



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
AUGUST 6, 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 AUGUST 6, 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 – July 2, 2021
4. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Carmen Ave.
5. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Carmen Ave.
6. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Taco St. Lot 2 Block 1 will have access to Tesoro Ave.

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. Lot 1 Block 2 will have access to Santa Ana Ave. and Taco St.

7. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Taco St. Lot 2 Block 1 will have access to Tesoro Ave.

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8. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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. Lot 2 Block 1 will have access to Enchilada St.

9. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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10. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the PRELIMINARY PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

And 0.803 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas. Lot 1 Block 2 will have access to Santa Ana Ave.

11. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the PRELIMINARY PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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12. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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13. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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14. Public Hearing on Recommendation to the Board of Aldermen on Request by Mr. Steven Putegnath and Sandra L. Putegnath, owners, to approve the PRELIMINARY PLAT for Lots 8 and 9, Block 2, Rancho Nuevo Subdivision, Phase 1, in the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in cabinet 1, slots 2718-A and B, map records of Cameron County, Texas, to replat 2 lots into 1. Lot 9A Block 2 will have direct access to Jacklyn Circle.
15. Consideration/Action on Recommendation to the Board of Aldermen on Request by Mr. Steven Putegnath and Sandra L. Putegnath, owners, to approve the PRELIMINARY PLAT for Lots 8 and 9, Block 2, Rancho Nuevo Subdivision, Phase 1, in the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in cabinet 1, slots 2718-A and B, map records of Cameron County, Texas, to replat 2 lots into 1. Lot 9A Block 2 will have direct access to Jacklyn Circle.
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18. Discussion/Action on Recommendation to the Board of Aldermen to Amend the Town of Rancho Viejo Code of Ordinances Chapter 70 – Article II Zoning Districts- DIVISION 5. - "C" MULTIPLE-FAMILY DWELLING, APARTMENTS, TOWNHOUSES AND CONDOMINIUMS DISTRICT– to add sections to include enclosed garages and minimum living area

19. 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 July 26, 2021 at 12:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:



Fred Blanco, Town Administrator

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JULY 2, 2021

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on JULY 2, 2021 at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER

The meeting was called to order by Oscar Gonzalez at 9:00 a.m.

2. ROLL CALL

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

Mr. Craig Grove

Mr. Oscar Gonzalez

Mr. Filiberto Conde

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:

Kaye Fullerton	Bridget Neubauer	Oscar Gonzalez	Fred Kennedy
Scott Fry	Jorge Vela	Tomas Castella	Maria Leticia Rodriguez

3. APPROVAL OF MINUTES – MARCH 8, 2021 , APRIL 16, 2021

Motion to approve the minutes of March 8, 2021 and April 16, 2021 was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

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.

Town Administrator Fred Blanco explained the area in question located on the intersection of Taco and Santa Ana.

Chairman Gonzalez opened the floor to public discussion.

Fred Kennedy expressed concern over properties losing value.

An unnamed audience member also expressed her concern over what will happen with the rezone of the property.

Public discussion was closed.

Motion was made by Craig Grove, seconded by Paolina Vega to recommend the rezone for approval.

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.
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Town Administrator Fred Blanco explained the area in question located on Carmen Ave.

Chairman Gonzalez opened the floor to public discussion.

No public discussion.

Public discussion was closed.

Motion was made by Paolina Vega, seconded by Craig Grove to recommend the preliminary plat for approval.

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.

Town Administrator Fred Blanco explained the area in question located on Taco/Tesoro/Santa Ana

Chairman Gonzalez opened the floor to public discussion.

No public discussion.

Public discussion was closed.

Motion was made by Craig Grove, seconded by Paolina Vega to recommend the preliminary plat for approval.

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.

Town Administrator Fred Blanco explained the area in question located on Enchilada

Chairman Gonzalez opened the floor to public discussion.

No public discussion.

Public discussion was closed.

Motion was made by Craig Grove, seconded by Filiberto Conde to recommend the preliminary plat for approval.

8. ADJOURN

Motion to Adjourn at 9:23 a.m. was made by Craig Grove, seconded by Paolina Vega and carried unanimously.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

4. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Carmen Ave.

09/09/2020

Town of Rancho Viejo

Request -- Replatting

To -- Residential

Owners -- Golf & Resorts Investments, L.L.C Property ID:

Description of land to be replatting

RECEIVED
SEP 10 9 07 AM '20

BY: E.S.

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 46; and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas.

Said 0.522 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. 1, slot 706-a, m.r.c.d.) 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 107.94 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. 05 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 227.76 feet to the point of beginning; containing 0.522 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. 08 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 148.86 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 203.66 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 130.57 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 120.91 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 171.69 feet to a point in the centerline of said

laco 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. 26 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. l, slot 3252, m.r.c.o.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 34.38 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 68.32 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.o.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 285.86 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 northwest corner 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

Mejia & Rose, Incorporated
Engineering Surveying

RECEIVED
APR 1 2 2021
EX-105

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

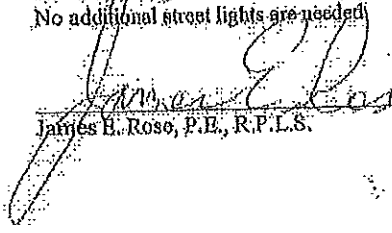
Electric service will be provided by A.E.P.

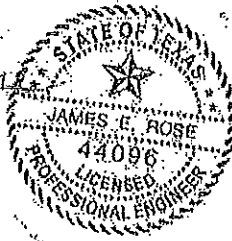
Street Lighting

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

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

No additional street lights are needed


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



METES AND BOUNDS DESCRIPTION
(LOT 1, BLOCK 1)

0.552 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND DESCRIBED AS A 139.143 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 19067, PAGE 104, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 4, RECORDED IN VOLUME 26, PAGE 45, AND ADJACENT TO RANCHO VIEJO 1986 SUBDIVISION , RECORDED IN CABINET I, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS;

SAID 0.552 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 3, RANCHO VIEJO 1986 SUBDIVISION (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;

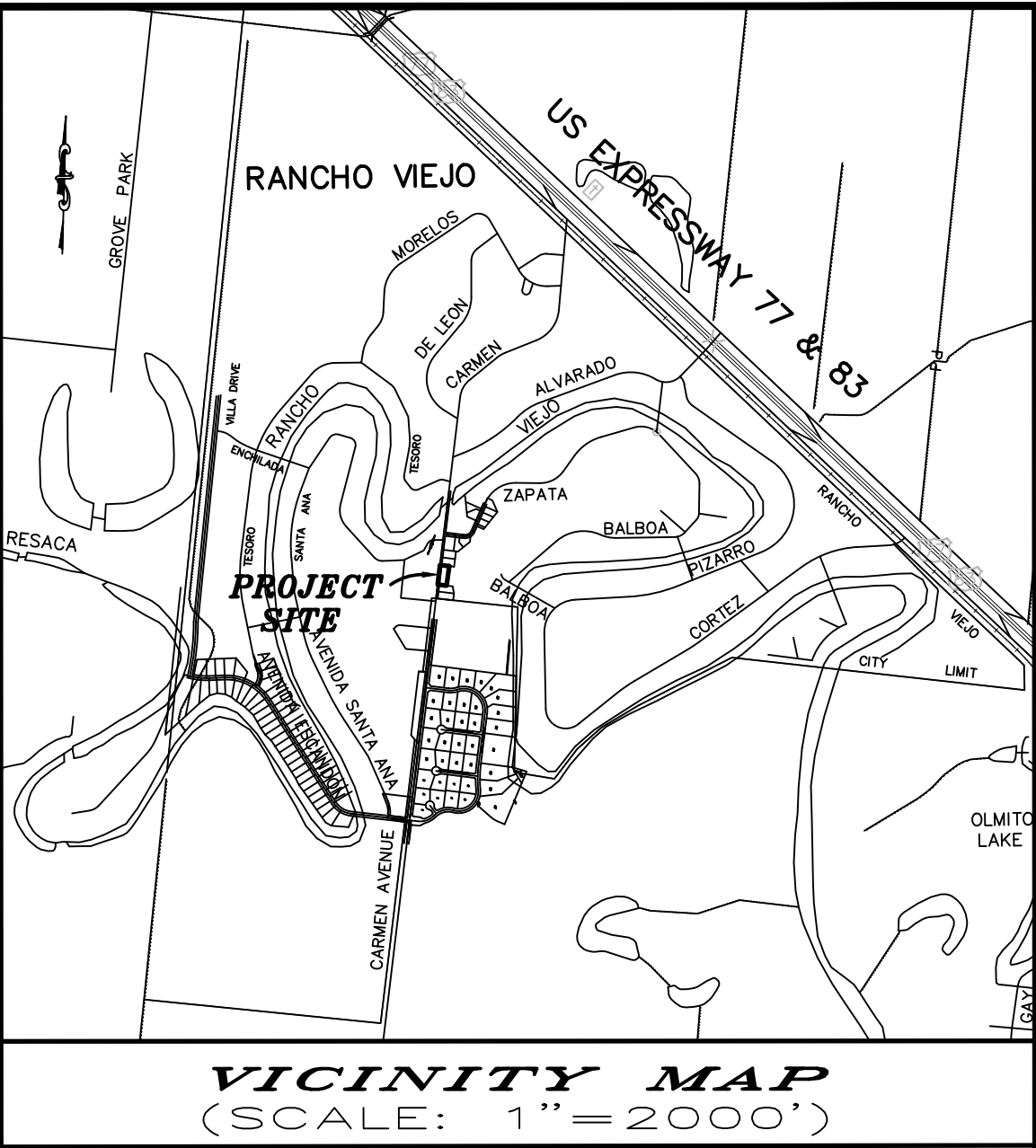
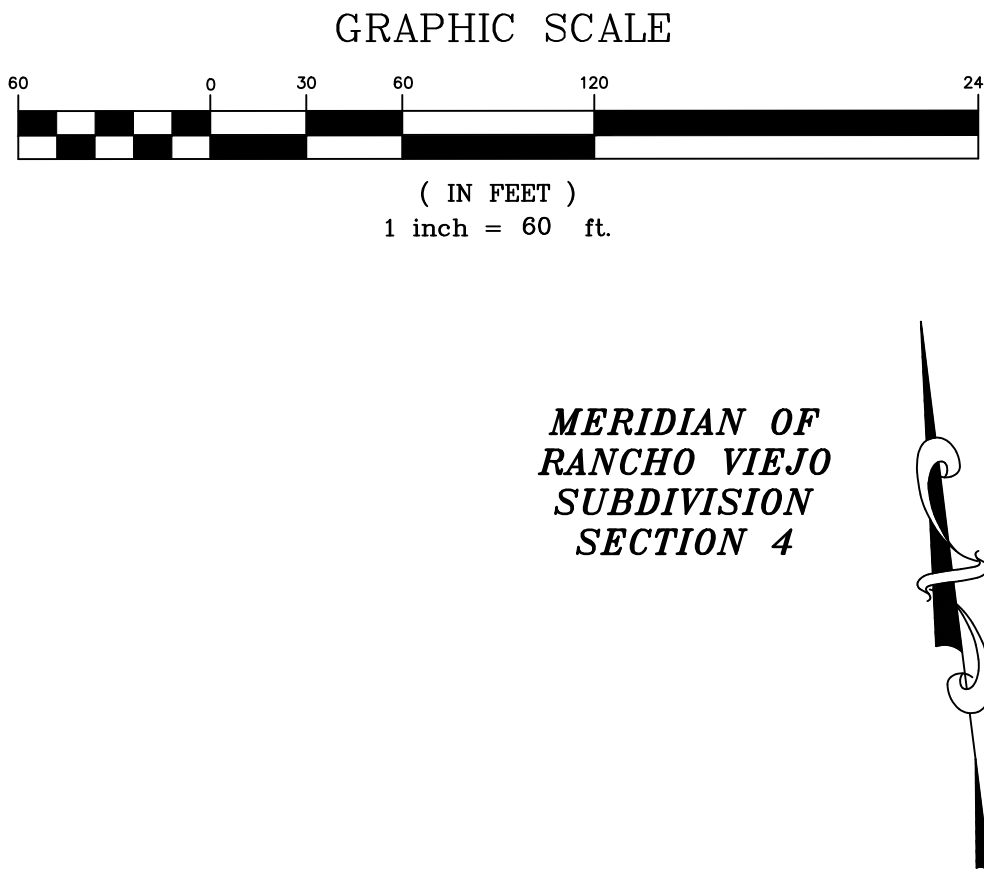
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 82 DEG. 54 MIN. 15 SEC. EAST, AT A DISTANCE OF 20.00 FEET AN ONE-HALF INCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 107.34 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR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



STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THIS PRESENTS, THAT I, SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF "LOT 1, BLOCK 1, EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1", DEPICTED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADOPT THIS SUBDIVISION.

SERGIO ARGUELLES GUTIERREZ, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS:

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 1, EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1", IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FALCON INTERNATIONAL BANK

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS:

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF:

0.552 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND DESCRIBED AS A 139.143 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 19067, PAGE 104, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 4, RECORDED IN VOLUME 26, PAGE 45, AND ADJACENT TO RANCHO VIEJO 1986 SUBDIVISION, RECORDED IN CABINET I, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; LOCATED IN RANCHO VIEJO, TEXAS, DEPICTED HEREON.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 20____.

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON

THIS REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

DATE

TOWN OF RANCHO VIEJO, TEXAS.

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, THIS THE ____ DAY OF _____, 20____.

ATTEST: TOWN SECRETARY

MAYOR

PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of _____, 2021 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, _____ OF CAPITAL ONE NATIONAL ASSOCIATION, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 1, EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1", BEING OUT OF THE 139.082 ACRES BEING "EL DIABLO GOLF COURSE" IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

CAPITAL ONE NATIONAL ASSOCIATION

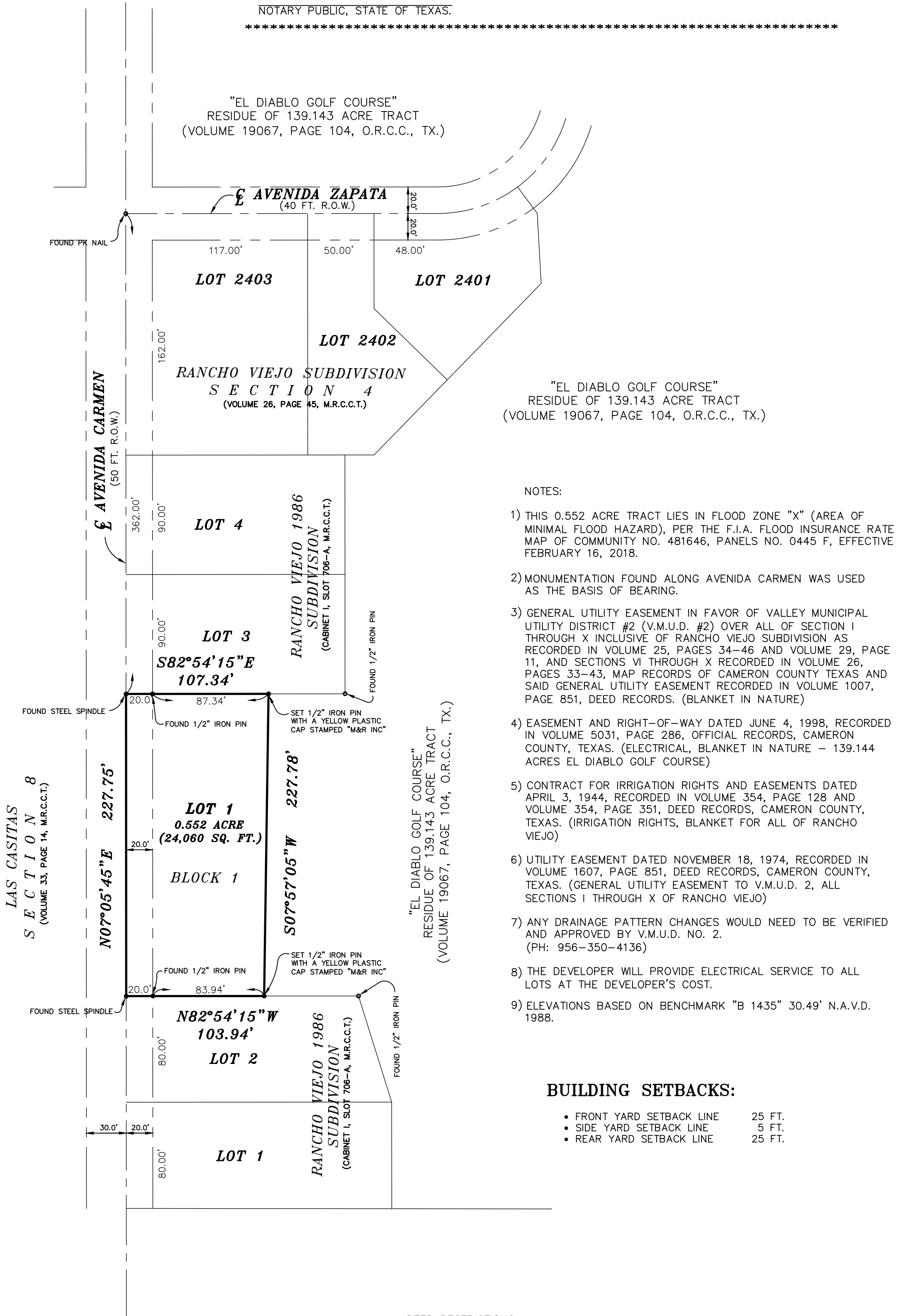
DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF CAPITAL ONE NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS:



FINAL PLAT
OF
"EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1"

BEING
1 RESIDENTIAL LOT
BEING

0.552 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND DESCRIBED AS A 139.143 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 19067, PAGE 104, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 4, RECORDED IN VOLUME 26, PAGE 45, AND ADJACENT TO RANCHO VIEJO 1986 SUBDIVISION , RECORDED IN CABINET I, SLOT 706-A, MAP RECORDS OF CAMERON 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. 78575
(956)-350-4000

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com

G.F. NO. N/A JOB NO. 20908
S.TROWBRIDGE



5. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Carmen Ave.

6. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Taco St. Lot 2 Block 1 will have access to Tesoro Ave.

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. Lot 1 Block 2 will have access to Santa Ana Ave. and Taco St.

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

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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.

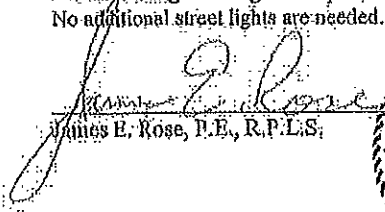
Electrical Service

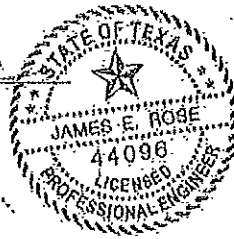
Electric service will be provided by A.E.P.

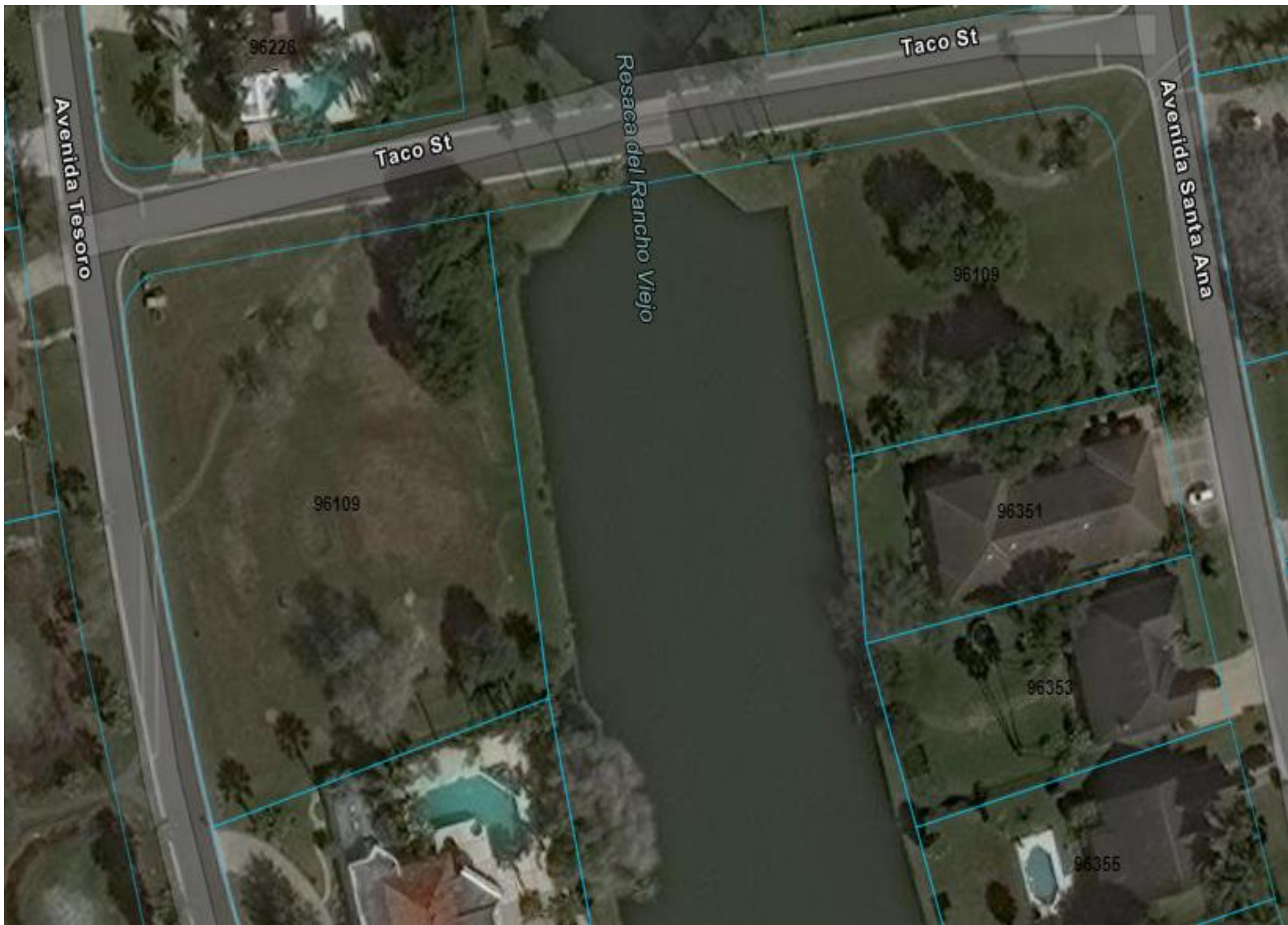
Street Lighting

Lot 1 Block 1 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 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.





7. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Taco St. Lot 2 Block 1 will have access to Tesoro Ave. 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. Lot 1 Block 2 will have access to Santa Ana Ave. and Taco St.

8. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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. Lot 2 Block 1 will have access to Enchilada St.

Mejia & Rose, Incorporated

Engineering

Surveying

Engineering Report

For

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

DECEMBER 9, 2020

Purpose of Subdivision

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

Access

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

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

Proposed Improvements

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

Streets and Drainage

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

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

Sanitary Sewer Service

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

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

Water Service

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

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

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

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

Page 1 of 2

P. O. Box 3761 • Brownsville, Texas 78523 • (356) 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.

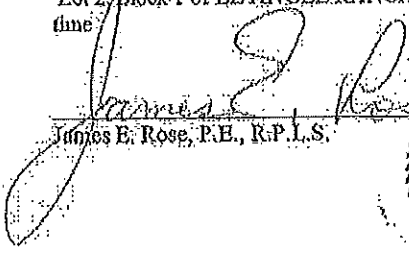
Electrical Service

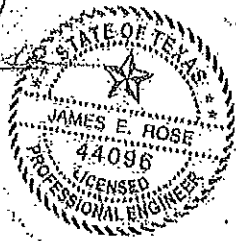
Electric service will be provided by A.E.P.

Street Lighting

Lot 1, Block 1 of EL ANGELO RANCHO VIBJO 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 ANGELO RANCHO VIBJO SUBDIVISION NO. 3. Has no existing street light at this time.


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



METES AND BOUNDS DESCRIPTION
(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.

SURVEYOR'S CERTIFICATION:
KNOW ALL MEN BY THESE PRESENTS:
THAT I, EDUARDO H. MEJIA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO TEXAS.

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

STATE OF TEXAS
COUNTY OF CAMERON
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF 0.816 ACRES OUT OF "EL ANGEL" GOLF COURSE, SECTION 7, RANCHO VIEJO SUBDIVISION, BEING A 154.488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, AND 0.677 ACRES OUT OF "EL ANGEL" GOLF COURSE, SECTION 7, RANCHO VIEJO SUBDIVISION, BEING 154.488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, LOCATED IN RANCHO VIEJO, TEXAS, DEPICTED HEREON.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 20____.

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON
THIS REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

TOWN OF RANCHO VIEJO, TEXAS.
APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, THIS THE ____ DAY OF _____, 20____.

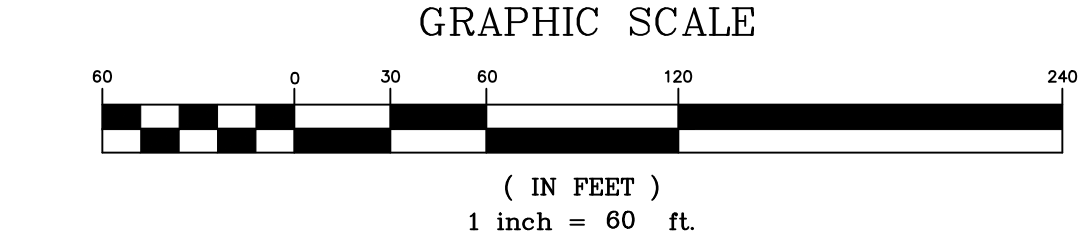
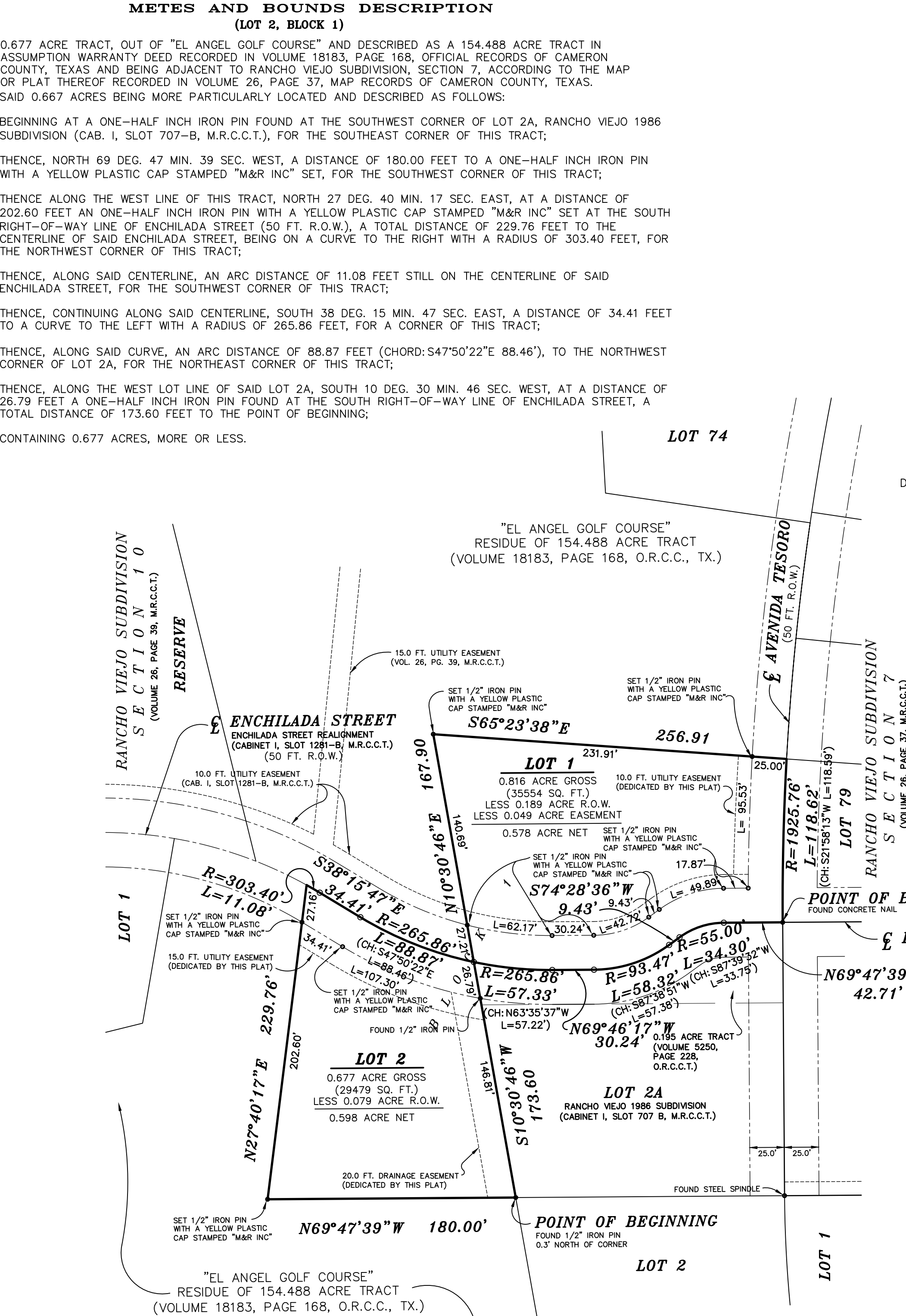
ATTEST: TOWN SECRETARY MAYOR

PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of _____, 2021 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No._____.

By: _____ Deputy



MERIDIAN OF
RANCHO VIEJO
SUBDIVISION,
SECTION 7

BUILDING SETBACKS:
• FRONT YARD SETBACK LINE 25 FT.
• SIDE YARD SETBACK LINE 5 FT.
• REAR YARD SETBACK LINE 25 FT.

DEED 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.

STATE OF TEXAS
COUNTY OF CAMERON
KNOW ALL MEN BY THIS PRESENTS, THAT I, SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF "LOTS 1 AND 2, BLOCK 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3", DEPICTED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADOPT THIS SUBDIVISION.

SERGIO ARGUELLES GUTIERREZ, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON
I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 1 AND 2, BLOCK 1, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3", IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FALCON INTERNATIONAL BANK

STATE OF TEXAS
COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS.

FINAL PLAT
OF

"EL ANGEL RANCHO VIEJO SUBDIVISION NO. 3"

BEING
2 RESIDENTIAL LOTS
BEING

0.816 ACRE TRACT, OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS A 154.488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS.

0.677 ACRE TRACT, OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS A 154.488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS.

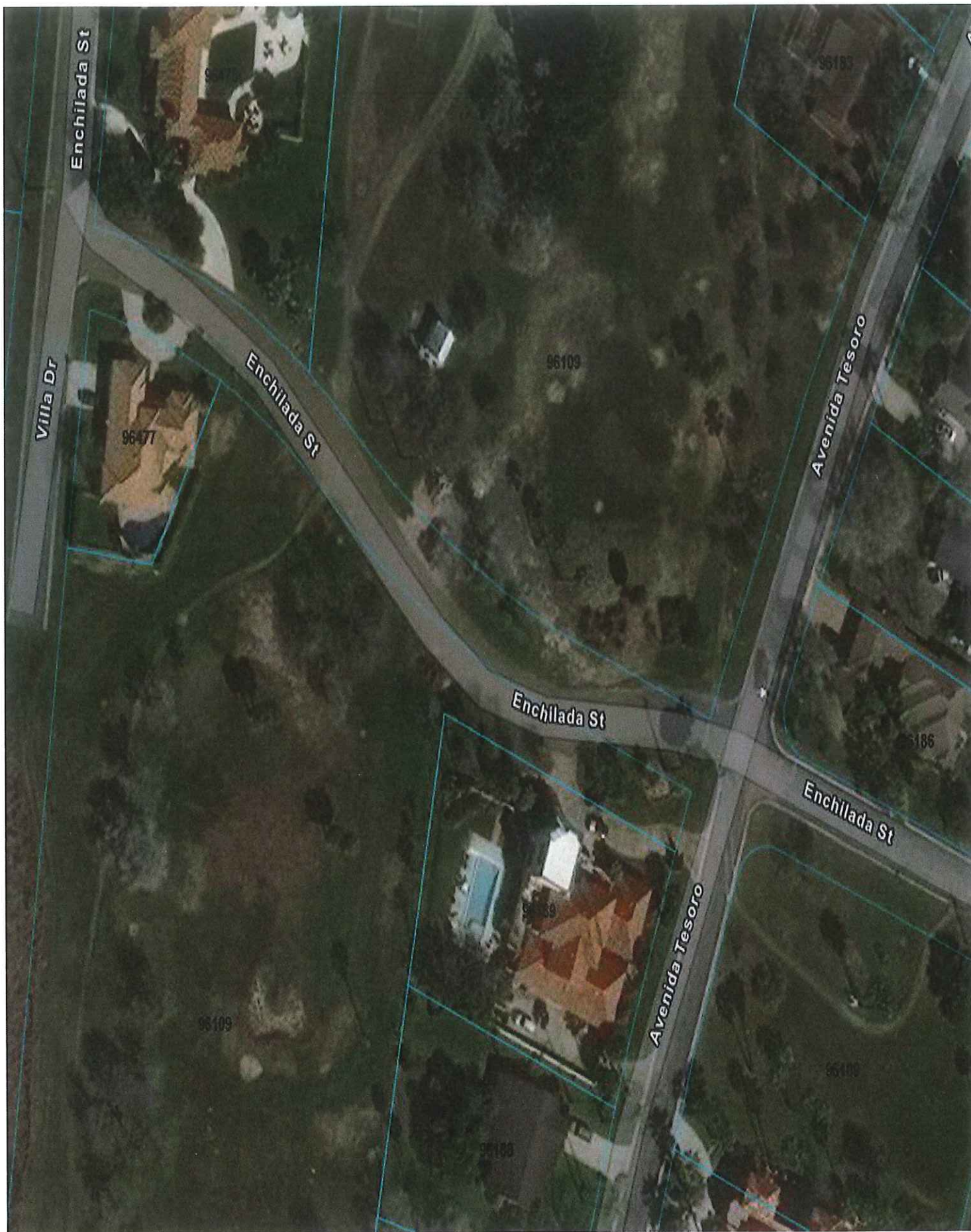
SCALE: 1"= 60'
PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(DECEMBER 4, 2019)

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

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com

G.F. NO. N/A 20907
20907PLAT.DWG S.TROWBRIDGE



9. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

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. Lot 2 Block 1 will have access to Enchilada St.

10. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the PRELIMINARY PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

And 0.803 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas. Lot 1 Block 2 will have access to Santa Ana Ave.

**Engineering Report
For
EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2
LOT 1, 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 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 1 Block 2 will have access to Avenida Santa Ana (50 ft. r.o.w.).

Proposed Improvements

There are no proposed improvements planned for this Subdivision except for sewer and water installs listed below.

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 a prop. sewer service line from the existing gravity sewer manhole located diagonally across the intersection of Ave. Tesoro and Enchilada Street in the right-of-way of Ave. Tesoro on the southeast corner of the golf course and northwest corner of said intersection, said proposed sewer line will run south across a cut and repair in Enchilada Street and then east bored under Tesoro Ave. to the service connection.

Service connection for lot 1, block 2 is to be 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, block 1 is to be installed by bore method 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 is to be installed by bore method on an existing 8 inch waterline located in the right-of-way on the East side of Santa Ana ave..

Install meter box approved by Valley Municipal Utility District no. 2 at time of taps.
The actual water meters will not be installed until each site is developed.

Water Rights Fees, Impact Fees, and Meter installation Fees

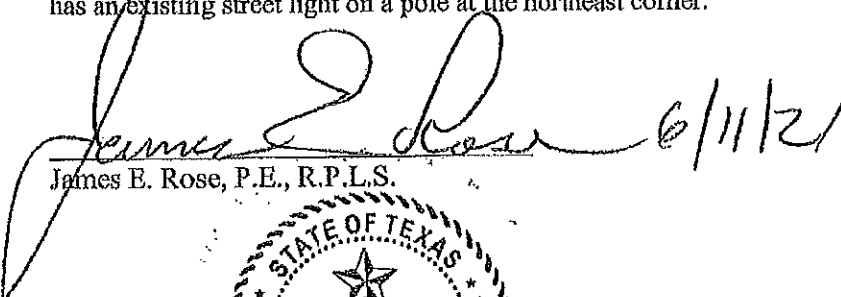
Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 prepaid by developer to Valley Municipal Utility District no. 2.

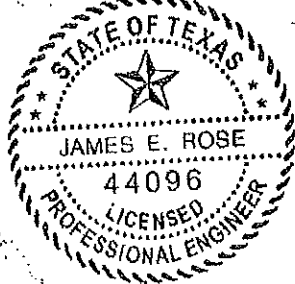
Electrical Service

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

Street Lighting

Lot 1 Block 1 of EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2 has an existing street light on a pole at the northeast corner.

 6/11/21
James E. Rose, P.E., R.P.L.S.



Page 2 of 2

METES AND BOUNDS DESCRIPTION
(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 FFET 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 ACRES, MORE OR LESS.

METES AND BOUNDS DESCRIPTION
(LOT 1, 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;

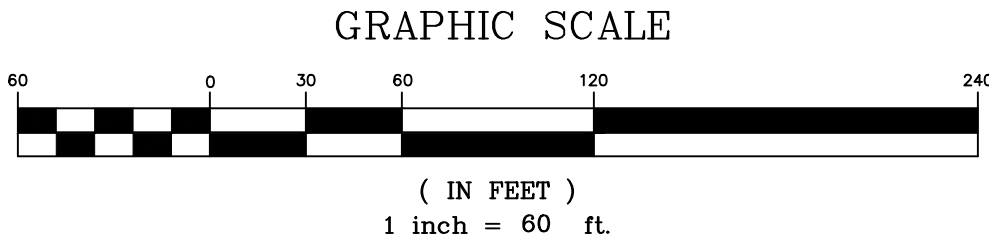
THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, SOUTH 69 DEG. 47 MIN. 39 SEC. EAST, A DISTANCE OF 230.00 FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

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, 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;

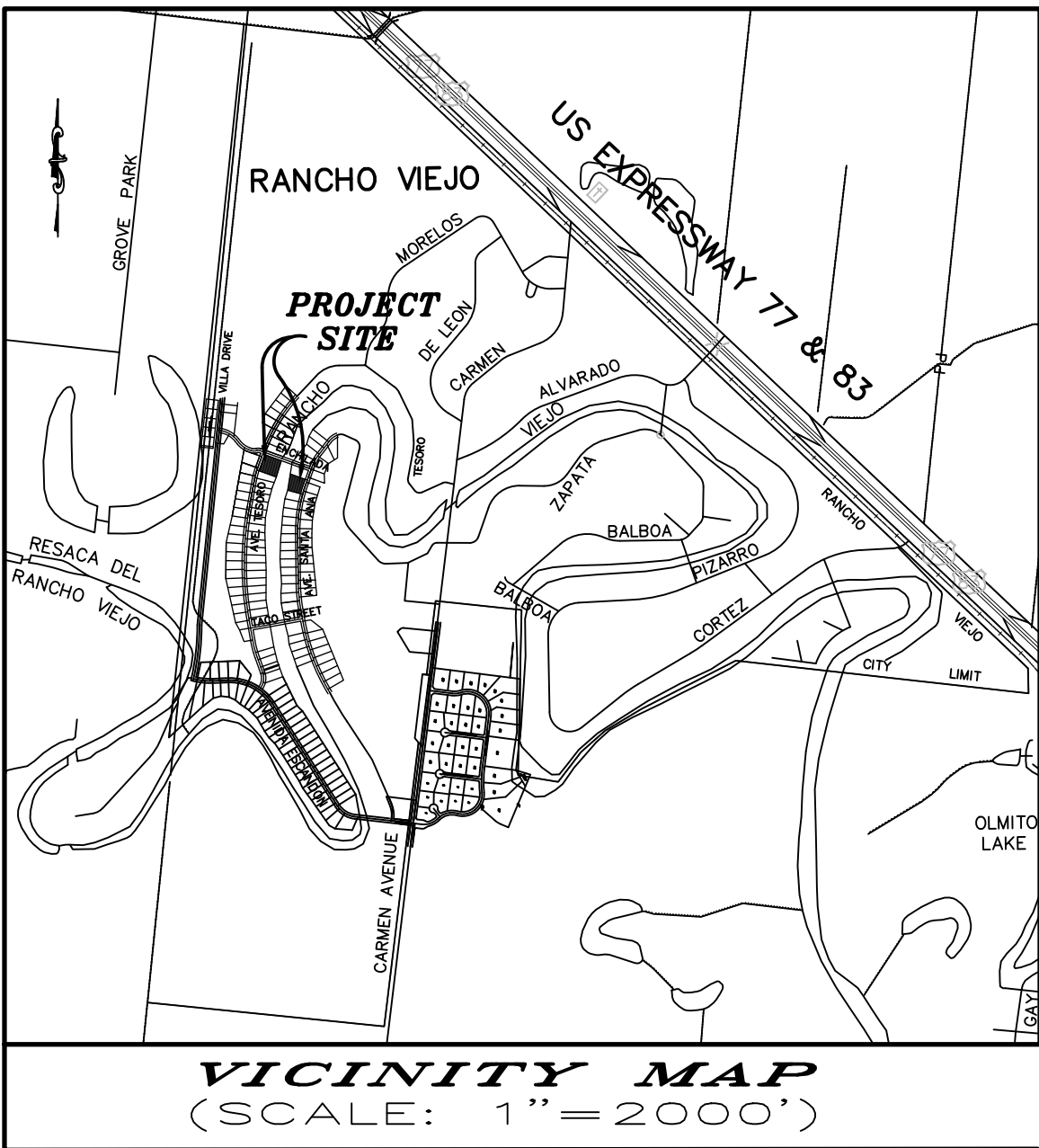
CONTAINING 1.070 ACRES, MORE OR LESS.



MERIDIAN OF
RANCHO VIEJO
SUBDIVISION,
SECTION 7 & 8

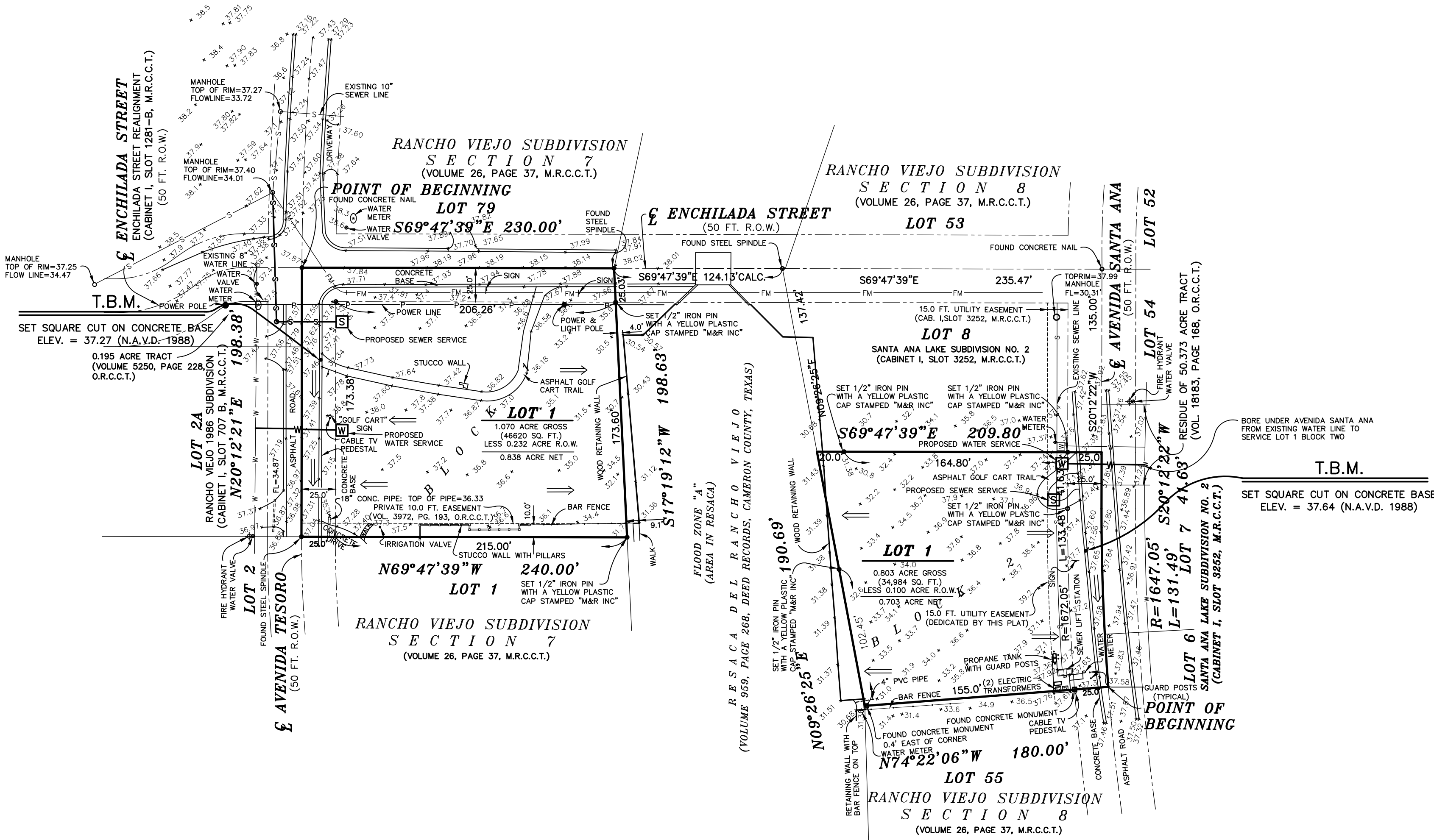
BUILDING SETBACKS:

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



NOTES:

- 1) THIS 1.070 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESACA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0440 F, EFFECTIVE FEBRUARY 16, 2018.
- 2) THIS 0.803 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESACA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANELS NO. 0440 F AND 0445 F, EFFECTIVE FEBRUARY 16, 2018.
- 3) MONUMENTATION FOUND ALONG AVE TESORO AND AVE SANTA ANA WAS USED AS THE BASIS OF BEARING.
- 4) GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.M.U.D. #2) OVER ALL OF SECTION I THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 25, PAGES 34-46 AND VOLUME 29, PAGE 11, AND SECTIONS VI THROUGH X RECORDED IN VOLUME 26, PAGES 33-43, MAP RECORDS OF CAMERON COUNTY TEXAS AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 851, DEED RECORDS. (BLANKET IN NATURE)
- 5) CONTRACT FOR IRRIGATION RIGHTS AND EASEMENTS DATED APRIL 3, 1944, RECORDED IN VOLUME 354, PAGE 128 AND VOLUME 354, PAGE 351, DEED RECORDS, CAMERON COUNTY, TEXAS. (IRRIGATION RIGHTS, BLANKET FOR ALL OF RANCHO VIEJO)
- 6) UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1607, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS. (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS I THROUGH X OF RANCHO VIEJO)
- 7) ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2. (PH: 956-350-4136)
- 8) THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- 9) ELEVATIONS BASED ON BENCHMARK "B 1435" 30.49' N.A.V.D. 1988.



DEED 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.

PRELIMINARY PLAT
OF

"EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2"

BEING
2 RESIDENTIAL LOTS

BEING

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.

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.

SCALE: 1"= 60'

PREPARED FOR:

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

SURVEYOR'S CERTIFICATION:

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

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

OWNER:

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

Mejia & Rose, Incorporated

Engineering Surveying

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

T.B.P.L.S Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@engmail.com

G.F. NO. N/A

JOB NO. 20851
S.TROWBRIDGE

METES AND BOUNDS DESCRIPTION
(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 FFET 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 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF 1.070 ACRES OUT OF "EL ANGEL" GOLF COURSE, SECTION 7, RANCHO VIEJO SUBDIVISION, BEING A 154.488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, AND 0.803 ACRES OUT OF "EL ANGEL" GOLF COURSE, SECTION 8, RANCHO VIEJO SUBDIVISION, BEING 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, LOCATED IN RANCHO VIEJO, TEXAS, DEPICTED HEREON.

WITNESS MY HAND ON THIS THE ____ DAY OF ____, 20__.

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

DATE

TOWN OF RANCHO VIEJO, TEXAS.

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, THIS THE ____ DAY OF ____, 20__.

ATTEST: TOWN SECRETARY MAYOR

PLANNING AND ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of ____, 2021 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No. ____.

By: Deputy

METES AND BOUNDS DESCRIPTION
(LOT 1, 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;

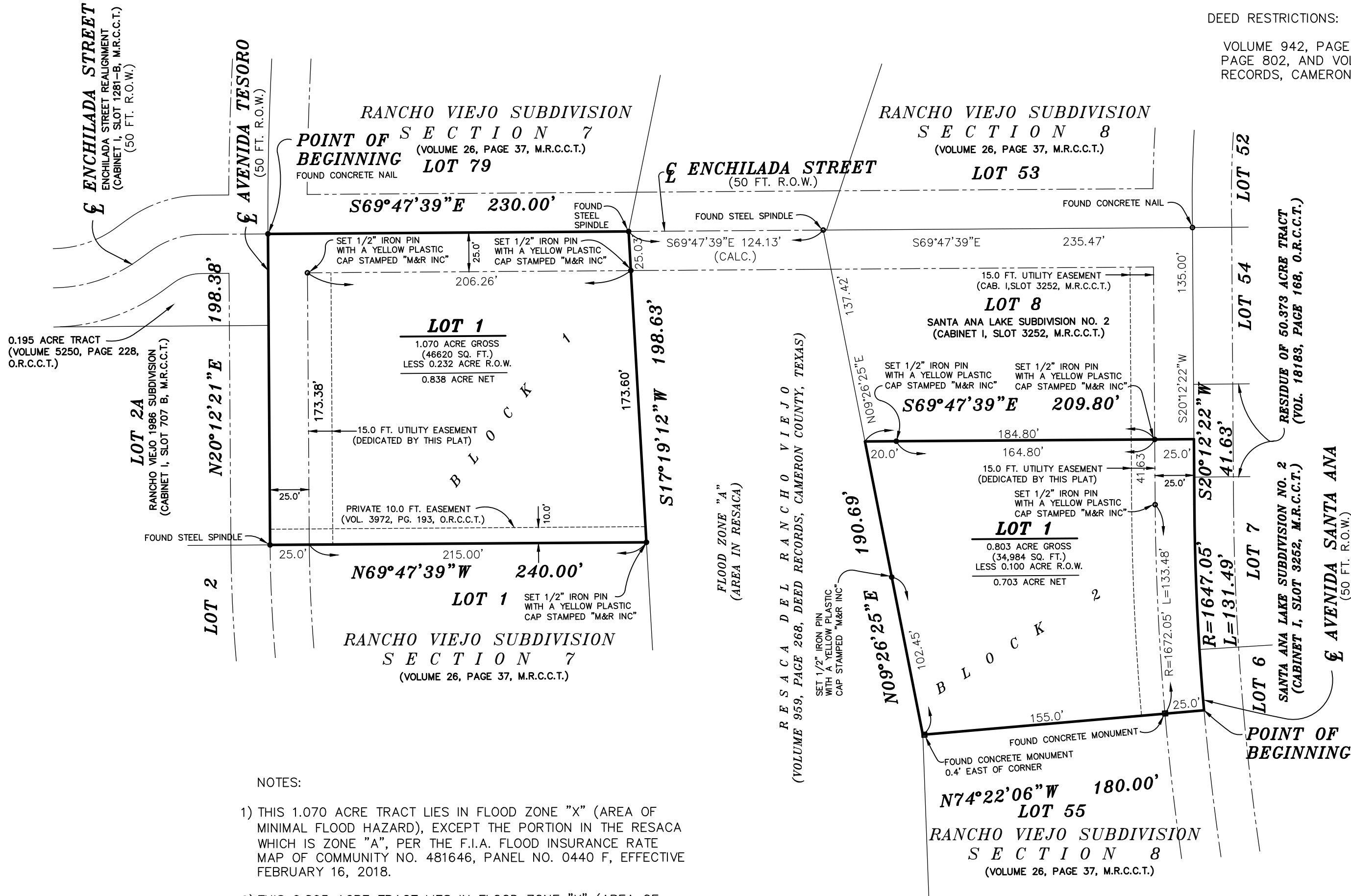
THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, SOUTH 69 DEG. 47 MIN. 39 SEC. EAST, A DISTANCE OF 230.00 FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

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, 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;

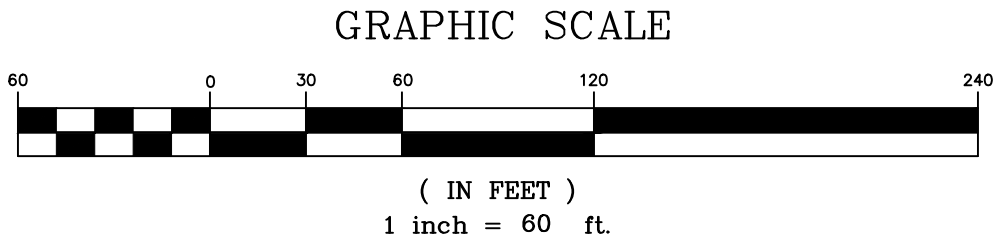
CONTAINING 1.070 ACRES, MORE OR LESS.



NOTES:

- THIS 1.070 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESACA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0440 F, EFFECTIVE FEBRUARY 16, 2018.
- THIS 0.803 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESACA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANELS NO. 0440 F AND 0445 F, EFFECTIVE FEBRUARY 16, 2018.
- MONUMENTATION FOUND ALONG AVE TESORO AND AVE SANTA ANA WAS USED AS THE BASIS OF BEARING.
- GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.M.U.D. #2) OVER ALL OF SECTION I THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 25, PAGES 34-46 AND VOLUME 29, PAGE 11, AND SECTIONS VI THROUGH X RECORDED IN VOLUME 26, PAGES 33-43, MAP RECORDS OF CAMERON COUNTY TEXAS AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 851, DEED RECORDS. (BLANKET IN NATURE)
- CONTRACT FOR IRRIGATION RIGHTS AND EASEMENTS DATED APRIL 3, 1944, RECORDED IN VOLUME 354, PAGE 128 AND VOLUME 354, PAGE 351, DEED RECORDS, CAMERON COUNTY, TEXAS. (IRRIGATION RIGHTS, BLANKET FOR ALL OF RANCHO VIEJO)
- UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1607, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS. (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS I THROUGH X OF RANCHO VIEJO)
- ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2. (PH: 956-350-4136)
- THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- ELEVATIONS BASED ON BENCHMARK "B 1435" 30.49' N.A.V.D. 1988.

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



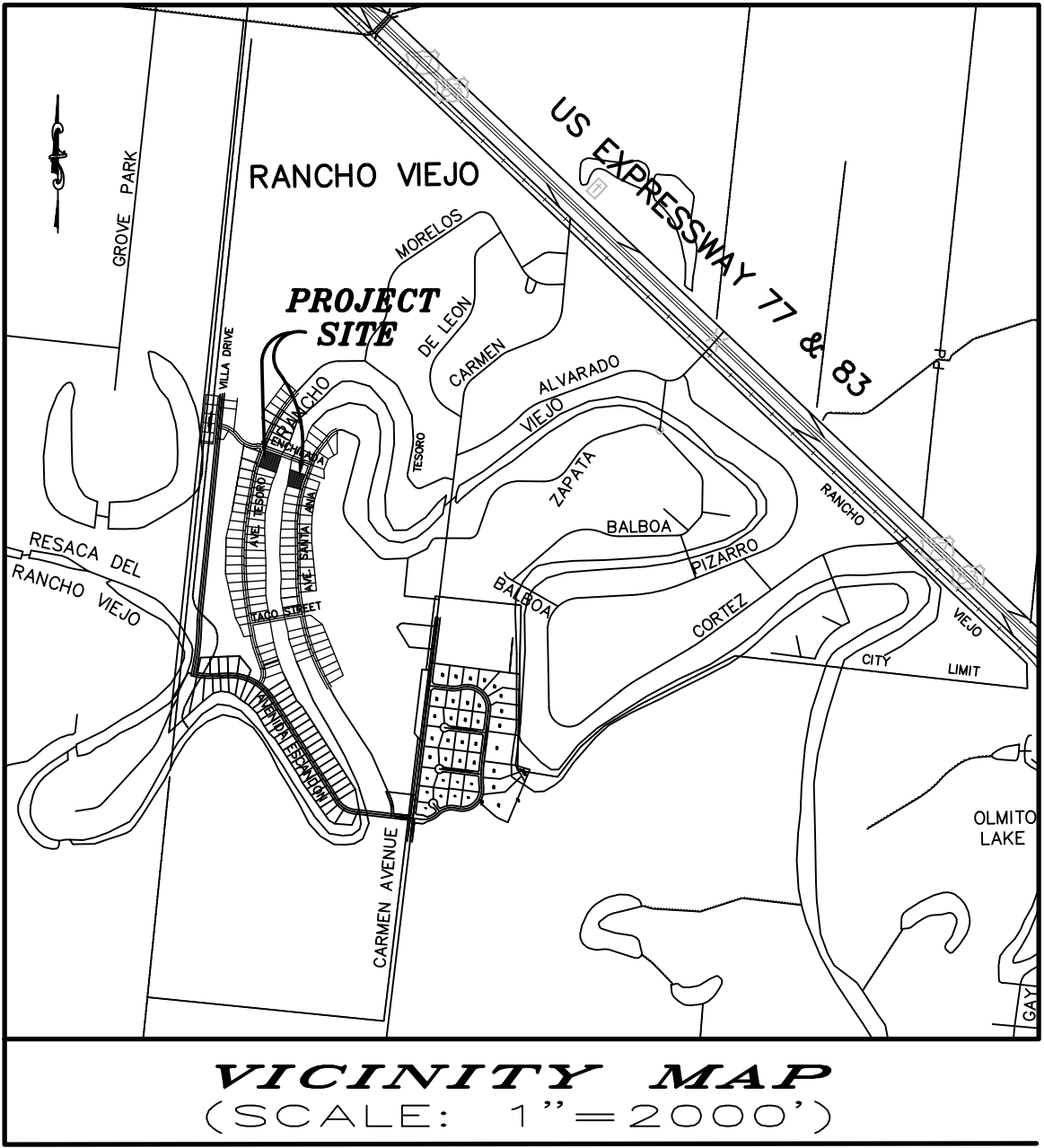
MERIDIAN OF
RANCHO VIEJO
SUBDIVISION,
SECTION 7 & 8

BUILDING SETBACKS:

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

DEED 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.



STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THIS PRESENTS, THAT I, SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF "LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", DEPICTED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADOPT THIS SUBDIVISION.

SERGIO ARGUELLES GUTIERREZ, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARGUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC, STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2", IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

DATE

FALCON INTERNATIONAL BANK

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC, STATE OF TEXAS.

FINAL PLAT
OF

"EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2"

BEING
2 RESIDENTIAL LOTS
BEING

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 8, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS.

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.

SCALE: 1"= 60'
PREPARED FOR:

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

Mejia & Rose, Incorporated

Engineering Surveying

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

T.B.P.L.S Reg. No. 10023900

1643 West Price Road (956) 544-3022

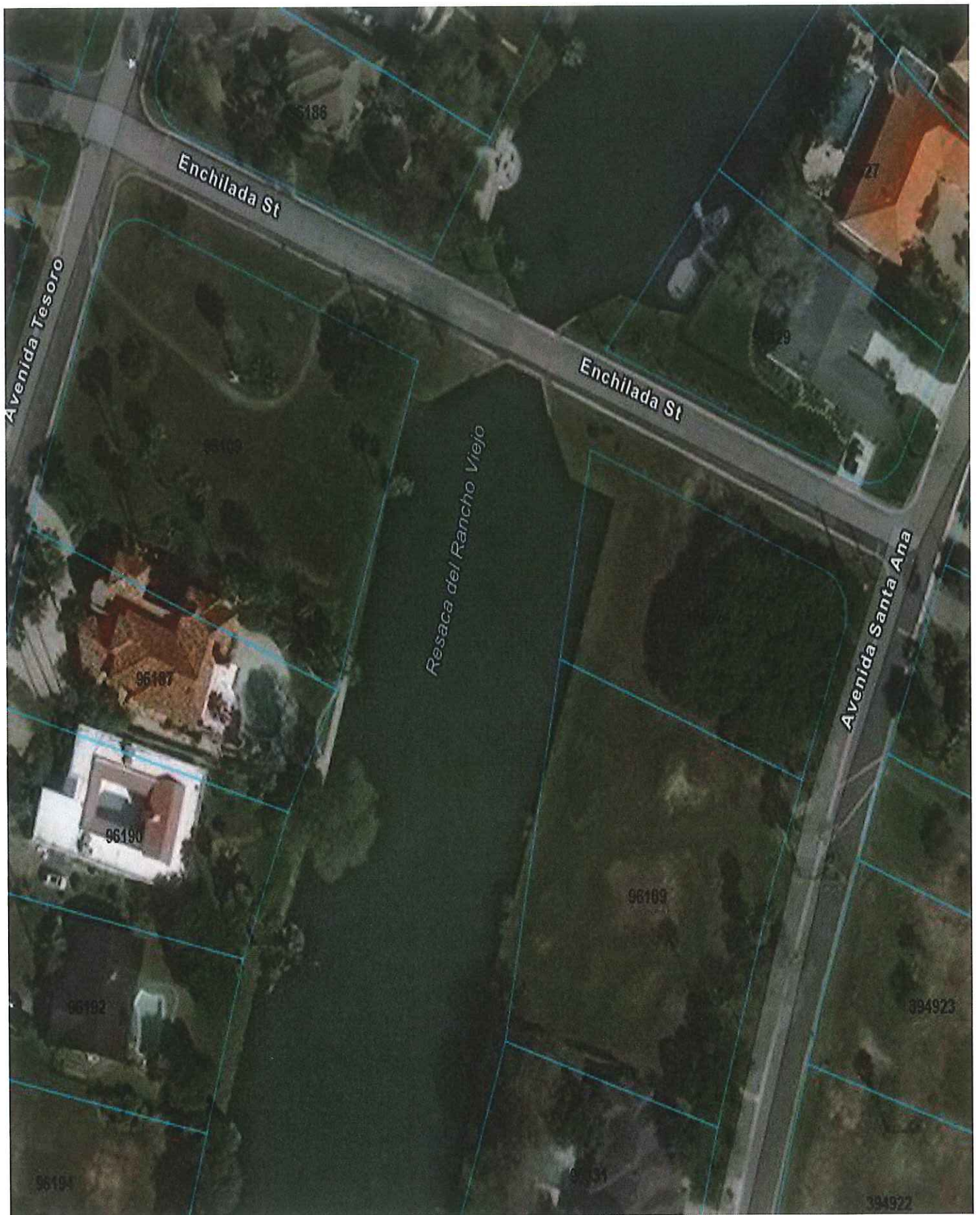
P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@engmail.com

G.F. NO. N/A
20851PLAT.DWG

JOB NO. 20851
S.TROWBRIDGE



11.Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the PRELIMINARY PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

And 0.803 acre tract, out of “el angel golf course” and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas. Lot 1 Block 2 will have access to Santa Ana Ave.

12. Public Hearing on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

And 0.803 acre tract, out of “el angel golf course” and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas. Lot 1 Block 2 will have access to Santa Ana Ave.

13. Consideration/Action on Recommendation to the Board of Aldermen on Request by Tony McDermid, representative of Golf and Resorts Investments, LLC, owners, to approve the FINAL PLAT for 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. Lot 1 Block 1 will have access to Tesoro Ave. and Enchilada St.

And 0.803 acre tract, out of “el angel golf course” and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas. Lot 1 Block 2 will have access to Santa Ana Ave.

14. Public Hearing on Recommendation to the Board of Aldermen on Request by Mr. Steven Putegnat and Sandra L. Putegnat, owners, to approve the PRELIMINARY PLAT for Lots 8 and 9, Block 2, Rancho Nuevo Subdivision, Phase 1, in the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in cabinet 1, slots 2718-A and B, map records of Cameron County, Texas, to replat 2 lots into 1. Lot 9A Block 2 will have direct access to Jacklyn Circle.

**Engineering Report
For
LOT 9A, BLOCK 2,
RANCHO NUEVO SUBDIVISION RE-PLAT NO. 2
IN THE ETJ OF RANCHO VIEJO, TEXAS**

MAY 13, 2021

Purpose of Subdivision

The purpose of this subdivision is to create one residential lot out of two residential lots within this existing subdivision.

Access

Lot 9A Block 2 will have direct access to Jacklyn Circle (50 ft. r.o.w.).

Proposed Improvements

There are no proposed improvements planned for this Subdivision at the time of this re-plat.

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 lots 8 & 9, block 2 are installed on an existing 8" pvc sewer line located in the north right-of-way of Jacklyn Circle and are located at the southwest corner of lot 9 and at the southeast corner of lot 8 within the easement.

Water Service

Water Service connections for lot 8 & 9, block 2 are installed on an existing 8 inch pvc waterline located within the south right-of-way of Jacklyn Circle and are located at the southwest corner of lot 8 and at the southeast corner of lot 9 within the easement.

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

Water Rights Fees, Impact Fees, and Reimbursement Fees

none

Electrical Service

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

Street Lighting

Lot 8 & 9, Block 2, of RANCHO NUEVO SUBDIVISION, Phase 1, has an existing street light on a pole across the street at the common northern corner of lots 22 and 23. No additional street lights are needed.

Fire Hydrant

There is a fire hydrant and valve across the street near the northeast corner of lot 22. No additional fire hydrant will be needed.

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

T-4228

RIO GRANDE VALLEY ABSTRACT CO., INC.
905 WEST PRICE RD.
BROWNSVILLE, TEXAS 78520
PHONE (956) 542-4367
FAX (956) 542-7041

CERTIFICATE AS TO TITLE AND LIENS

May 19, 2021

TO: Mejia & Rose, Incorporated
1643 West Price Road
Brownsville, Texas 78520

Attn.: Ed Mejia

OWNER: ****STEVEN PUTEGNAT AND SANDRA L. PUTEGNAT, husband and wife**** by General Warranty Deed with Vendor's Lien dated August 19, 2019, executed by Rio Rancho Nuevo Phase I, LLC, recorded in Document No. 2019-30984, Official Records of Cameron County, Texas.

LEGAL: Lots Numbered Eight (8) and Nine (9), Block Number Two (2) RANCHO NUEVO SUBDIVISION, PHASE I, Town of Rancho Viejo, Cameron County, Texas, according to map recorded in Cabinet 1, Slot 2718-A and 2718-B, Map Records of Cameron County, Texas.

LIENS: Deed of Trust dated August 19, 2019, recorded in Document No. 2019-30985, Official Records of Cameron County, Texas, executed by Steven Putegnat and Sandra L. Putegnat, husband and wife, to John A. Hay III, Trustee(s), securing the payment of one note of even date therewith in the sum of One Hundred One Thousand and 00/100 (\$101,000.00), payable to Rio Rancho Nuevo Phase I, LLC.

EASEMENTS:

Fifteen (15') foot Utility Easement along the frontal boundary as shown on map of said subdivision above referred to. (As to both Lots)

Resaca Del Rancho Viejo along the rear boundary as shown on map of said subdivision above referred to. (As to both Lots)

Page 2

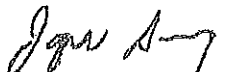
This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instruments found of record, and pertaining to the subject property.

It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title. By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extend for a one-year period from date herein, and for the amount paid for this information.

SUBJECT TO ERRORS AND OMISSIONS AS OF:

May 7, 2021 at 8:00 AM

RIO GRANDE VALLEY ABSTRACT CO., INC.


Jacqui Dempsey
President
JD/dd

1.331 ACRES, BEING ALL OF LOTS EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.331 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF JACKLYN CIRCLE, SOUTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, A TOTAL DISTANCE OF 200.0 FEET TO A 1/2" IRON PIN FOUND, AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, FOR THE SOUTHWEST CORNER OF THIS TRACT:

THENCE, ALONG THE BOUNDARY LINE COMMON TO LOT 9 AND LOT 10, NORTH 31 DEGREES 23 MINUTES WEST, AT A DISTANCE OF 130.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 290.0 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA, NORTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.0 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING SAID RESACA, ALONG THE BOUNDARY LINE COMMON TO LOTS 7 AND 8, SOUTH 31 DEGREES 23 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 170.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "AMBIOTEC" FOUND, A TOTAL DISTANCE OF 290.0 FEET TO THE POINT OF BEGINNING:

CONTAINING. 1.331 ACRES OF LAND, MORE OR LESS.

N58°37'00"E 200.00'

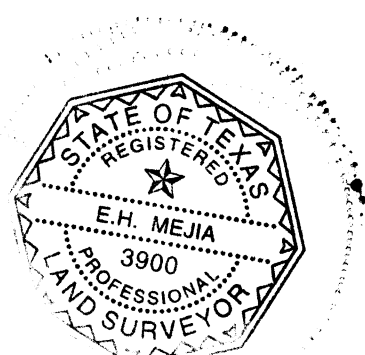


BEING A RE-PLAT OF

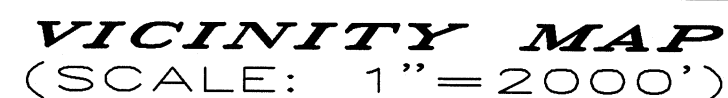
LOTS EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO
SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO,
CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP
RECORDS OF CAMERON COUNTY, TEXAS.
SURVEYED FOR:

**STEVEN PUTEGNAT
AND
SANDRA L. PUTEGNAT**

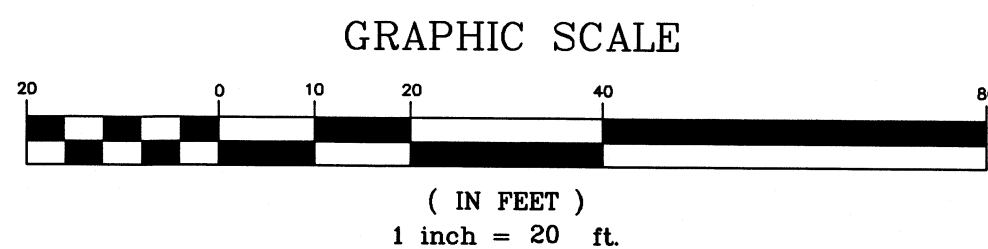
The undersigned hereby certifies that the survey described hereon was made on the ground on 04-01-21; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



**MERIDIAN OF
RANCHO NUEVO SUBD.
PHASE I**



Mejia & Rose, Incorporated

Engineering *Surveying*
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com

G.F. NO. N/A

JOB NO. 21404
S.TROWBRIDGE

METES & BOUNDS DESCRIPTION

1.331 ACRES, BEING ALL OF LOTS EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.331 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY OF JACKLYN CIRCLE, AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF JACKLYN CIRCLE, SOUTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 2, A TOTAL DISTANCE OF 200.0 FEET TO A 1/2" IRON PIN FOUND, AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE BOUNDARY LINE COMMON TO LOT 9 AND LOT 10, NORTH 31 DEGREES 23 MINUTES WEST, AT A DISTANCE OF 130.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 290.0 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA, NORTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.0 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING SAID RESACA, ALONG THE BOUNDARY LINE COMMON TO LOTS 7 AND 8, SOUTH 31 DEGREES 23 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 170.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "AMBIOTEC" FOUND, A TOTAL DISTANCE OF 290.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 1.331 ACRES OF LAND, MORE OR LESS.

NOTES:

- MONUMENTATION FOUND ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF JACKLYN CIRCLE WAS USED AS THE BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT THAT PORTION WITHIN THE RESACA WHICH IS FLOOD ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0445 F, EFFECTIVE FEBRUARY 16, 2018.
- ELEVATIONS SHOWN ARE REFERENCED TO USGS BENCHMARK "B 1435" (ELEV. 30.49') N.A.V.D. 1988, TRANSFERED TO THE SITE UTILIZING GLOBAL POSITION METHODS.
- ALL NEW FOUNDATIONS SHALL BE 18 INCHES ABOVE NATURAL GROUND LEVEL IN FLOOD ZONE "X".
- SET-BACKS SHALL COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
- THIS SUBDIVISION IS HEREBY RESTRICTED TO RESIDENTIAL USE.
- BUILDING SET-BACKS;
FRONT = 25 FEET
SIDE = 5 FEET
REAR = 25 FEET

STATE OF TEXAS
COUNTY OF CAMERON

WE, THE UNDERSIGNED, STEVEN & SANDRA L. PUTEGNAT, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 9A, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, REPLAT NO. 2", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

STEVEN PUTEGNAT, OWNER

DATE

SANDRA L. PUTEGNAT, OWNER

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, STEVEN & SANDRA L. PUTEGNAT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC

COUNTY

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS EIGHT (8) AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I," DEPICTED HEREON.

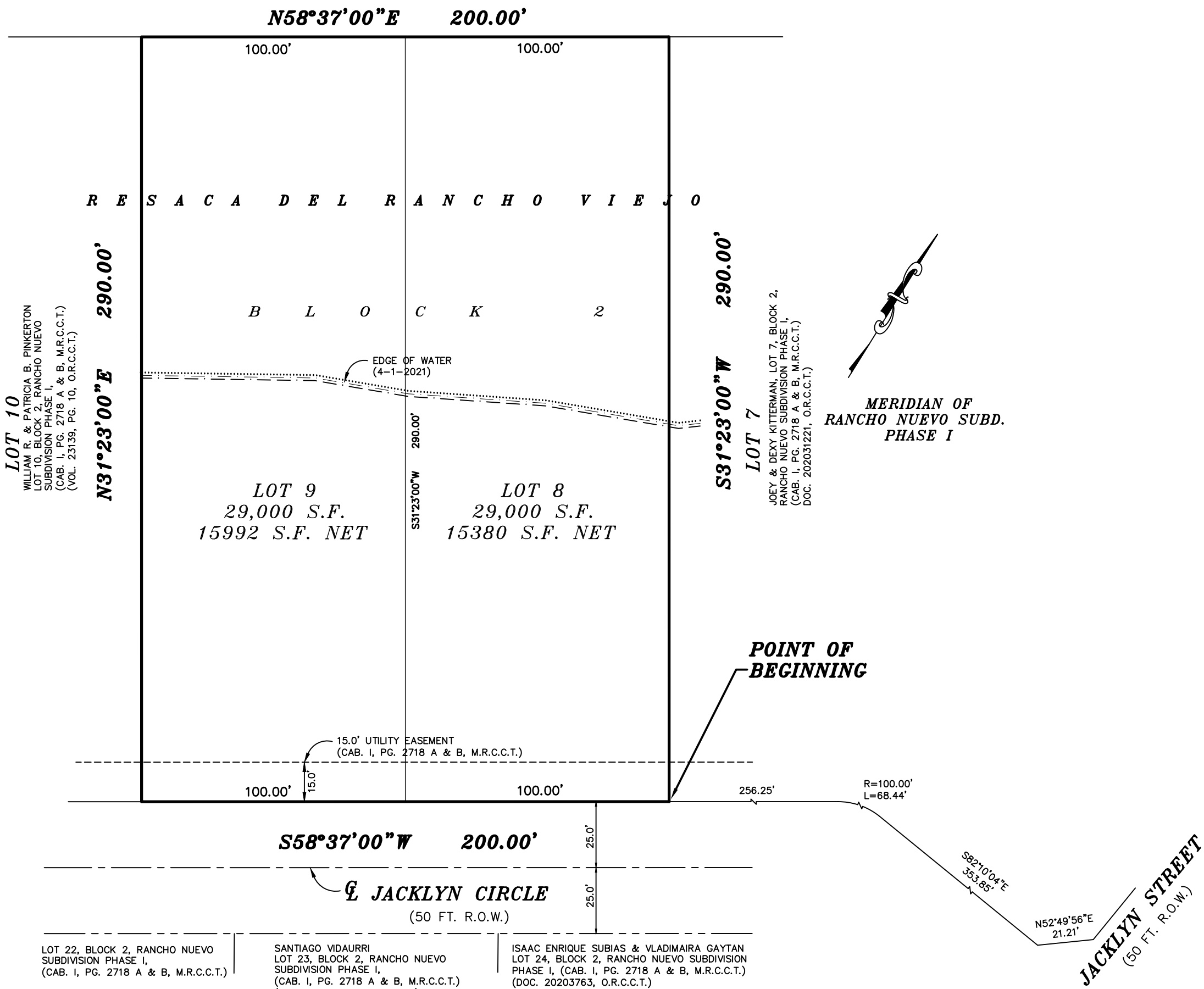
APPROVED: _____ DATE _____

TONY YZAGUIRRE, Jr.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of _____, 2021 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



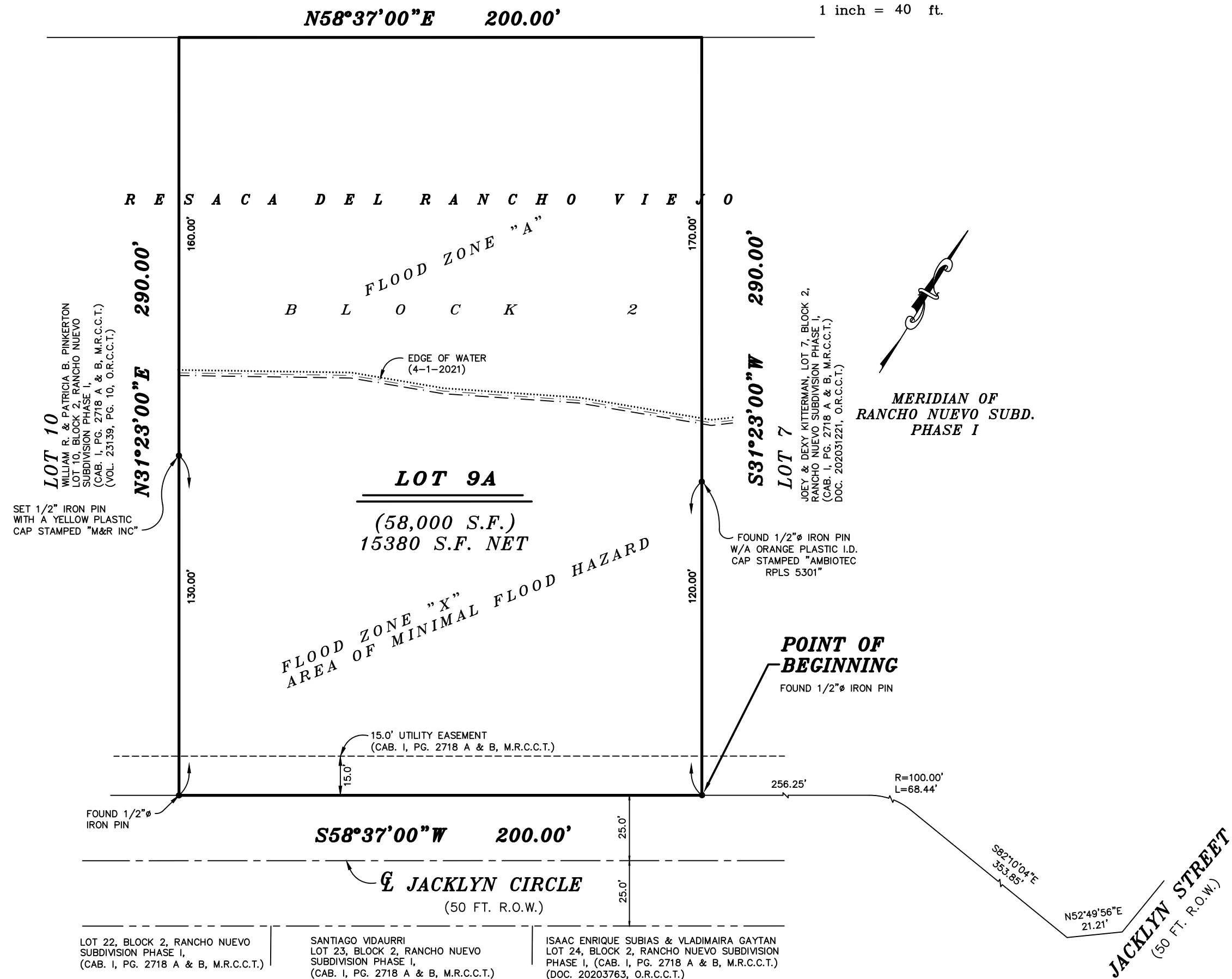
PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 40')

GRAPHIC SCALE

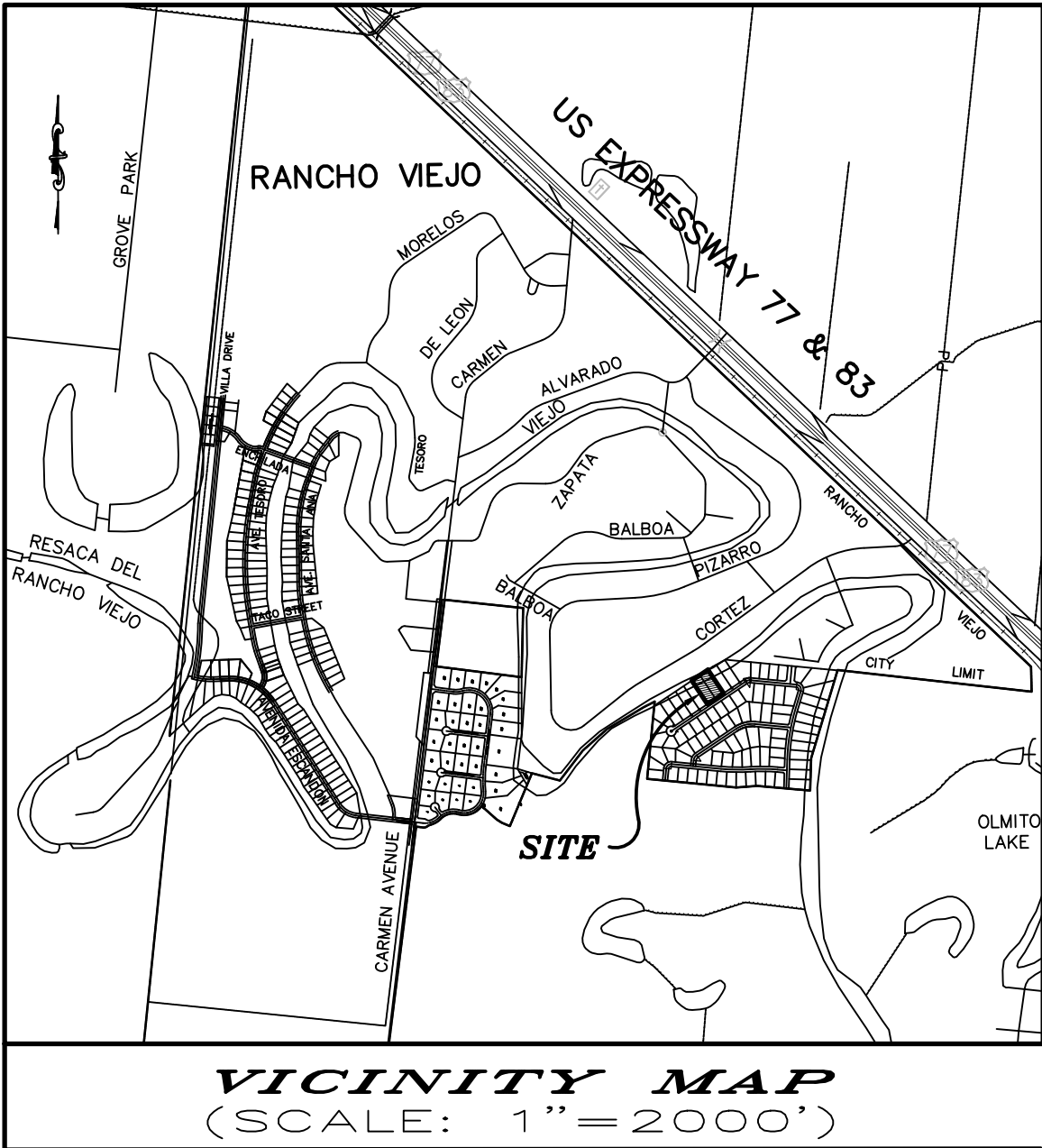


(IN FEET)
1 inch = 40 ft.



REPLAT

(SCALE: 1" = 40')



TOWN OF RANCHO VIEJO
THIS PLAT OF "LOT 9A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR

DATE

ATTEST: SECRETARY

DATE

PLANNING AND ZONING CHAIRPERSON

DATE

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "LOT 9A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER

DATE

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, _____ OF RIO RANCHO NUEVO PHASE I, LLC, A DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS THE "RANCHO NUEVO SUBDIVISION REPLAT NO. 2", WITHIN THE TOWN OF RANCHO VIEJO, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

RIO RANCHO NUEVO PHASE I, LLC

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF RIO RANCHO NUEVO PHASE I, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC

COUNTY

FINAL PLAT
OF
"LOT 9A, BLOCK 2, RANCHO NUEVO
SUBDIVISION, PHASE I, RE-PLAT NO. 2"

LOTS EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS.
SCALE: 1" = 40'
SURVEYED FOR:

STEVEN PUTEGNAT
AND
SANDRA L. PUTEGNAT

Mejia & Rose, Incorporated

Engineering Surveying

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

T.B.P.L.S Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78550

Fax (956) 544-3068

email: mandrino@cngmail.com

G.F. NO. N/A

JOB NO. 21404
S.TROWBRIDGE

OWNER/DEVELOPER:

STEVEN & SANDRA L. PUTEGNAT
1622 SAM HOUSTON DRIVE
HARLINGEN, TEXAS 78550
(956) 530-7007 PHONE
(956) 544-3068 FAX

15. Consideration/Action on Recommendation to the Board of Aldermen on Request by Mr. Steven Putegnat and Sandra L. Putegnat, owners, to approve the PRELIMINARY PLAT for Lots 8 and 9, Block 2, Rancho Nuevo Subdivision, Phase 1, in the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in cabinet 1, slots 2718-A and B, map records of Cameron County, Texas, to replat 2 lots into 1. Lot 9A Block 2 will have direct access to Jacklyn Circle.

16. Public Hearing on
Recommendation to the Board of
Aldermen on Request by Mr.
Steven Putegnat and Sandra L.
Putegnat, owners, to approve the
FINAL PLAT for Lots 8 and 9,
Block 2, Rancho Nuevo
Subdivision, Phase 1, in the Town
of Rancho Viejo, Cameron County,
Texas, according to the map or
plat thereof recorded in cabinet 1,
slots 2718-A and B, map records
of Cameron County, Texas, to
replat 2 lots into 1. Lot 9A Block 2
will have direct access to Jacklyn
Circle.

17. Consideration/Action on Recommendation to the Board of Aldermen on Request by Mr. Steven Putegnat and Sandra L. Putegnat, owners, to approve the FINAL PLAT for Lots 8 and 9, Block 2, Rancho Nuevo Subdivision, Phase 1, in the Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in cabinet 1, slots 2718-A and B, map records of Cameron County, Texas, to replat 2 lots into 1. Lot 9A Block 2 will have direct access to Jacklyn Circle.

18. Discussion/Action on
Recommendation to the
Board of Aldermen to Amend
the Town of Rancho Viejo
Code of Ordinances Chapter
70 – Article II Zoning
Districts- DIVISION 5. - "C"
MULTIPLE-FAMILY
DWELLING, APARTMENTS,
TOWNHOUSES AND
CONDOMINIUMS DISTRICT–
to add sections to include
enclosed garages and
minimum living area.

- Enclosed garages.

A MULTIPLE-FAMILY DWELLING, APARTMENTS, TOWNHOUSES AND CONDOMINIUMS are required to have an enclosed garage able to accommodate at least two automobiles. The interior walls of all garages must be finished (i.e. tapped, bedded and painted as a minimum). No garages may be converted to or be used for living purposes. Garages must be maintained for providing off street parking for at least two automobiles or other vehicles with a minimum interior clearance in the garage of at least 20 feet in depth and 22 feet in width.

- Minimum living area.

Regardless of any other provision in this chapter or any other ordinance of the town, each of the dwelling units must contain at least 1,200 square feet of living area.