECORDED IN YOUTLEE 1885, ORTOLAL RECORDES OF CAMERON CANIFT, TEXAS, AND EDING ADJUSTIT TO MORE AND ADJUSTIT TO AND ADJUSTIT TO THE AUTHOR OF THE THE ADJUSTIC TO THE AUTHOR OF THE THE ADJUSTIC TO THE AUTHOR OF THE AUTHOR OTHER OF THE AUTHOR OTHER OF THE AUTHOR 0677 ASE TRAC), OHT OF "TA ANGEL COMP COMPSE", MAD DESCRIBED AS A AC4489 ASPE TRACH M. ASSUMPTION MERRONNY DEED DECORDED IN TOTALINE HORSA (CE LER, OFFICHAL RECORDS OF COMERON COMPY, TEXAS, AND BEING ADJUSTIN TO MECHANISM WEAD SIEMMARDON SCOTION 7, ACCORDING TO JUNE LAND ON ALVA THEREDE RECORDED IN YOLUNE 28, PAGE 37, MAP RECORDS OF CAMERON COMPY, TEXAS. COLF & RESORTS INVESTMENTS, LLC (DECEMBER 4, 2019) BUILDING SETBACKS: HEAT YOURTE GRAY FIRE STATE OF YOUR STATE OF YOUR THE STATE OF THE STA BEING 2 RESIDENTIAL LOTS PRELIMINARY PLAT SCALE: 1"= 60" NATIONAL BANDHAS NO. COMMERCE SHALL EST XXXX PS AN COMPRESSION O 26 DAYS

WHI MITERAMAS NOT TO EXCESS ON ALL EXPLANCES HALL BANK SHALL BANK SH 25.52 EEE CONCRETE SHOULDER W/TOE DETAIL CONCRETE SHOULDER YICINITY MAP (SCALE: 1"=2000") G.F. NO. H/A P.O. Box 3761 Brownsville, Texas 78620 Fax (866) 644-3068 email: mandrino**0**engmail.com T.B.P.L.S Reg. No. 10023900 1643 West Price Road (956) 544-3022 Mejia & Rose, Incorporated

Engineering Surveying Section of the sectio 1 T.B.P.E. Reg. No. F-002670

# 6.Adjourn