



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JUNE 17, 2021
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Thursday, JUNE 17, 2021, at 9:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

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

1. Call to Order
2. Roll Call
3. Approval of Minutes – March 8, 2021, April 16, 2021
4. 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.
5. 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.
6. 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.

7. 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.

8. Adjourn



Fred Blanco, Town Administrator



State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Planning and Zoning Commission of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on June 7, 2021 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:



Fred Blanco, Town Administrator

3. Approval of Minutes- March 8, 2021, April 16, 2021

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on March 8, 2021 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/81388832500> Meeting ID: 813 8883 2500

1. Call to Order

Meeting was called to order by Chairman Oscar Gonzalez at 9:01 a.m.

2. Roll Call

Members present at the meeting were:

Mr. Oscar Gonzalez

Mr. Craig Grove

Ms. Paolina Vega

Mr. Filiberto Conde

Members Absent:

Mr. Carmine Auditore

A quorum was present at the meeting.

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

Those present in the audience were:

Yvania Adobbati

Marcos Ricoy

3. Approval of Minutes – June 30, 2020, July 30, 2020

Motion to approve meeting minutes of June 30, 2020 and July 30, 2020 was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

4. Discussion/Action on Recommendation to the Board of Aldermen to establish a Tree Preservation Ordinance

Mr. Marcos Ricoy and Yvania Adobbati of the Building Committee explained the tree preservation ordinance to the Planning Committee.

Motion to close discussion from the public was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

Motion to recommend an establishment of a tree preservation ordinance was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

5. Discussion/Action on Recommendation to the Board of Aldermen to Amend the Town of Rancho Viejo Code of Ordinances Chapter 70 – Parking Regulations, Division 3 – Prohibited parking and/or storage. No vehicle or other mobile equipment of any nature shall be parked, stored or left to stand on any lot or property except a driveway of any lot located within a "B" single-family dwelling, or "C" multifamily dwelling, apartments, townhouses and condominiums district as defined by this chapter for more than 24 hours. Duly licensed passenger vehicles, including pickup trucks, are included in this restriction.
-

Motion to recommend the amendment to the Board of Aldermen was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

6. Adjourn

Motion to adjourn the meeting at 9:22 was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on APRIL 16, 2021 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/84397245235> Meeting ID: 843 9724 5235

1. Call to Order

Meeting was called to order by Chairman Oscar Gonzalez at 9:02 a.m.

2. Roll Call

Members present at the meeting were:

Mr. Oscar Gonzalez

Mr. Craig Grove

Ms. Paolina Vega

Members Absent:

Mr. Carmine Auditore

Mr. Filiberto Conde

A quorum was present at the meeting.

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

Those present in the audience were:

Tony McDermid	Alejandro Najera	Jesus Elizondo	Herman Degwitz
Conrad Bodden	Ignacio Herrera	John Kellum	Sonia Fauler
Pete Sepulveda	Alejandria Farias	Janie Hughes	
Luis Lash	Emily Navarro	Aaron Tucker	
Diana Solis	Dustin Stanley	Rebecca Reyna	

3. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Golf Course, 5.745-acre tract (250,244 Sq. Ft.), out of a 50.373-acre tract out of a 154.624-acre tract, in the Town of Rancho Viejo, Cameron County, Texas and said 154.624-acre tract recorded in volume 19067, page 104, official records, Cameron County, Texas, to Rezone from Recreational District to Multi-Family District
-

Conrad Bodden expressed his opposition to the rezone citing Ord. 70-343.

Pete Sepulveda expressed his opposition and stated that the rezone would have an negative impact.

Luis Lash expressed his opposition and stated that his neighbors felt the same. Mr. Lash also mentioned that he sent a letter to the Committee as well as the Board of Aldermen stating his opposition.

Alejandro Najera echoed the opposition of Mr. Lash noting that the rezone would devalue properties.

Ignacio Herrera expressed his opposition.

Emily Navarro is in agreement with Mr. Najero and shared her opposition.

Diana Solis shared her opposition via the zoom chat.

Dustin Stanley expressed his confusion with the opposition as a new structure could increase revenue for the Town but did note that more information is needed on what will be done.

Jesus Elizondo shared his opposition via the zoom chat.

John Kellum noted that he was not a resident yet but shared his opposition.

Janie Hughes expressed her opposition stating that she enjoys the quiet.

Aaron Tucker expressed his opposition.

Rebecca Reyna was not able to share as her feed was cut off.

Herman Degwitz shared his opposition to the rezone.

Sonia Fauler shared her opposition to the rezone.

Motion to close public hearing was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

4. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Golf Course, 5.745-acre tract (250,244 Sq. Ft.), out of a 50.373-acre tract out of a 154.624-acre tract, in the Town of Rancho Viejo, Cameron County, Texas and said 154.624-acre tract recorded in volume 19067, page 104, official records, Cameron County, Texas, to Rezone from Recreational District to Multi-Family District
-

Mr. Tony McDermid was allowed to explain the rezone and what was in plans to be built and invited Mr. Jorge De La Garza to give more details.

Paolina Vega stated that there should be a comprehensive study to make a more guided decision.

Motion to decline the request to recommend the rezone to the Board of Aldermen was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

5. Adjourn

Motion to adjourn the meeting at 10:06 was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

4. Review plans for Rezone request by tony McDermid, representative of Golf and Resorts Investment, LLC 0.783 acre tract, out of "el angel golf course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas.

08/12/2020

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



Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be rezoned & replatting

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

(Lot 1, Block 2)

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

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

Regards

Tony McDermid (Representatives)

956-350-4000

956-572-0332

5. Review Plans for Preliminary Plat submitted by Tony McDermid, representative of Golf and Resorts Investments, LLC 0.522 acre tract, out of "el diablo golf course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas.

Mejia & Rose, Incorporated

Engineering

Surveying

RECEIVED
APR 12 2021
BY: ES

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

DECEMBER 9, 2020

Purpose of Subdivision

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

Access

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

Proposed Improvements

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

Streets and Drainage

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

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

Sanitary Sewer Service

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

Water Service

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

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

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

Page 1 of 2

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

Water Rights Fees, Impact Fees, and Reimbursement Fees

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

Electrical Service

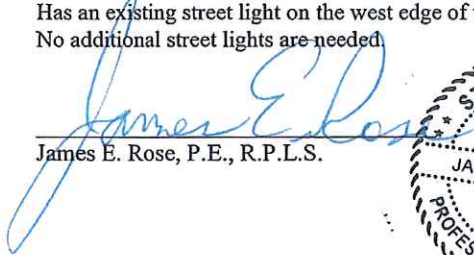
Electric service will be provided by A.E.P.

Street Lighting

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

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

No additional street lights are needed


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



METES AND BOUNDS DESCRIPTION (LOT 1, BLOCK 1)

0.5522 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND RECORDED AS A 139.143 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1907, PAGE 104, OFFICIAL RECORDS OF CANTON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 4, RECORDED IN VOLUME 34, PAGE 43, AND ADJACENT TO RANCHO VIEJO 1959 SUBDIVISION, RECORDED IN CANTON COUNTY DEED RECORDS OF CANTON COUNTY, TEXAS.

SAY 0.5522 ACRE TRACT BEING PARTIALLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPUDS FOUND AT THE SOUTHWEST CORNER OF LOT 3, RANCHO VIEJO 1959 SUBDIVISION (SAY, L. LOT 704-A, MAP 611) BEING IN THE CONTIGUOUS AVENIDA CANYON (SAY, FE. ROW), FOR THE POINT OF BEGINNING AND INTERSECTION CORNER OF THIS TRACT;

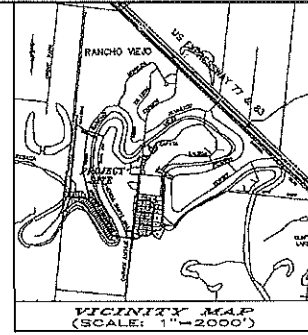
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, BEARING S 82° 00' 00" E, 54.00' 00" 15' 00" IN. EAST, AT A DISTANCE OF 54.00' 00" 15' 00" IN. TO A ONE-HALF INCH IRON PIN FOUND AT THE EAST POINT-OF-WAY LINE OF AVENIDA CANYON, A TOTAL DISTANCE OF 102.54' 00" 15' 00" IN. TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "LOT 1" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 87° 00' 00" E, 65.00' 00" 15' 00" IN. WEST, A DISTANCE OF 65.00' 00" 15' 00" IN. TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "LOT 1" SET, ON THE NORTH LINE OF LOT 3, RANCHO VIEJO 1959 SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID NORTH LINE OF LOT 3, NORTH 89° 00' 00" E, 54.00' 00" 15' 00" IN. WEST, AT A DISTANCE OF 54.00' 00" 15' 00" IN. TO A ONE-HALF INCH IRON PIN FOUND AT THE EAST POINT-OF-WAY LINE OF AVENIDA CANYON, A TOTAL DISTANCE OF 102.54' 00" 15' 00" IN. TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "LOT 1" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CONTIGUOUS AVENIDA CANYON, NORTH 87° 00' 00" E, 65.00' 00" 15' 00" IN. EAST, A DISTANCE OF 65.00' 00" 15' 00" IN. TO THE POINT OF BEGINNING.

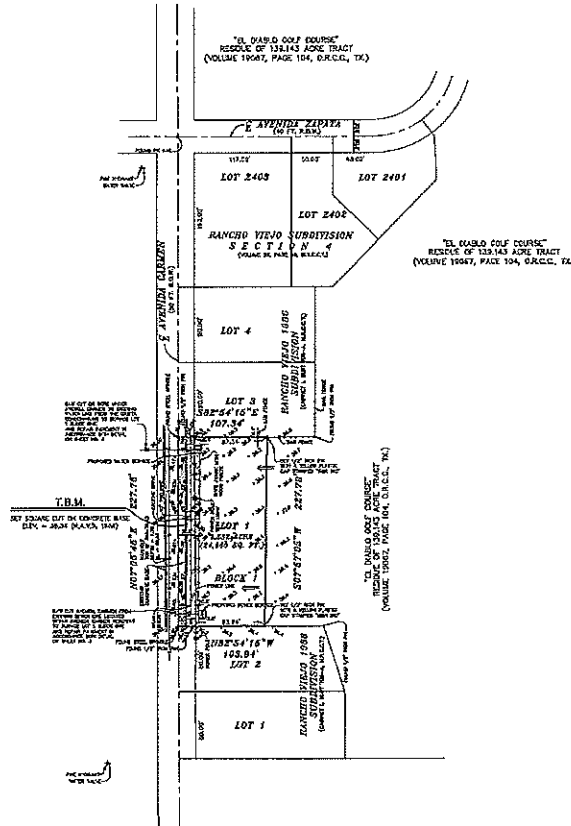
CONTAINING 0.5522 ACRES, MORE OR LESS.



GRAPHIC SCALE



VICINITY MAP (SCALE: 1"=2000')



LEGEND	
[Symbol]	PROP. INTEREST BOUNDARY
[Symbol]	PROP. BOUNDARY WITH SURVEY MONUMENT
[Symbol]	PROP. BOUNDARY WITH
[Symbol]	EXISTING BOUNDARY WITH
[Symbol]	PROP. BOUNDARY WITH
[Symbol]	EXISTING BOUNDARY WITH
[Symbol]	PROPOSED BOUNDARY
[Symbol]	EXISTING BOUNDARY

NOTES

- 1) THIS 0.5522 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF NEARLY FLOOD DANGER) PER THE FLOOD INSURANCE RATE MAP OF GUARANTY NATIONAL, PANELS NO. 5445 F, EFFECTIVE FEBRUARY 16, 2015.
- 2) MEASUREMENTS ALONG AVENIDA CANYON WERE USED AS THE BASIS OF BEARING.
- 3) GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MARSHAL UTILITY DISTRICT (SAY, UTILITY), AND OVER ALL OF SECTION 4, RECORDED IN VOLUME 34, PAGE 43, AND VOLUME 39, PAGE 15, AND BEING IN VOLUME 34, PAGE 43, AND VOLUME 39, PAGE 15, MAY RECOVER OF CANTON COUNTY DEED RECORDS IN VOLUME 1907, PAGE 104, DEED RECORDS (BLANCKET IN NATURE).
- 4) EASEMENT AND RIGHT-OF-WAY DATED JUNE 4, 1908, RECORDED IN VOLUME 34, PAGE 104, OFFICIAL RECORDS, CANTON COUNTY, TEXAS (ELECTRICAL, BLANCKET IN NATURE - 132144 ACROSS EL DIABLO GOLF COURSE).
- 5) CONTRACT FOR BUREAU RIGHTS AND EASEMENTS DATED APRIL 2, 1914, RECORDED IN VOLUME 34, PAGE 104, AND VOLUME 34, PAGE 201, DEED RECORDS, CANTON COUNTY, TEXAS (BUREAU RIGHTS, BLANCKET FOR ALL OF RANCHO VIEJO).
- 6) UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1907, PAGE 85, DEED RECORDS, CANTON COUNTY, TEXAS (CONVEYING UTILITY EASEMENT TO VALLEY & ALL SECTIONS 1 THROUGH 4 OF RANCHO VIEJO).
- 7) ANY EASEMENT PATTERNS CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY VALLEY, INC. (PH: 855-355-4150).
- 8) THE DEVELOPER HAS PROVIDED EASEMENT SERVICE TO ALL LOTS AT THE DEVELOPER'S DISCRETION.
- 9) PLANNING BASED ON BENCHMARK "B 1420" 3547' NAD83, 1988.

DEED RESTRICTIONS:

VOLUME 343, PAGE 343, AMENDMENT DEEDS IN VOLUME 343, PAGE 343, AND VOLUME 343, PAGE 343, IN ALL RECORDED IN DEED RECORDS, CANTON COUNTY, TEXAS.

BUILDING SETBACKS:

- FRONT YARD SETBACK LINE 30 FT.
- SIDE YARD SETBACK LINE 30 FT.
- REAR YARD SETBACK LINE 30 FT.

PRELIMINARY PLAT OF

"EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1"

BEING
1 RESIDENTIAL LOT

0.5522 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND RECORDED AS A 139.143 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1907, PAGE 104, OFFICIAL RECORDS OF CANTON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 4, RECORDED IN VOLUME 34, PAGE 43, AND ADJACENT TO RANCHO VIEJO 1959 SUBDIVISION, RECORDED IN CANTON COUNTY DEED RECORDS OF CANTON COUNTY, TEXAS.

SCALE: 1" = 60'

PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(DECEMBER 4, 2019)

OWNER:
GOLF & RESORTS
INVESTMENTS, LLC
1 RANCHO VIEJO DRIVE
RANCHO VIEJO, TX 78875
(956)-350-4000

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.L.S. Reg. No. P-002670
T.B.P.L.S. Reg. No. 100028000
1643 West Price Road (355) 544-5522
P.O. Box 3761 Brownsville, Texas 77820
Fax (355) 544-5588
email: mrandrino@gmail.com

C.F. No. 10

JAN 15, 2020
1:00 PM

SURVEYOR'S CERTIFICATION:
I, EDUARDO EL MEJIA, A PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND HAVE NOT CONSIDERED ANY OTHER INFORMATION IN PREPARING THIS PLAT, EXCEPT AS NOTED HEREON. I HAVE NOT BEEN AWARE OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THIS PLAT.

EDUARDO EL MEJIA
PROF. PROFESSIONAL LAND SURVEYOR
NO. 33800

09/09/2020

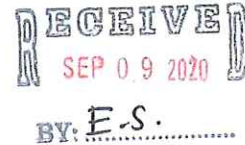
Town of Rancho Viejo

Request – Replaiting

To – Residential

Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be replaiting



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

(Lot 1, Block 1)

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

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

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

(Lots 1 and 2, Block 1)

1.433 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of

Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

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

(Lot 1, Block 2)

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

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

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

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

(Lots 1 and 2, Block 1)

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

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

(Lot 1, Block 2)

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

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

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

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

(Lot 1, Block 1)

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

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

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

(Lot 2, Block 1)

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

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

Regards

Tony McDermid (Representatives)

956-350-4000

956-572-0332

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: 08/28/2020
Effective Date: 08/28/2020
Property Owner: Acres: 18.0000
Exemption Codes:
GOLF & RESORTS INVESTMENTS LLC
EL ANGEL GOLF COURSE
1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575-9740

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
Property Loc: ESCANDON/SANTA ANA
RANCHO VIEJO TX

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

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

All taxes paid in full prior to and including the year 2019 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

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

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

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
ANTONIO "TONY" YZAGUIRRE JR.

BY: Ignacio Perez Deputy

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

TAX CERTIFICATE



Account:	52/0010/0010/0015/00	Billing No:	153108	Alt Acct No:	000000095540
		Sequence No.	14417	Proc Date:	08/28/2020
				Effective Date:	08/28/2020
Property Owner:				Acres:	18.0069
	GOLF & RESORTS INVESTMENTS LLC EL DIABLO GOLF COURSE 1 RANCHO VIEJO DR RANCHO VIEJO, TX 78575-9740			Exemption Codes:	

Legal Desc:	RANCHO VIEJO EL DIABLO GOLF COURSE	Property Loc:	900 SANTA ANA
	IN SECTIONS 1-2-3-4-5, 137.516 AC		TX
	OUT OF 139.082 AC OF 139.143 ACRE		
	S		

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

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

All taxes paid in full prior to and including the year 2019 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

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

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

FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE
ANTONIO "TONY" YZAGUIRRE JR.

BY: Enrique Perez Deputy

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

TITLE REPORT

EFFECTIVE DATE: July 7, 2020

FILE NO.: 929438

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

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

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

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

DESCRIPTION OF PROPERTY:

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

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

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

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

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

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

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

SCHEDULE B EXCEPTIONS:

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

RESTRICTIONS:

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

CURATIVE MATTERS:

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

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

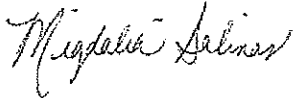
Said Lien assumed by GOLF AND RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY in instrument dated December 13, 2011, executed by RANCHO VIEJO, INC., A TEXAS CORPORATION, recorded in Volume 18183, Page 168, Official Records, and *corrected* in instrument recorded in Volume 19067, Page 104,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

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

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

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

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



BY: _____
Dalia Salinas

DATE: July 13, 2020

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

TITLE REPORT

EFFECTIVE DATE: July 7, 2020

FILE NO.: 929439

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

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

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

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

DESCRIPTION OF PROPERTY:

TRACT I:

Proposed "Lots 1 and 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1", Cameron County, Texas, being a 1.433 acre tract out of "EL ANGEL GOLF COURSE" and described as a 154.488 acre tract in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 1.433 acres being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

TRACT II:

Proposed "Lot 1, Block 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1", Cameron County, Texas, being a 0.783 acre tract out of "EL ANGEL GOLF COURSE", and described as Tract II-50.373 acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.783 acres being more particularly described by metes and bounds as follows:

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

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

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

THENCE, along the North line of Lot 85, Section 8, South 77 degrees 02 minutes 59 seconds West, at a distance of 25.0 feet a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, a total distance of 203.00 feet 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 26 minutes 57 seconds West, at 146.54 feet an 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set, for the Southwest corner of this tract;

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

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

SCHEDULE B EXCEPTIONS:

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

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

RESTRICTIONS:

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

CURATIVE MATTERS:

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

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

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

Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.

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

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

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

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



BY:

Dalia Salinas

DATE: July 13, 2020

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

TITLE REPORT

EFFECTIVE DATE: July 7, 2020

FILE NO.: 929440

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

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

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

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

DESCRIPTION OF PROPERTY:

TRACT I:

Proposed "Lot 1, Block 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", Cameron County, Texas, being a 0.803 acre tract out of "EL ANGEL GOLF COURSE" and described as Tract II-50.373 acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 8, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.803 acre being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

TRACT II:

Proposed "Lots 1 and 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", Cameron County, Texas, being a 1.070 acre tract out of "EL ANGEL GOLF COURSE" and described as a 154.488 acre tract in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 1.070 acre being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

SCHEDULE B EXCEPTIONS:

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

Records, Cameron County, Texas.

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

RESTRICTIONS:

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

CURATIVE MATTERS:

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

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

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

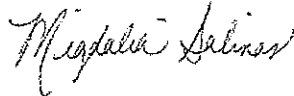
Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.

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

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

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

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



BY: _____
Dalia Salinas

DATE: July 13, 2020

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

TITLE REPORT

EFFECTIVE DATE: July 7, 2020

FILE NO.: 929441

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

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

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

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

DESCRIPTION OF PROPERTY:

TRACT I:

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

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

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

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

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

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

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

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

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

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

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

TRACT II

Proposed "Lot 2, Block 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3", Cameron County, Texas, being a 0.677 acre tract out of "EL ANGEL GOLF COURSE" and described as a 154.488 acre tract in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records, Cameron County, Texas, and being adjacent to Rancho Viejo Subdivision, Section 7, as per map or plat thereof recorded in Volume 26, Page 37, Map Records, Cameron County, Texas; said 0.667 acre being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

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

SCHEDULE B EXCEPTIONS:

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

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

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

RESTRICTIONS:

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

CURATIVE MATTERS:

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

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

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

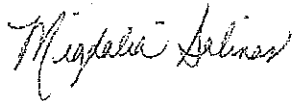
Said Lien modified and/or renewed and/or extended by instrument(s) dated March 10, 2017, effective March 8, 2017, recorded in Volume 22495, Page 112, Official Records of Cameron County, Texas.
2. Security Interest granted to FALCON INTERNATIONAL BANK, secured party, by GOLF & RESORTS INVESTMENTS, LLC,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

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

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

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

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



BY:

Dalia Salinas

DATE: July 13, 2020

6. 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

Water Rights Fees, Impact Fees, and Reimbursement Fees

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

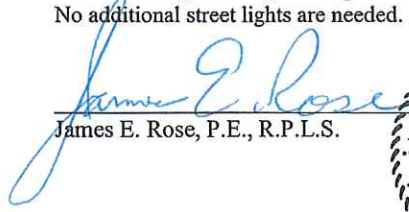
Electrical Service

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

Street Lighting

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

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


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



[illegible]

CONTAINING 0.783 ABOVE, WORK ON LEVEL

[illegible][illegible]

FEET TO THE POINT OF IMPACT

- [illegible]

h) ELEVATION BASED ON BENCHMARK "D 1433" 30.41' N.A.V.O. 1982

[illegible]

EDUARDO M. MEJA
INCO. PROFESIONAL LAGO QUINTERO

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

[illegible]

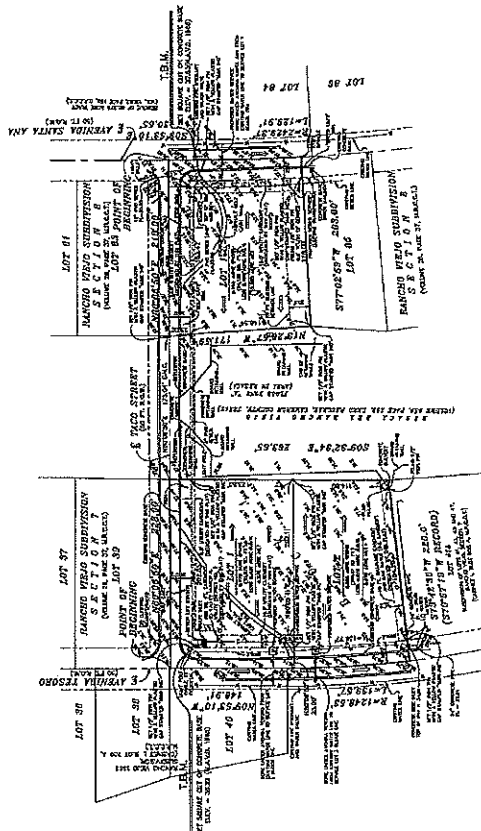
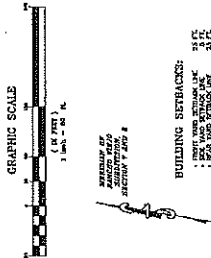
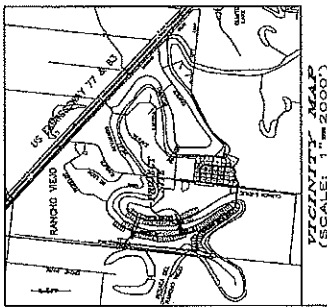
PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(NOVEMBER 4, 2019)

C.F. NO. 5/A.....

Mejia & Rose, Incorporated
Engineering Surveying

T.B.P.A. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023850
1643 West Price Road (055) 544-3022

For (055) 544-3058
email: mandarin@orgma.com

[illegible]

OTHER RECORDS CONTAIN:
VOLUME 842, PAGE 319, ALIQUOTED THERMO IN VOLUME 864,
PAGE 802, AND VOLUME 868, PAGE 20. ALL RECORDED IN QUEL
PACIFIC COAST, CALIFORNIA, 1952-1953.

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

BEING
3 RESIDENTIAL LOIS
BEING

ONION

7. 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

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Water Rights Fees, Impact Fees, and Reimbursement Fees

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

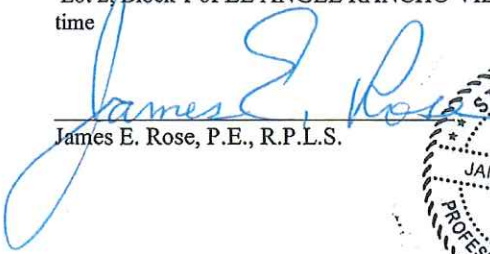
Electrical Service

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

Street Lighting

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

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


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



8. Adjourn