

NOTICE OF A PUBLIC MEETING TOWN OF RANCHO VIEJO STRATEGIC PLANNING COMMITTEE JULY 22, 2021 5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on July 22, 2021, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

- 1. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.
- 2. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.

- 3. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.
- 4. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.

5. Consideration/Action on Recommendation to the Planning and Zoning Commission 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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- 6. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.
- 7. Consideration/Action on Recommendation to the Planning and Zoning Commission 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.
- 8. Discussion/Action on Recommendation to the Board of Aldermen on the Creation of an Ordinance to Regulate Short Term Rental through Agencies such as HomeAway, VRBO, Airbnb, TripAdvisor and Booking.com or Similar Agencies

9. Adjourn

Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on June 22, 2021 at 5:30 P.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.

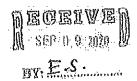


State of Texas
County of Cameron
Town of Rancho Vieio

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Strategic Planning Committee of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on July 19, 2021 at 5:00 PM and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

Fred Blanco, Town Administrator

Town of Rancho Viejo
Request -- Replaiting
To -- Residential
Owners -- Golf & Resorts Investments, LLC Property ID
Description of land to be replaiting



El Diablo Rancho Viejo Subdivision No. 1, 1 Residential Lot (Lot 1, Block 1)

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

Said 0,552 acres being more particularly located and described as follows: beginning at a steel spindle found at the southwest corner of lot 3, Rancho Viejo 1986 subdivision (cab. I, slot 706-a, m.r.c.c.t.) being in the centerline of Avenida Carmen (50 ft. r.o.w.), for the point of beginning and northwest corner of this track 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 from pln 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 Cannen, 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 0.552 acres, more or less

El Angel Rancho Viejo Subdivision No. 1, 3 Residential Lots (Lots 1 and 2, Block 1)

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

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

Said 1,433 acres being more particularly located and described as follows: beginning at the intersection of the centerlines of taco street (50 ft. r.o.w.) and Avenida Tesoro (50 ft. r.o.w.), for the northwest corner of this tract; thence, along the centerline of Taco street, north 80 deg. 06 mln, 50 sec. east, a distance of 228.0 feet, for the northeast corner of this tract; thence along the east line of this tract, being near the west edge of Resaca del Rancho Viejo, south 09 deg. 32 min. 34 sec. east, at 25.0 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, at a distance of 148.85 feet an onehalf inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 263.65 feet to a point in an inlet for a concrete culvert in the Resaca del Rancho Viejo, for the southeast corner of this tract; thence, south 73 deg. 42 min. 36 sec. west, at a distance of 10.8 feet a half-inch Iron pin found, at 195.0 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set at the east right-of-way line of Avenida Tesoro (60 ft. r.o.w.), a total distance of 220.0 feet to the centerline of said Avenida Tesoro being on a curve to the right with a radius of 1248.53 feet, for a corner of this tract; thence, along centerline of said Avenida Tesoro being on a curve to the right with an arc length of 139,57 feet, for a corner of this tract; thence, continuing along said centerline, north 09 dog. 53 min. 10 sec. west, a distance of 148.916 feet to the point of beginning; containing 1.433 acres, more or less.

(Lot 1, Block 2)

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

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

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

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

(Lots 1 and 2, Block 1)

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

Said 1,070 acres being more particularly located and described as follows; beginning at a concrete nail found at the southwest corner of lot 79, Rancho Viejo subdivision, section 7, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and enchilada street (50 ft. r.o.w.), for the northwest corner of this tract; thence, along the centerline of said enchilada street, south 69 deg. 47 min. 39 sec. east, a distance of 230.00 feet to a steel spindle found, for the northeast corner of this tract; thence along the east line of this tract, being near the west edge of Resaca del Rancho Viejo, south 17 deg. 19 min. 12 sec. west, at a distance of 25.03 feet an one-half inch iron pin with a vellow plastic cap stamped "m&r inc" set, at a distance of 106.82 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r Inc" set, a total distance of 198.63 feet to an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, for the southeast corner of this tract; thence, along the north line of lot 1, Rancho Viejo subdivision, section 7, north 69 deg. 47 min. 39 sec. west, at a distance of 240.0 feet a steel spindle found at the centerline of said Avenida Tesoro, for the southwest corner of this tract; thence, along centerline of said Avenida Tesoro, north 20 deg. 12 min. 21 sec. east, a distance of 198,38 feet to the point of beginning; containing 1.070 acres, more or less.

(Lot 1, Block 2)

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

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

monument found, a total distance of 180.00 feet, for the southwest corner of this tract; thence along the west line of this tract, north 09 deg. 26 min. 25 sec. east, at 102.45 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 190.69 feet to a point in the Resaca del Rancho Viejo and being the south boundary line of lot 8, Santa Ana Lake subdivision no. 2 (cab. I, slot 3252, m.r.c.c.t.), for the northwest corner of this tract; thence, along the south line of said lot 8, south 69 deg. 47 min. 39 sec. east, at a distance of 20.0 feet a half-inch iron pin with a yellow plastic cap stamped "m&r inc" found, at 184.80 feet an one-half inch iron pin with a vellow 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 sald 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 Vielo Subdivision, section 79, being at the intersection of the centerlines of Avenida Tesoro (50 ft. r.o.w.) and Enchilada Street (50 (t, 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 comer 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 Vielo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

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

Regards

Tony McDermid (Representatives) 956-350-4000 956-572-0332

Mejia & Rose, Incorporated



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 I Block I will have access to Carmon 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. payement by cutting across payement to said line and to repair the payement in accordance with detail on sheet no. 3.

Water Service

I" Water Service connections for lot 1, block 1 is to be installed by out 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

Appearance of the state of the

Water Rights Fees, Impact Pees, and Reimbursement Fees
Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 propaid by developer to Valley Municipal Utility District no. 2.

Electrical Service

Blectric service will be provided by A.B.P.

Street Lighting
Lot 1, Block 1 of EL DIABLO RANCHO VIEIO SUBDIVISION NO. 1.
Has an existing street light on the west edge of the lot at the right-of-way line of Carmon Ave.
No additional street lights are needed

Janjes H. Roso, P.E., R.P.L.S.

Page 2 of 2

METES AND BOUNDS DESCRIPTION (LOT 1, SLOCK 1)

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SERCIO ARGUELLES GUITERREZ, FRESTIGNÍ GOLF & RESORTS PRIVESTMENTS, LLC

DATE

DATE

EFFORM ME, THE UNDERSONED AUDIORITY, ON THIS DAY PERSONALLY APPEARED SERVICE AMOUNTED GUITERED, PRESCRIPT OF CASE A RESERTS INSTSTUDENTS, LLC, MYAIN TO ME TO BE THE FERSON MOST MANUEL THAN IS A SOCIEDATION TO TREDECTION PRISTREMENT AND ADVOICEDED TO THE PRESCRIPT AND ADVOICEDED TO THE MEDICATION THAN IN LICENSE AND THE MEDICATE OF THE MEDICATION THAN IN LICENSE THE SAME THAN THE MEDICATION THAN IN LICENSE THAN IN THE MEDICATION THAN IN LICENSE THAN IN THE MEDICATION THAN IN LICENSE THAN IN THE MEDICATION THAN IN THE MEDICA

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

COUNTY OF CAMERON

COUNTY OF CLEEREN

1. THE UNDERSORM, HOLDER OF A SECURITY WIRDLEST IN THE ABOVE DESCRIBED PROPERTY.

SIDEO THE LUNG SHOWN ON THIS PLAN AND DESCRIBED REPERA AS "LOT I, BLOCK I, C. C.

THAN ON DECEMPATION OF THE PROPERTY OF THE PROPERTY AS PROVIDED FOR UNDER
THAN ON DO DECEMPATE PROVIDE THE MEAN TAY FOR COURTER PLANS AND ONE SECURITY OF THE WORLD FOR UNDERSOR THE PROPERTY OF THE VERY PR

STATE OF TAXAS

METORE ME, INC. UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED.

KNOWN ID ME TO BE THE PERSON WHOSE NAME IS SUBSCRAED TO THE FORECOMO INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE EXCLUTED DUE SAME FOR THE PURPOSES AND CONSIDERATION
THEREN COPPLESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN LINDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20___

SURVEYOR'S CERTIFICATION:

NAME ALL DUE OF DESS PRESENTS OFFICE CERTY TOAL I PROPOSED THE PLAT FROM AN ACTUAL

BALL TERRIFORD IN GALL OF DIFFERENCE CERTY TOAL I PROPOSED THE PLAT FROM AN ACTUAL

BALL TERRIFORD IN GALL OF THE PLAT OF THE CONTRIBUTION SHOWN THE PROPOSED PLACED, UNKNESS MY PERSONAL SHEWINGS, OF ACCORDANCE WITH THE SUBDIMPON

REGISTRATE PLACED, UNKNESS MY PERSONAL SHEWINGS, OF ACCORDANCE WITH THE SUBDIMPON

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EDUARDO H. HEJIA REG. PROFESSONAL LAND SURVEYOR NG. 3900

STATE OF TEXAS

DOINTY OF CAUTION

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0.552 ACRE THACT, OUI OF "EL, DABLO COLF COUNSE" AND DESCRIBED AS A 139,113 ACRE
INACI NA ASSUMPTION MARRANTY DEEL RECORDED IN VOLUME 19057, PACE 1010 OFFICIAL
RECORDS OF COUNTY OFFICIAL COUNTY OFFICIAL
RECORDS OF COUNTY OFFI IN VOLUME 12, PACE 15, MAN DAMEWANT 101 ANGHO VICE) 1948
SUBDINISON, RECORDED IN CAPACE I, SADO A MAR PECONDS OF CAMPRON COUNTY,
TEXAS, COULD IN ANNOYOU M. DEAC, RESECTION HEROT.

WINESS MY HAND ON THIS THE ___ DAY OF _____ 20__

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

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

DATE

SCOTT FRY GENERAL MANAGER WALFY MANGERAL UTGITY DISTRICT NO. 2

TOTAL OF ENCIRC TIESD, TRUES.
ASPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO WEUD,
THIS THE 0AY OF 200

AFTEST: TOWN SECRETARY

Russia no tana ansuri

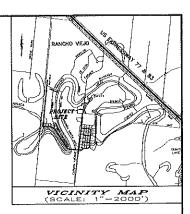
I, SYLVIA CARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of ______ 2021 at ____ O'clock _____ M in the Map Records of Comeron County, Texas, Document No.

MAYOR

By: _____ Deputy







STATE OF THEAS

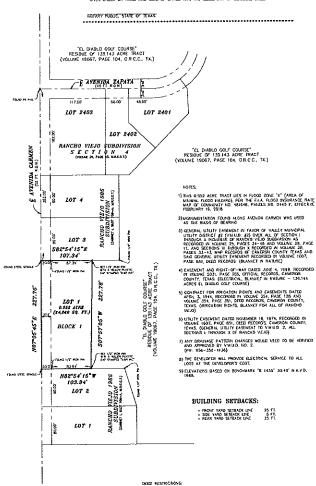
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CAPITAL ONE HATIONAL ASSOCIATION

STATE OF TEXAS

SETTIFF LIFE, THE LINCOSCIDED AUTHORITY, OUT THIS DAY PERSONALLY APPEASED OF CAPAILL ACE RESPONDED ASSOCIATION, ASSOCIATION OF DIE THE PROSPEN MINES HANDLES SAUSSECRED TO THE PERSONALLY ASSOCIATION THEORY THE CONCERN SHIPMANIEST THAN CONCENTRATION THE OFFICE THE CAPACITY CHARGEST AND CONSESSATION THEREON LYPESSED AND IN THE CAPACITY THEREON STATED

GIVEN UNGER BY HAND AND SEAL OF GERICE THIS THE ____ DAY OF _____ 20___



VOLUME 942, PAGE 399, AMENDMENT DIERETO IN VOLUME 964, PAGE 807, AND YOLUME 968, PAGE 20, ALL RECORDED IN OFFI RECORDS, CAMERON COUNTY, TEXAS.

FINAL PLAT

"EL DIABLO RANCHO VIEJO SUBDIVSION NO. 1"

BEING 1 RESIDENTIAL LOT BEING

0.552 ACRE IRACT, DUT OF TEL DYBLO COSE COURSE. AND DESCRIBED AS A 1781-15 ACRE.

IRACT IN ASSUMPTION WARRANTY DED RECORDED IN YOUR 1988F, PAGE 50: GENERAL

RECORDS OF CARRENAL COURTY, TESTE AND ADJACENT TO HOLD SUBDIVISION,

RECORDS OF CARRENAL COURTY, TESTE AND ADJACENT TO HOLD SUBDIVISION,

RECORDS OF CARRENAL RECORDS IN CASHEET I. SUCT 766-A, MAP RECORDS OF CAMERON COUNTY,

TEXAS.

SCALE: 1"= 60" PREPARED FOR:

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

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

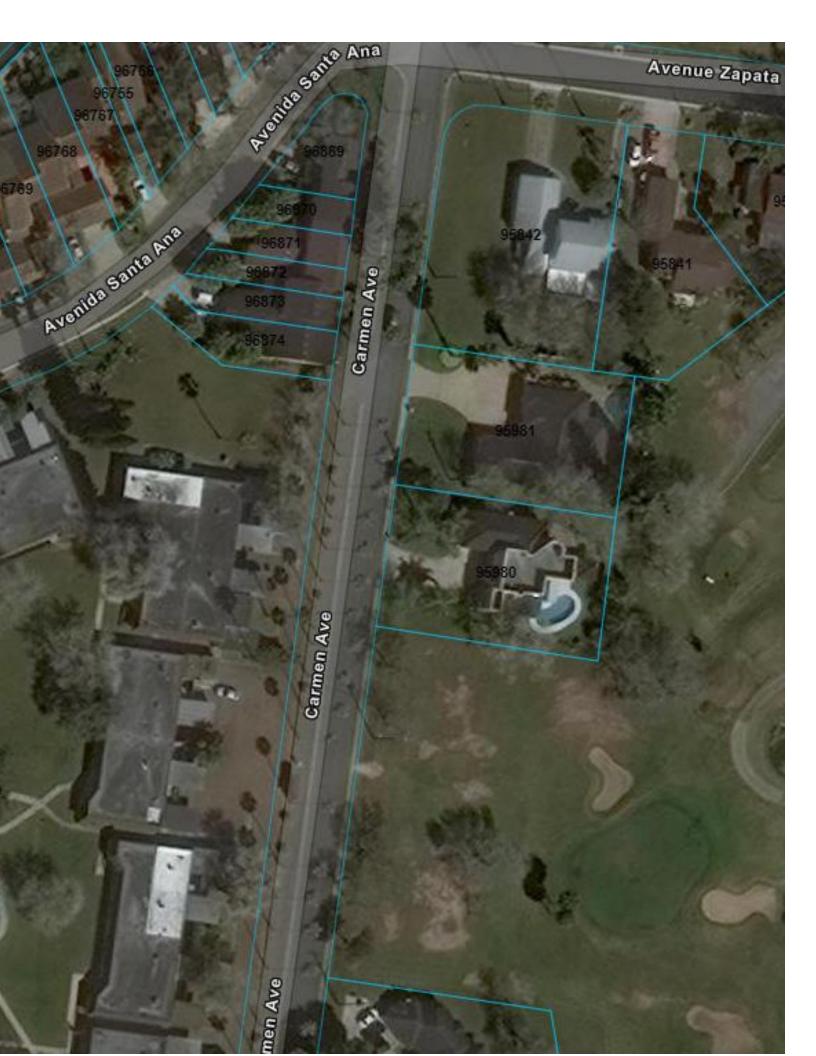
Mejia & Rose, Incorporated

Engineering Surveying T.B.P.E. Reg. No. F-002670 T.B.P.L.S Rey, Ho. 10023900 1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520
Fax (958) 544-3068
small mandrineOengmail.com

G F. XO. 1/A

JOH NO. 209



Mejia & Rose, Incorporated

Engineering

Surveying

Engineering Report For

EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1 LOT 1, BŁOCK 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 I Block I 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.

Sanltary 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

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

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

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

Page 1 of 2

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

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

Electrical Service

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

Street Lighting.

Lot I 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.

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

Page 2 of 2

METER AND BOUNDS DESCRIPTION

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BECANNIC AT THE INTERSECTION OF THE CONTENIARS OF TAGO STREET (50 FT, R.O.W.) AND AVENUA TEJORO (50 FT, R.O.W.), FOR THE MORTHMEST CORNER OF THIS TRACT;

THENCE, ALONG THE CONTERLINE OF TAGO STREET, MORTH BD DEC. 06 NAN. 30 SEC. EAST, A DISTANCE OF 228.0 FEET, FOR THE MORTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE EAST LINE OF THIS TRACT, BOND NEAR THE MEST EDGE OF RESACH DEL RANDIO MEJO. SOUTH OF DIG. 33 MAIN SECT. CAST, AT 250 FEET AN ORG-HALF WICH WICH PIN MIT A TILLIAW PLASTIC STANDED THAN INC' SET, AT A DETARTIO GE 1483 SECTE AN ORG-HALF WICH WICH PIN A TILLIAW PLASTIC CAP STANDED THAN INC' SET, AT DOTAL DISTANCE OF 233-45 PEET TO A POINT AT AN INLET FOR A COMPRETE COLUMNT IN THE RESCRIPT DISTANCE WICH WICH, PIN THE STANDING CONTINUED TO THE STANDING OF THE STA

THERME, SOUTH 73 DEG. 42 MIN. 35 SEC. MEST, AT A DISTANCE OF TOO FEET A HALF-INCH IRON PIN FOUND, AT 1950 FEET AN OPE-HALF INCH IRON PIN WITH A KALDOW PLASTIC CAP STANDED MARK RIC' SET AT THE EAST ROCKTO-FAVAL INC. OF SANDAN FEEDON GOOD FOR TOWN, A TOTAL DISTANCE OF 2000 FEET TO THE CONTINUE OF SAND AND AND TESONS BOING ON A DURING TO THE ROOT WITH A RADIUS OF 1248.53 FEET, FOR A CONDICT OF THE TRACT.

THENCE, ALDING CONTERLINE OF SAID AVENIDA TESCINO BONG ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 139.57 FEET, FOR A CORNER OF THES TRACT;

THENCE, CONTINUAND ALONG SAID CENTERLINE, NORTH DR DEG. 53 HIN, 10 SEC. WEST, A DISTANCE OF 148.016 FEET TO THE POINT OF BECANNING.

CONTAINING 1,433 ACRES, MORE OR LESS.

| SURVEYOR'S | CERTIFICATION: |
|------------|----------------|

STREVETOR'S CERTIFICATION:
KNOW ALL UNIT OF THEIR PRESCRIPT
HAT I DULASHO N. HELLAN DO HERBY CERRY THAT I PREPARED THIS FLAT FROM AN ACTUAL
AND ACCURATE SURKY OF THE LAND AND HAT THE CORNER MOMERITS SHOWN THEREON MORE
PROPERTY PLAZID, WHITE MY PERSON, SUPPLYSEIN, MI ACCORDANCE WITH SHE SURGIVISION
REGULATIONS OF THE USES OF SHANNES SHED VESSEL, MI ACCORDANCE WITH SHE SUBGIVISION
REGULATIONS OF THE USES OF SHANNES SHED VESSEL, MI ACCORDANCE WITH SHE SUBGIVISION
REGULATIONS OF THE USES OF SHANNES SHED VESSEL.

COUNTY OF CAMERON

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| WINCE | HAND | CN | Date | TME | Day Of | . 20 |
|-------|----------|----|------|-----|--------|------|

TONY YZACIJIERE 19

ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS, AND 15 KCREBY APPROVED BY SUCH DISTRICT.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL STRICT NO. 2

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO MEJO,

ATTEST: TOWN SECRETARY

PLANNING AND ZONING CHARMAN

I. SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the

By: ____ Deputy

METES AND BOUNDS DESCRIPTION

(IT I BROKE)

ASSUMBLY TRACE, OUT OF TA, MICE, OUT COUNSE! AND ESCRIBED AN TRACE I = 50.373 AGRES IN

ASSUMBLY REMAINS OF THE COUNTY OF MAJOR HIGH PACE ITS, OTHER ECORDS OF CAMPRING

FOR THE PROPERTY ECORDS IN VOLUME IS, PACE ITS, AND ECORDS OF CAMPRING COUNTY, TRACE

AND CREAT AGREE SERIC MADE PRINCIPLARY CLOCKED OF CAMPRING COUNTY, TRACE

AND CREAT AGREE SERIC MADE PRINCIPLARY CLOCKED ON ESCRIPTION FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF TACO STREET (50 FT. R.O.W.) AND AMENOA SANTA ANA (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF AMENDA SANTA AHA, SOUTH 09 DEC. 53 MIN. 10 SEC. EAST, A DISTANCE OF 30.55 FEET IN THE POINT OF CURVATURE OF A CURVE TO THE LIFT WITH A RADIUS OF 2429.37 FEET, FOR A CONNER OF THIS TRACT.

DIGNOS, CONTINUING ALONG THE CENTERLAIS OF AVENDA SANTA ANA, AN ARC LENGTH OF 129.01 FEET TO THE SQUITEEAST CORNER OF THIS TRACT;

TRENCE, ACHIG THE HORTH LHE OF LOT 85, SECTION 8, SCALIN 77 DEC. 02 MIN, 59 SEC. WEST, AT A DISTANCE OF 260 FEET A HAR-MINN 1800 HOW HAM HA ELLOW PLASTIC COP STAMPED "MARK NET" SET, A TOTAL DISTANCE OF 260,000 FEET AN ORE-MALE HICK ROAM PIN WITH A YELLOW PLASTIC CAP STAMPED "MARK INC" SET, FOR THE SOUTHWEST CORNINGE OF HIST REACH.

THORSE ALONG THE WEST LINE OF THE THAT, SEND WEAR THE EAST SOCK OF PESSAGE SEE, RANCHES WEST, WISHIN AS DEC. THE WILL ST KEET MET AT LEAST THE AND CHE-AND THOSE THOSE THOM THE A VEILLOW PLASTIC CAP STAMPD THE MET CHE AT THE SOUTH ROLL-OF CAVAIL HAS OF THAT STREET, A TOTAL ROLL-OWNERS OF THIS STREET TO A POINT HIS ROLL OF THE SAGE THE AND THAT STREET A TOTAL ROLL OWNERS OF THIS STREET, FOR THE MORTHWEST CORNER OF THIS THAT THE AND THE STREET, A TOTAL ROLL OWNERS OF THIS STREET, A TOTAL ROLL OWNERS OF THE SAGE THE SAGE

THENCE, ALONG SAID CENTERLINE, NORTH 80 DEC. 06 MIN. 50 SEC. EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING:

CONTAINING 0.763 ACRES, MORE OR LESS.





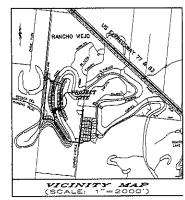


VOLUME 942, PACE 399, AMENOMENT THERETO IN VOLUME 964, PACE 802, AND VOLUME 968, PACE 30, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

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LOT

96



STATE OF TEXAS
COUNTY OF CAUSEON PHE PRESENTS, SHAT I, STROM ARCULLES CATICRET, PRESENTS OF PARTY OF THE PRESENTS OF THE PRESENT OF THE PRESE

CATE

BETCHS ME, THE UNDERSONED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERICO ARCULLESS CHITERREZ, PRESOCRIT OF COLF & RESCRITS INVESTIGATES, LLC, ANGINE TO ME [O BE HE] EPISSON MINES INVALE IS SUBSONED TO THE TRENCHOM INSTRUMENT AND ANNIHOLDED TO ME THAT HE DECURITOR HOR SANCHED THE THE THE SECOND MINISTRUMENT AND ANNIHOLDED TO ME THAT HE DECURITOR SANCH FOR THE UNIPOSES AND CONSIDERATION DUTIEN EXPRESSED AND IN THE CARACTER THAT AND THE SANCH THE THE SANCH THE SANCH THAT AND THE SANCH THE SANCH THE SANCH THAT AND THE SAN

GIVEN TINGER MY MAND AND SEAL OF DETICE THIS THE _____ DAY OF _____ 20__

NOTARY PURISE STATE OF TEXAS.

COUNTY OF CAMERON IN THE RESERVE OF SCHIEFT INTEREST IS NOT ABOVE DECORRED PROVERY OF THE RESERVE OF THE RESERV

FALCON INTERNATIONAL BANK

BETRIC ME, THE UNCONSCIPCIÓN ANTHORITY ON THIS DAY PERSONALTY APPEARED.

KNOWN TO ME TO BE THE PERSON INNOSE NAME IS SUBSCINED TO THE FOREZONAL INSTITULATION AND ACKNOWLEDGES TO ME THAT HE DESCRIPES THE SAME FOR THE PURPOSES AND CONSIDERATION THERDIN DESCRIPTION AND ACKNOWLEDGES AND THE PROPARED THERBIN STATULATION.

GIVEN UNDER MY HAND AND SCAL OF OFFICE THIS THE ____ DAY OF ____ 20__

NOTARY PUBLIC, STATE OF TEXAS.

FINAL PLAT

"EL ANGEL RANCHO VIEJO SUBDIVSION NO. 1"

BEING
3 RESIDENTIAL LOTS
BEING
1443 AGNE TRACT, GUT OF "B.
154-889 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1912).
PACE 188. POTACH, RECORDS OF CAMERIO COUNTY, "EASE AND BESCHIEDED IN VOLUME 1912).
PACE 188. POTACH, RECORDS OF CAMERIO COUNTY, "EASE AND SEN GAUGADY TO
RACHOM WELD SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN GUIDNE 26, PACE 37, MAP RECORDS OF CAMERION TOURTY, TEXAS

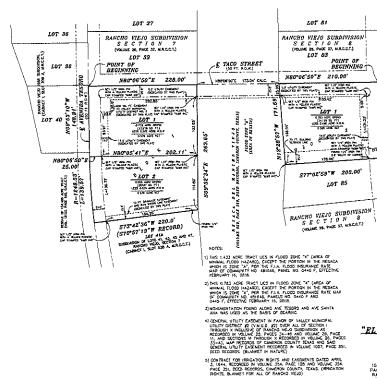
0.783 ACRE TRACT, OUT OF "EL ANCEL COLS COURS", AND DESCRIBED AS TRACT I
- 50.773 ACRES IN ASSUMPTION MARKANITY OEGO RECORDED IN YOUTHE 1883,
PAGE 188, OFFICIAL RECORDS OF COMERGIN COURTY, TACAS AND BEAM CANADATT OR RAC SCALE: 1"= 60" PREPARED FOR:

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

GOLF & RESORTS INVESTMENTS, LLC RANCHO VIEJO, TX. 78575

Mejia & Rose, Incorporated

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) 644-3068



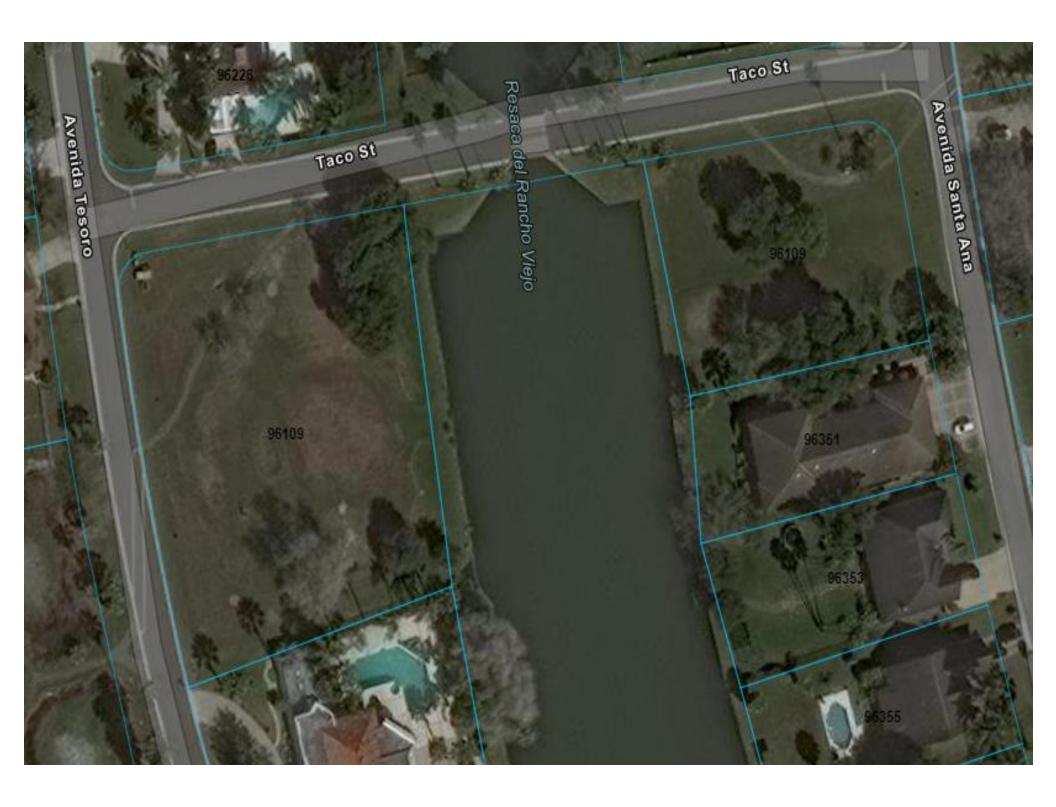
B) UTILITY EASSMENT DATED NOVEMBER 18, 1974, RECORDED IN VICLUME 1807, PAGE 851, DEED RECORDS, CAMPROV COUNTY, TEXAS, (CONERX, UTILITY EASSMENT 10 V.M.U.D. 2, ALL SECTIONS I THROUGH K OF RANDHO MEJO)

7) ANY DRAMADE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.N.U.D. NO 2.

(PH. 956-350-4:36)

B) THE DEVELOPER MILL PROMOE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.

ELEVATIONS BASED ON BENCHWARK "B 1+35" 30.49" N.A.V.D. 1986



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

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

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

Page 1 of 2

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

Electrical Service Will be provided by A.E.P.

Street Lighting

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

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

Janjes E. Rose, P.B., R.P.L.S.

Page 2 of 2

METES AND BOUNDS DESCRIPTION

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REDINING AT THE SOUTHWEST CONNER OF LOT 78, ANALON U.C.D. DIRECTION 78, DEWE AT THE MERISCION OF THE CONTINUES OF ANALON LEDGED (SO FT. R.G.W.) AND ENGINE OR STREET (30 FT. R.G.W.) FOR THE SOUTHWAST CONNER OF THE TRACE;

THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, NORTH 69 DEC. 47 MIN. 56 SEC. NEST, A DISTANCE OF 42.71 SEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT MEN A RADIUS OF 55.00 FEET, FOR A CORNER OF THIS TRACT!

THENCE, ALONG SAID CURVE BEING THE CENTERLINE OF SAID ENCHHADA STREET, AN ARC DISTANCE OF J4.30 FEET (ONDRIGHESTER) 33.75°), FOR A CONNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE CENTERLINE OF SAID ENCHILADA STREET, SOUTH 74 DEG. 28 MIN. 36 SEG. WEST, A DISTANCE OF 9.43 FEET TO THE POINT OF CONVARINE OF A CURINE TO THE RIGHT WITH A RADIUS OF 93.47 FEET, FOR A COMPAR OF THIS TRACT:

THENCE, ALONG SAID CURVE BENG THE CENTERLINE OF SAO ENCHLADA STREET, AN ARC DISTANCE OF 58.32 FEET (CHORD.S8738'S1'C 57.58'), FOR A CORNER OF "MIST TRACT:

THENCE, COMMINDING ALONG THE CENTERIUME OF SMID ENCHLADA STREET, NORTH 60 DED. 46 MIN. 17 SEC. WEST, A DISTANCE OF 30.24 FEST TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 365.80 FEST, FOUR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE BEING THE CENTER-INE OF SAID ENCHLADA STREET, AN ARC DISTANCE OF 57.33 FEET (CHORD-S6338372 87.22), FOR THE SOUTHWEST CORNER OF THIS TRACT:

PROTOCOMMISSION OF MEST LINE OF THIS TRACE, HORTH 10 DOC. 30 MIN. 48 SEC, EAST, AT 27.21 FERT AN DOC.-MAST MOD BOW PIN WHITE A YELLOW RANDE CAPE STAMPED THAN THE SET AT THE NORTHERN ROCK-WAY LINE OF SHOULDING SECTE. A TOTAL DISTRICT OF THAT LINE THE TOTAL THE NORTHERN ROCK-WAY LINE OF SHOULDING SECTE. A TOTAL DISTRICT OF THAT LINE THAT IS NOT THE MORTHWEST COMMER OF THIS TRACE.

THENCE, CONSMITTED CENTERLINE OF SAID AVENDA TESTED, AN ARC LENGTH OF 118,02 FEET (CHORD-521'55'13"N 118,55"), TO THE PONT OF BEDIENNIG;

SURVEYOR'S CERTIFICATION:

SURVEYOR O, CLERIFE ANALOW.

MINON ALL INDS MY PACE PRESOND HEALTH CORRY THAT I PREPARED THIS PLAT FROM AN ACTUAL MOST ACCURATE SIGNEY OF THE LAND AND SHAT THE CORRER MODULENTS SHOWN PRISONS MOST ACCURATE SIGNEY OF THE LAND AND SHAT THE CORRER MODULENTS SHOWN PRISONS MOST PROPRIETY IN ACCURATIONS OF THE TOWN OF MARCHON UNCOURSE.

REQUALITIES OF THE TOWN OF MARCHON UNCO TEXAS.

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

COUNTY OF CAMERON THE UNDERSOON THE UNDERSOON TAKES ONED TO ALL OF THE TAKEN UNDER SOURCE HEREBY CORPERED THAT ALL AD VALUE BY THE SOURCE OF THE UNDERSONED AND COUNTRY FAD IN THIS FOR THE ARK AND THE ADMINISTRY OF THE WAR AND THE ADMINISTRY OF THE ARK AND THE ADMINISTRY OF THE ARK AND THE ADMINISTRY OF THE ARK AND THE ADMINISTRY OF CAMERON COUNTY. TEXTS, AND O, 677 ARREST OUT OF TO, ARREST COUNTY, TEXTS, SECTION 7, ANALOS WES ONLY OF THE ADMINISTRY OF THE AD

WITNESS MY HAND ON THIS THE DAY OF _____ 20__

TONY YZAGUIRRE, JA. ASSESSOR AND COLLECTOR OF TAXES,

CAMERON COUNTY, TEXAS,

STATE OF TEXAS

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

SCOT HAY CENERAL MANAGER VALLEY MENICPAL SIBILITY DISTRICT NO. 2

TOWN OF MANCHO VIETO, TEXAS. APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO MEJO.

PLANNING AND ZONING CHAIRMAN

ATTEST: TOWN SECRETARY

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the

MAYOR

..... Deputy 8y: _____

METES AND BOUNDS DESCRIPTION (MT 2, BMCE 1)

DAT? ACRC TRACT, OUT OF "EL AMCE, OUF COURS" AND DESCRIBED AS A 154-488 ACRE TRACT IN ASSUMPTION WARRANTY BEED RECORDED IN VOLUME 1888, PAGE 168, OPPICIA, RECORDES OF CHARREN COUNTY, EXAS AND BEING CAUACHT OF ANADIO WILL SIGNIFICATION 7, ACCOSTORIO TO THE WAP OF PLAT TRETEOF RECORDED IN VOLUME 25, PAGE 37, MAY RECORDES OF CARDENS COUNTY, TEAKS. SIGN DAGS 7-ACRES BEING MANY PARTICIALMENT LOCATED AND DESCRIBED AS PALLAMEN.

BEGINNING AT A GINE-HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT ZA, RANCHO MELIO 1988 SUBDINISION (CAB I, SLOT 707-B, M.R.C.D.Y.), FOR THE SOUTHWAST CORNER OF THIS TRACT!

THENCE, NORTH SDICKS 47 MIN. 39 SEC. WEST, A DISTANCE OF 180,00 FEET TO A ONE-HALF INCH IRON PIN MITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

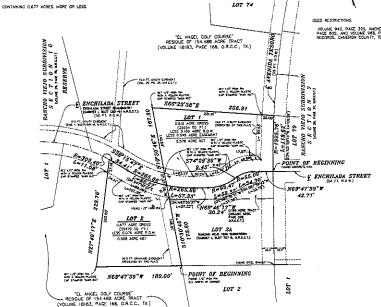
INCRUC ALONG THE WEST LINE OF THE TRACE NORTH 27 DEC. 44 WIN. 17 SEC. EAST, AT A DISTANCE OF TOOLS TO THE WEST LINE OF THE TRACE NORTH AND THE WIN A THE LINE PLANTS CAP STANFOL WAS ROW SET AT THE SOUTH ROH-100-WAS HOUT STOCKED THE WEST LINE OF THE WEST LINE OF

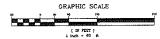
THENCE, ALONG SAID CONTERUME, AN ARC DISTANCE OF 11,08 FEET STILL ON THE CONTERUME OF SAID ENCHLADA STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG SAID CENTERLINE, SQUTH 38 DEC. 15 NIN. 47 SEC. EAST, A DISTANCE OF 34.41 FEET TO A CURINE TO THE LEFT WITH A RADIUS OF 283.66 FEET, FOR A CORNER OF THAS TRACT;

THENCE, ALONG SAID CURVE, AN ARC DISTANCE OF 88.87 FEET (CHORD:S47'50'22"E 88.46"), TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LOT LINE OF SAID LOT 2A, SOUTH TO DEG 30 MM. 46 SEC. WEST, AT A DISTANCE OF 28.79 FEET A ONE-HALF INCH IRON PIN FOUND AT THE SOUTH RONT-OF-WAY LINE OF ENCHLADA STREET, A TOTAL DISTANCE OF 173.80 FEET TO THE POINT OF BEGINNING.

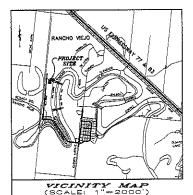




MERIDIAN OF RANCHO VIEJO SUBDIVISION. SECTION 7

> BUILDING SETBACKS: - FRONT YARD SETBACK LINE 25 FT. - SIDE YARD SETBACK LINE 5 FT. - REAR YARD SETBACK LINE 28 FT.

VOLUME 042, 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 CALCADON
COUNTY OF CALCADON
COUNTY OF CALCADON
P THIS PRESENTS, THAT I, SERIOR ARGULLACE CHESTREE, PRESIDENT OF
CALCADON SERVICION HO, 37, DEPICTED HOREN SHATC CAUSES SAME TO BE SUBDIVISED AND
SHORE MEEDIOS, DO CONFIRM AND MORTH THE SUBDIVISED SAME TO BE SUBDIVISED AND
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SERGO ARQUELLES CUTERREZ, PRESIDENT COLF & RESIDENTS INVESTMENTS, ILC

Date

CATE

BETORS ME, THE UNDERDOCKD AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPIRED ARGUELLES GUIDEREZ, PRESOURT OF GOLF A RECORTS INVESTMENTS, LLC, MOWN TO ME TO BE THE PERSON MENOS THANKE IS TO BE THE PERSON MENOS THANKE IS AN

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

NOTARY PUBLIC STATE OF FERAS.

COUNTY OF CAMERONE A CLOSE OF A SCURRITH HITEREST IN THE ABOVE DESCRIBES PROPERTY. IN THE ABOVE DESCRIBES PROPERTY AND THE SET AND ADDRESS OF THE SET AND ADDRESS OF THE ABOVE DATE OF THE SET ADDRESS OF THE ABOVE DATE OF THE ABOV

FALCON INTERNATIONAL BANK

BEFORE ME. THE UNDERSCHIED AUTHORITY, ON THIS DAY PERSONALLY APPEARED.

KNOWN TO ME TO BE THE PERSON WHOSE MAKE IS SUBSCHIEDED TO THE FORECOME INSTRUMENT
AND ACCORDISEDED TO ME THAT HE EXCULTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREN EXPRESSED AND IN THE CAPACITY THEREN STATED.

OVER UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20__

NOTARY PUBLIC, STATE OF TEXAS.

DHS 1.433 ACRE TRACT LES IN R.000 20°C "X" (AREA O" INNIMA, R.000 HAZARO), EXCEPT THE PORTION IN THE RESACA WHICH IS 200C "A", PER BY E.S.A. R.000 MISTANICE, BATE MAP OF COMMISHITY NO. 4818-49, PANEL NO. 0440 F, EFECTIVE FERRILAPPI IG, 2018.

2) THIS O. 783 ACRE TRACT LIES IN FLOOD ZONE 'X" (AREA OF MIRWAL FLOOD HAZARO). EXCEPT THE PORTION IN THE RESAGA WHICK IS ZONE "A", PER THE FLA. R. DOID INSURANCE RATE MAP OF COMMUNITY NO. 461649, PANILS NO. 0440 F AND 0445 F, EFECTIVE FEDRILARY IS, 2018.

3) MONUMENTATION FOUND ALONG AVE SECOND AND AVE SANTA ANA WAS USED AS THE BASIS OF BEARING.

4) CENERAL UNITY EXCEPT IN FAVOR OF YHLLEY VARIOUPAL UNITY DETRICT AS ALLEY MOST ALL OF SECTION OF THE PROPERTY OF THE PROPERT

5) CONTRACT FOR HARIGATION RIGHTS AND EASEMENTS DATED APRA.
3, 1944, RECORDED IN VOLUME 354, PAGE 138 AND VOLUME 354.
PAGE 319, DEED MECORDS, CAMPERO, ROUNTY, TEXAS, (IRRIGATION ROUTS, BLANKET FOR ALL OF RANCHO VIELO)

6) UTLITY EASEMENT DATED HOVEMBER 18, 1974, RECORDED IN VOLUME 1007, PACE 851, DEED RECORDS, CAMERGIN COUNTY, TEXAS, (GDIERAL UTLITY EASEMENT TO VALUE, 2, ALL SECTIONS I THROUGH X OF PANNON SELID)

7) ANY DRAINAGE PATTERN CHANGES WOULD NESO TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2.

(PH: 956-350-4136)

B) THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.

9) ELEVATIONS BASED ON BENCHWARK "8 1435" 30.46" N.A.V.D. 1988.

FINAL PLAT

"EL ANGEL RANCHO VIEJO SUBDIVSION NO. 3"

BEING 2 RESIDENTIAL LOTS BEING

D.816 ACRE TRACT, DUT OF "BL ANDER, GOLF COURSE" AND DESCRIBED AS A 154-488 ACRE, TRACT IN ASSIMPTION WARRANTY DEED RECORDED IN VOLUME SHIBL. PAGE 166, PRICHAL RECORDS OF CAMERON COUNTY, TEMAS AND BRACK ADJACENT TO ANADON VIEW DISBON/SON, SECTION 7, ACCORDING TO MARKE MAY OR PAR THEREOF RECORDED IN VIEW 23, THAT RECORDED IN COLUME 25, PAGE 27, THAT RECORDS OF CAMERON COUNTY, TEMAS.

0.677 ACRE TRACT, OUT OF "EL ANCEL COLF COURSE" AND DESCRIBED AS A 154-488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN YOLUME 1813 TO PAGE 184, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND GENE AUGUSTATION YOUNG SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OR PLAT TRESECT RECORDED IN COUNTY, TEXAS AND GENERAL PLANT TRESECT.

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

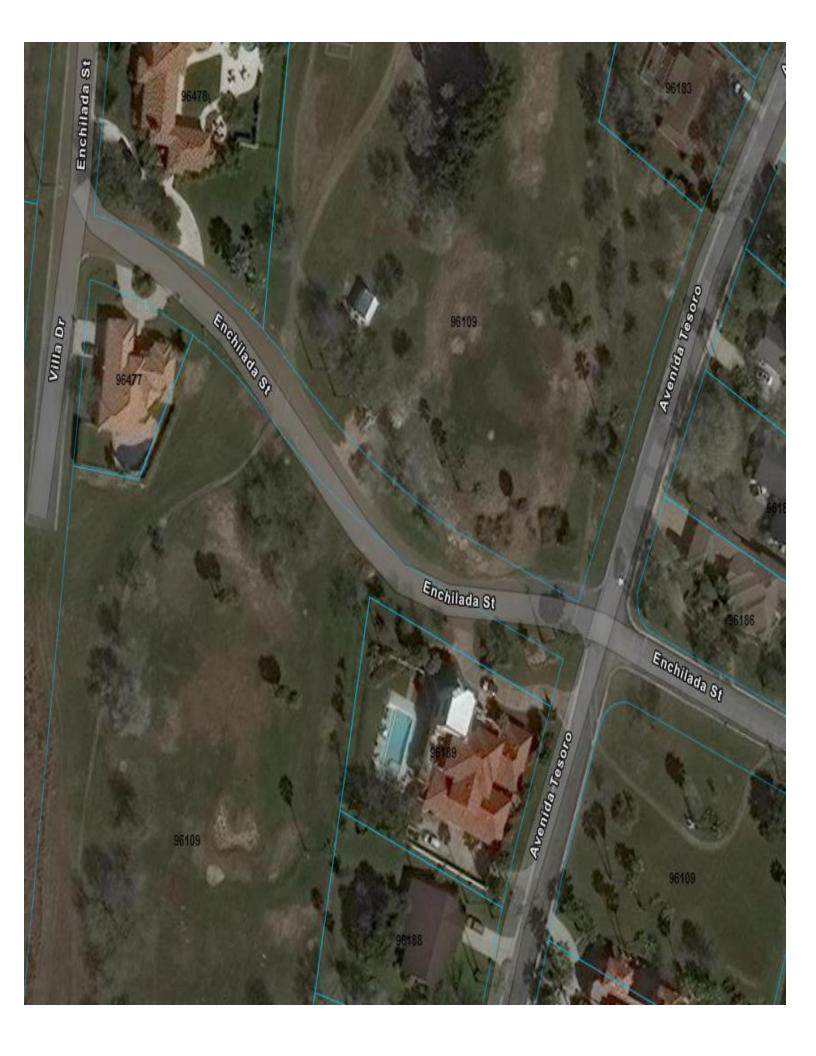
GOLF & RESORTS INVESTMENTS, LLC 1 RANCHO MEJO DRIVE RANCHO VIEJO, TX. 78575 (956)-350-4000

Mejia & Rose, Incorporated

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 For (956) 544-3068 email mands

C.F. NO. N/A

JOH NO. 19927 STROVBRIDGE



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.

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

44096 /c-

Page 2 of 2

6/11/21

METES AND MOUNDS DESCRIPTION (LOT 1, BLOCK 8)

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

BEDINNING AT THE NORTHEAST CORNER OF LOT 55, RANCHO WEVE SUBDIMISION, SECTION 8, BEING IN THE CENTERLINE OF AMENIDA SANTA ANA (30 FT, R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT!

THENCE, ALONG THE NORTH LINE OF SAID LOT 55, NORTH 74 DEC. 22 MIN. OR SEC. WEST, AT A DISTANCE OF 25 O FEET A CONCRETE MORNIMENT FOUND. AT A DISTANCE OF 175.6 FEET A CONCRETE MORNIMENT FOUND. A TOTAL DISTANCE OF 180.00 FEET, FOR THE SOUTHWEST CONTR. OF 180.01 FRACT;

THENCE ALONG THE MEST LINE OF THIS TRACT, NORTH OF DCC. 26 MIN. 25 SEC EAST, AT 102.45 FEET AN OCC-MUSE INCH MICH PIN WITH A YSLOW PULSTIC CAP STAMPED THAS NOT SET, A TOTAL DISTANCE OF ISCAD FEET TO A PORT IN THE RECEASE OLD ARMON OVER DWO BYTICK THE SOUTH BOURNARY HIGH OF LOT SE, SANTA MAIL LINE SUBDIVISION NO. 2 (CAB. I. SLOT 3252, WA CO.T.), FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, ALONG DENTERING OF SAID AVENDA SANTA ANA, SOUTH 20 BEG. 12 MM. 22 SEC. WEST, A DISTANCE OF 41.63 FEET TO A FOORT OF CURYARURE OF A CURVE TO THE LEFT WITH A RADIUS OF 1,647.05 FEET, FOR A CORNER OF THE TRACE.

THENCE, CONTINUING ALOND CENTERLINE OF SAID AVENIDA SANTA ANA, AN ARC LENGTH OF 131.49 FEET (CHORD, S1755'08'N 131.46') TO THE POINT OF BEGINNING:

CONTAINING CARDS ACRES, MORE OR LESS.

- A) MORNIMENTATION FOUND ALONG AVE TESORO AND AVE SANTA ANA WAS USED AS THE BASIS OF BEARING

- 7) ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERFIED AND APPROVED BY V.M.U.O. NO. 2. (PK; 958-350-4136)
- B) THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- REPARTIONS BASED ON BENCHWARK "B 1435" JU.49" N.A.V.D. 1988.

METES AND BOUNDS DESCRIPTION (LOT 1, DLOCK 1)

LOTE A MEDIC THAT, OUT OF TO ANOBLE OUT CHAPTER AND DESCRIBED AS A 184-ASS ACRE, THAT IN ASSAURT WAS RESOLUTED WARRANTY BEED RECORDED IN YOUNG, THAT AND DESCRIBED AS A 184-ASS ACRE, THAT IN ASSAURT ON WARRANTY BEED RECORDED IN YOUNG, THAT AND A CONTY, THE ASSAURCE OF CAMERON COUNTY, THE OWNER OF ANOBLE OF ANOBLE OF THE ASSAURCE OF A CONTY, TEXAS.

SAID 1,070 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

RECISION OF AT A CONCRETE HAIL FOUND AT THE SOUTHWEST CORNER OF LOT 78, RANCHO MEJO SURDINSION, DECISION 7, SOUND AT THE INTERSECTION OF THE CONTRIBUTES OF ANDWARD TECHNO (SO FT, H.D.W.) AND DEMOCRADES INTERSECT (SO FT, RAN.), DOTH THE ROBINISEST CORNER OF THE TRANSPORT OF THE THE TOTAL THE TRANSPORT OF THE TRA

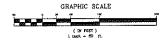
THENCE, ALONG THE CONTENUE OF SAID ENCHLADA STREET, SOUTH 68 DEG. 47 MIN. 39 SEC. EAST, A DISTANCE OF ZAID-00 FEET TO A STEEL SPINOLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT:

PRINCE ACOUSTINE DATE USES THE STREET BEING MOVE THE WEST EDGE OF RESILEA DE BRANCH MEAS.

WHICH IS THE IS USED IN THE WEST AT A DESTRUCT OF 2000 FEET AN OUT-MAIN FORM HOW HIM WITH A VIELDOW PLASTIC CAMP STAMPED "MAIN HICK "SET, A TOTAL DISTRICE OF 1986-3 FEET TO AN OUT-MAIN HICK SET, A TOTAL DISTRICE OF 1986-3 FEET TO AN OUT-MAIN HICK SET, A TOTAL DISTRICE OF 1986-3 FEET TO AN OUT-MAIN HICK PLASTIC AND PART AND P

THENEC, ALONG THE MORTH LINE OF LOT 1, RANCHO MICLO SUBDIVISION, SECTION 7, NORTH 69 DEC 47 NIN 39 SEC, WEST, AT A DISTANCE OF TABLE PER SPIRALE FOUND AT THE CENTERLINE OF SAID ANEMDA TECHNIC, FOR THE SUDDIMINEST CONTRICT OF THACK!

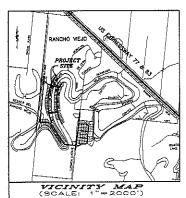
THENCE, ALONG CENTERLINE OF SAID AVENIDA TESCRO, NORTH 20 DEC, 12 MIN. 21 SEC. EAST, A DISTANCE OF 10A.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1 070 APRES MORE OR 1ESS.





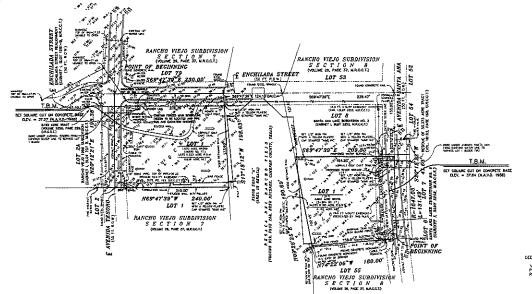
BUILDING SETBACKS:

FRONT YARD SCIBACK LINE 25 FT.
SIDE YARD SCIBACK LINE 5 FT.
REAR YARD SCIBACK LINE 25 FT.



- 1) THIS 1.433 ACRE TRACT LIES IN FLODO ZONE "X" (AREA OF MANIMAL FLODO HAZARD), EXCEPT THE PORTON IN THE RESACA WHICH IS ZONE "A", PER THE FLA. FLOOD INSURANCE RATE MAP OF COMMUNITY NO 481646, PANEL NO. 0440 F, EFFECTHE
- 2) DHS C.763 ACRE FRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAR FLOOD HAZARO), EXCEPT THE PORTION IN THE RESACA WHOCH IS ZONE "A", PER THE FLA FLOOD INSUPANCE RATE MAP OF COMMUNITY NO "481848, PANILLS NO, GHAO F AND OH45 "E. EFECTION FERBUARY TO, ZOTA.

- S) COMBACT FOR IRROGATION RIGHTS AND EASDACHTS DATED APRIL 1, 1044, RECORDED IN VOLUME 354, PACE 128 AND VOLUME 354, PACE 351, DOD RECORDES, CAMERON COUNTY, TEXAS. (IRRIGATION ROOTS, BLANKET FOR ALL OF RANCHO MEJO)
- 6) UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1607, PACE 851, DEED RECORDS, CAMERON COUNTY, TEXAS (COMERAL UTILITY EASEMENT TO Y.M.U.D. 2, ALL SECTIONS 3 THROUGH X OF RANGOD VELOY)



OUNIED.

GOLF & RESORTS INVESTMENTS, LLC

(956)-350-4000

1 RANCHO VIEJO DRIVE RANCHO VIEJO, TX. 78575

LECEND LECEND

THE PROPERTY STATE

DEED RESTRICTIONS:

VOLUME 942, PACE 399, AMENDMENT THERETO IN VOLUME 964, PAGE 802, AND VOLUME 968, PAGE 20, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

PRELIMINARY PLAT

"EL ANGEL RANCHO VIEJO SUBDIVSION NO. 2"

BEING 2 RESIDENTIAL LOTS

BEING

1,070 ACRE TRACT, OUT OF "EL NAGE COLF COURSE" AND DESCRIBED AS A 154,488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME TRISE. ARCE (186, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO WELLO SUBDINSON, SECTION 7, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 28, PACE 37, MAR RECORDED IN VOLUME 28, PACE 37, MAR RECORDED IN COUNTY.

CLBC3 ACRE TRACT, OUT OF "EL ANGEL COLF COURSE" AND DESCRIBED AS TRACT II — 50,373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1818.3, PAGE 188, OFFICIAL RECORDS OF CAMERON COUNTY, TRACK AND SEING ADJACENT TO RANCOLO VICLO SUBDIVISION, SECTION R. ACCORDING TO THE WAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 37, MAR RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"= 60" PREPARED FOR: GOLF & RESORTS INVESTMENTS, LLC (NOVEMBER 4, 2019) Mejia & Rose, Incorporated

T.B.P.E. Reg. No. F-002670 T.B.P.L.S Reg. No. 10023900 1643 West Price Road (955) 544-3022 P.O. Box 3761 Brownsville, Texas 78520 Fax (956) 544-3068 email: mandrine@engmail.com

C.F. NO. N/A

JOB NO. 208:

SURVEYOR'S CERTIFICATION:

SURVEYTOR R CERTIFICATIONS

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AND ACCURACY WITH 7.00 KNOW OF DAT THE COMMENT SHOW PAPER AN ACTUAL

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THE COMMENT OF THE COMMENT

EDVAROD H. MEJIA REG. PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS DESCRIPTION (LOT 1, BLOCK 2)

0.803 ACRE TRACT, OUT OF "EL ANCIE COLF COURSE" AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WHERMATY DEED RECORDED IN VOLUME TIBLE, PACE 158, CRITICAL RECORDS OF CAMERON COUNTY, TOSAS AND GROUND ADJACTAT OR RANDON WAS SUBSUMPRING, SECTIONS, A CORDINATO THE NAP OR PLAT THEREOF RECORDED IN VOLUME ZA, PACE 37, NAP RECORDS OF CAMERON COUNTY, TEXAS SAID O NOS ACRES BEING NORE PARTICULARLY LOCATED AND DESCRIBED AS FOLICIAS:

BECINNING AT THE NORTHEAST CORNER OF LOT 95, RANCHO MEJO SUBDIMISION, SECTION 5, BEING IN THE CENTERLINE OF AMERICA SANTA ANA (50 FT. R.G.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE, ALONG THE NORTH LINE OF SAID LOT 55, MORTH 74 DCC, 22 MIN, OR SCC, MORTH AND TRANSC OF 23.0 FORT A CONCINER MONIMENT FOUND, AT A DISTANCE OF 170-6 FIRST A CONCINER MONIMENT FOUND, A TOTAL DISTANCE OF 180.00 FORT, FOR THE SOUTHWEST CORNER OF 1905 TRACE.

INDICE ALONG THE WEST LINE OF THE STRUCK NIGHTH OF DEG. 26 MIN, 25 SEC. EAST, AT 102.45 FEET AN ORGANISH NICH SIGN PRI WITH A YELGOF PLUSTIC CAP STANDO "JALP NIC" SET, A TOTAL DISTANCE OF 190.85 FEET TO A POWER IN THE RESEAS ALD RANDO VIGLO MOD BRING HIS COUNT REQUIRED WEST OF UTIL 18, AND AND AND BRING HIS COUNTY REQUIRED WEST COUNTY AND LINE SUBDIVISION NO. 2 (CAS. 1, 9.0.07 3252, M.P.C.C.T.), FOR THE NORTHHEST CERNER OF THIS TRACT,

THENCE, ALONG CONTERLINE OF SAID AVENDA SANTA ANA, SOUTH 20 DEC. 12 MIN. 23 SEC. WEST, A DISTANCE OF 41.63 FEET TO A POINT OF EURVARING OF A CURVE TO THE LEFT WITH A RADIUS OF 1.647.05 FEET, FOR A CORNER OF 9144 TRACTI.

THONGE, CONTINUEND ALONG CONTENENTS OF SAID AMENDA SANTA ANA, AN ARC LENGTH OF 131.49 FEET (CHORDISSITESSOR'W 131.46") TO THE POINT OF BECHANING.

CONTAINING 0.803 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

EDUARDO M. MEJIA REG. PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF CAMERON

COUNTY OF CAMENON
THE LINGUISTICH PREESY CERTIFICS THAT ALL AD VALORED TAKES OWED TO ALL OF THE TARNED
UNETS REPRESENTED BY THE UNDERSPORD AME, CLINICIPALLY PARD IN FULL. FOR THE AREA, MIGHE THE
PROMOVED STOLE OF THE UNDERSPORD AME, CLINICIPALLY PARD IN FULL. FOR THE AREA MIGHT THE
PROMOVED STOLE OF THE AREA OF THE A

WITNESS MY HAND ON THIS THE ___ DAY OF ____ 20___

TONY YZAGUNEN, JR.
ASSESSIG AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

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.

DATE

SCOTT FRY SCHERAL MANAGER VALLET MUNICIPAL UTILITY DISTRICT NO. 2

TOWN OF PANCHO VIETO, TEXAS.

APPROVED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO,
THIS THE _______ DAY OF ________, 20_____

ATTEST: TOWN SECRETARY

PLANNING AND ZONING CHARMAN

By: _____ Deputy

METES AND BOUNDS DESCRIPTION (tot 1, BLOCK 1)

1073 NEC, TRACT, (A) TO TEL ALGEROUP COURSE NO EXCENSED AS A 154-48 ADEL TRACT IN COURSE TO THAT THE PROPERTY OF THE ALGER THAT THE PROPERTY OF THE ALGER THAT THE COURSE THAT AND STORE ADACTIVE TO RANCHO MICE SUBMISSION, SECTION T, ACCORDING TO THE MAD OR PLAT STREET OF FORCING IN YOUR SELECTION OF DEALED'S COURTY, TRACE

SAID 1.070 ACRES BEING MORE PARTICULARLY LOCATED AND OCSCRIBED AS FOLLOWS:

BECINNING AT A CONCRETE MAS FOUND AT THE SOUTHWEST COINER OF LOT 78, RANCHO VIEWS SUBSIMISED SECTION 7, SOUND AT THE INTERSECTION OF THE CONTROLLES OF AMENIAS MESSAR (30 FT. R.O.W.) AND CHOCKLIANS THREST (50 FT. R.O.W.), FOR THE MOSPHEST CONVEX OF THIS TRACE!

THENCE ALONG THE CONTERLINE OF SAID ENCHLADA STREET, SOUTH 69 DEC. 47 NM 39 SEC. EAST, A DISTANCE OF ZUGUD FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THEMES ALONG THE EAST LINE OF DIG. TRACT, BEING MEAR THE WEST EDGE OF RESACA DEL RANCHO MEJO, SOUTH 17 DEG. 18 MAY ESCE. WEST, AT A DISTANCE OF 28.03 FEET MAY DIG-MAY INCH IRON PIN 18TH A WALLOW PLASTO CAN EXAMED THAN RICK SET, A TOTAL DISTANCE OF MEAS SECT TO MA GIE-MAN PROLI PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR HIC" SET, FOR THE SOUTHEAST CORNER OF THE TRACT!

THENCE, ALONG THE NORTH LINE OF LOT'S, RANCHO MELIO SUBDIVISION, SECROIN 7, NORTH 69 DEG. 47 MIN. 32 SEC. MEST, AT A DISTANCE OF 2400 FEET A STEEL SPINGLE FOUND AT THE CONTERLINE OF SAID AVENIDA TESCROP, FOR THE SOUTHWEST CONNER OF THIS TRACT.

THONCE, ALONG CENTERINE OF SAID AVENDA TESIONO, NORTH 20 DEC. 12 NIM 21 SEC. EAST, A DISTANCE OF 198-38 FEET TO THE POINT OF BEGINNING:

3) MONUMENTATION FOUND ALONG AVE TESONG AND AVE SANTA ANA WAS USED AS THE BASIS OF BEARING.

4) DDEREAL UITH'S LESSION' IN FAVOR OF VALLY HUNGPA, UTATY OCHINC' 22 (VALID' 23) OVER ALL OF SCHOOL HOLDSON, ACCOUNTY 23, PACE VALID' 24, VALID' 24, VALID' 25, PACE VALID' 25, PACE VALID' 26, VALID' 26, VALID' 26, VALID' 27, VALID

5) CONTRACT FOR IRRIGATION FIGHTS AND EASEMENTS DATED APRIL 3, 1944, RECORDED IN VOLUME 354, PAGE 128 AND VELIME 354, PAGE 125 AND VELIME 354, PAGE 125, DEED RECORDS, CAMERON COUNTY, TEXAS, (IRRIGATION ROUTS, OLAMET FOR ALL OF PRANCHO VICXO)

6) UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1607, PAGE 651, DEED RECORDS, CAMERON COUNTY, TEXAS, (GENERAL UTILITY EASEMENT TO VINJUE, 2, ALL SECRONS I THROUGH X OF RAIGHD WILD)

7) ANY DRAINAGE PATTERN CHANCES WOULD NEED TO SE VERFIED AND APPROVED BY VIN.U.C. NO. 2.

(PH: 456-350-4136)

a) THE DEVELOPER WILL PROMOE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.

91 ELEVATIONS BASED ON BENCHMARK "B 1+35" 30,49" N.A.V.D. 1988.





BUILDING SETBACKS:



RANCHO VIEJO

DEED RESPOSTIONS

VOLUME 042, PACE 399, AMENOMENT THERETO IN VOLUME 904, PACE 602, AND VOLUME 968, PACE 21, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

STATE OF TITLES
COUNTY OF CAUCITION
OF CAUCITION OF THIS PROCEIPTS, THAT I, SERGIO, APOSILLES CURRENCE, PRESIDENT OF
OUT & PRECIONERS FROM SHATE, LLC, OWNER OF "LDF" I, BLOCK I, AND LOF I, BLOCK 2, EL
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SERCIO ARGUELLES GUTERREZ, PRESIDENT GOLF & RESORTS INVESTMENTS, 11.0

DATE

STATE OF TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORYTY, ON THIS DAY PERSONALLY APPEARED SERVICE AND AUTHORITY OF OUR A RECORDS WASSINGTHY, LICE, KNOWN TO HE TO BE THE PERSON WASSINGTH, AND AUTHORITICAL TO BE THE PERSON WASSINGTH AND APPEARED AND THE PERSON OF THE PERSON WASSINGTH AND APPEARED AND THE PERSON OF THE DESCRIPTION OF THE PERSON OF THE DESCRIPTION OF THE PERSON OF THE PE

OVER UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20___

NOTARY PUBLIC. STATE OF TEXAS.

COUNTY OF CAMERON PAGE AND A SECURITY PROTECT IN THE GOAD SECONDAIN PROPERTY.

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BEFORE ME, THE LUMERSOMED AUTHORITY ON THE DAY PERSONALLY APPEARED MONTH TO BE THE PERSON HANDS IN ABLE IS SUBDEMEDTED TO THE FORCIONE INSTRUMENT AND ARMOMEDICED TO HE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSOCIATION HERPIN EXPRESSED AND IN THE CAPACITY WORDS STATED.

GIVEN LINDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF

ROTARY PUBLIC, STATE OF TEXAS.

FINAL PLAT

"EL ANGEL RANCHO VIEJO SUBDIVSION NO. 2"

BEING 2 RESIDENTIAL LOTS

BEING 1.070 ACRE TRACT, OUT OF "EL ANCEL COLF COURSE" AND DESCRIBED AS A 13 134-488 ACRE TRACT IN ASSUMPTION WARRANTY DEED RECORDED IN YOUME 1813 APROL 196, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO WELD SUBDIVISION, SECTION 7, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 28, PAGE 37, MAP RECORDED TO VOLUME 28, PAGE 37, PAGE 37

0.803 ACRE TRACT, OUT OF "EL ANGEL GOU' COURSE" AND DESCRISED AS TRACT 8 - 50.373 ACRES IN ASSAURTION MARRANTY DEED RECORDED IN YOLUNG 18183. THACE 18.6 PORTAL RECORDS OF CAMERON COUNTY, TEMAS AND BERN ADJACENT TO RANCHO WEDS SUBDIVISION, SECTION 8, ACCIDIONION THE MAP OF PLAT "REFEC

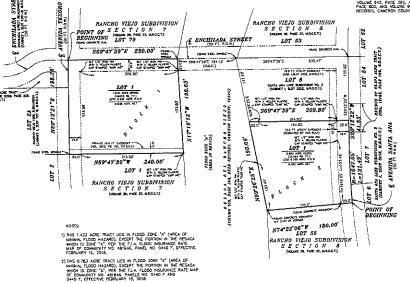
SALE: 1'= 80'
SALE: 1'= 80'
PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(NOVEMBER 4, 2019)

Mejia & Rose, Incorporated Surveying Engineering

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 smail: mandrine@enomail.com

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

JOB NO. 20651

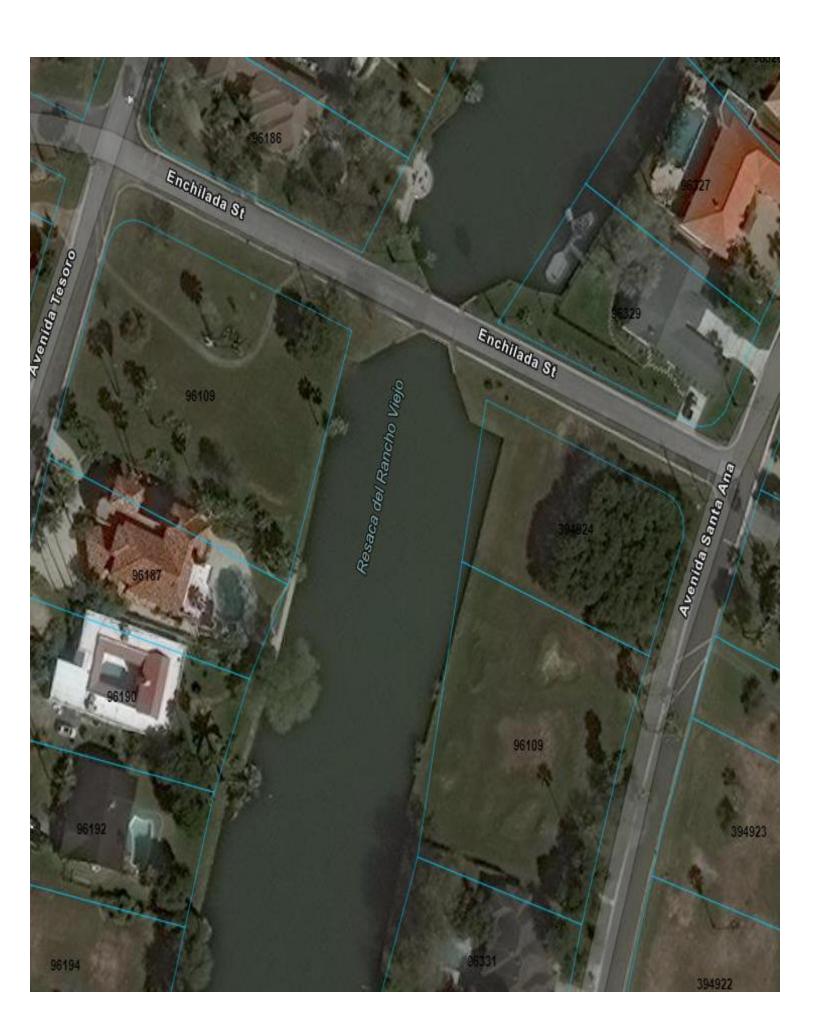


OWNER:

GOLF & RESORTS INVESTMENTS, LLC 1 RANCHO VIEJO DRIVE

(956)-350-4000

RANCHO VIF.IO. TX. 78575



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.

Page 1 of 2

| 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. |

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

METES & BOUNDS DESCRIPTION

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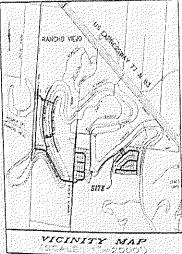
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PROPERTY PRIOR TO REPLAT

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CRAPHIC SCALE 1 X 1925 1 500 8 45 5

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IINAL PLAT

ÛĴ "LOT SA, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2"

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APPENDENCE OF THE PROPERTY OF