



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 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.
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.

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.

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 Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Strategic Planning Committee of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on 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.

ATTEST:



Fred Blanco, Town Administrator

Agenda Item 1

09/09/2020

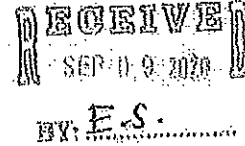
Town of Rancho Viejo

Request -- Replatting

To -- Residential

Owners -- Golf & Resorts Investments, LLC Property ID

Description of land to be replatting



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

(Lot 1, Block 1)

0.522 acre tract, out 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 0.552 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. 1, slot 706-a, m.r.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 227.76 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. 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 148.85 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set, a total distance of 263.65 feet to a point in an inlet for a concrete culvert in the Resaca del Rancho Viejo, for the southeast corner of this tract; thence, south 73 deg. 42 min. 36 sec. west, at a distance of 10.8 feet a half-inch iron pin found, at 195.0 feet an one-half inch iron pin with a yellow plastic cap stamped "m&r inc" set at the east right-of-way line of Avenida Tesoro (50 ft. r.o.w.), a total distance of 220.0 feet to the centerline of said Avenida Tesoro being on a curve to the right with a radius of 1248.53 feet, for a corner of this tract; thence, along centerline of said Avenida Tesoro being on a curve to the right with an arc length of 139.57 feet, for a corner of this tract; thence, continuing along said centerline, north 09 deg. 53 min. 10 sec. west, a distance of 148.916 feet to the point of beginning; containing 1.433 acres, more or less.

(Lot 1, Block 2)

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

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

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 Subdlvision No. 2, 3 Residential Lots

(Lots 1 and 2, Block 1)

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

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

(Lot 1, Block 2)

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

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

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

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

(Lot 1, Block 1)

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

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

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

(Lot 2, Block 1)

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

Said 0.667 acres being more particularly located and described as follows: beginning at a one-half inch iron pin found at the southwest corner of lot 2a, Rancho Viejo 1986 subdivision (cab. i, slot 707-b, m.r.c.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 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 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
BY: ES

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

DECEMBER 9, 2020

Purpose of Subdivision

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

Access

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

Proposed Improvements

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

Streets and Drainage

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

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

Sanitary Sewer Service

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

Water Service

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

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

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

Page 1 of 2

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

Water Rights Fees, Impact Fees, and Reimbursement Fees

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

Electrical Service

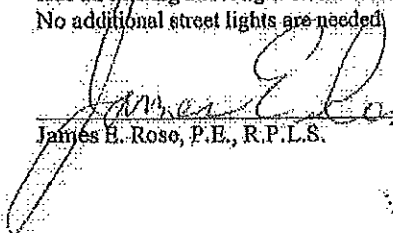
Electric service will be provided by A.B.P.

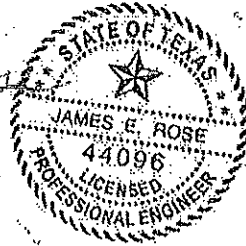
Street Lighting

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

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

No additional street lights are needed


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



METES AND BOUNDS DESCRIPTION (LOT 1, BLOCK 1)

0.552 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND DESCRIBED AS A 139.143 ACRE TRACT BY 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 1985 SUBDIVISION, RECORDED IN CABINET 1, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

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

BEGINNING AT A STEEL SPADOLE FOUND AT THE SOUTHWEST CORNER OF LOT 3, RANCHO VIEJO 1985 SUBDIVISION (CAB. 1, SLOT 706-A, MAP RECORDS) BEING IN THE CENTERLINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 107.34 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET FOR THE NORTHEAST CORNER OF THIS TRACT;

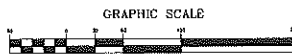
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 82 DEG. 54 MIN. 15 SEC. EAST, AT A DISTANCE OF 20.00 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 107.34 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET FOR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

THENCE, SOUTH 67 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 "MAR INC" SET, ON THE NORTH LINE OF LOT 2, RANCHO VIEJO 1985 SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

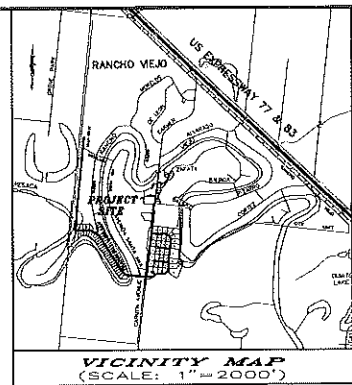
THENCE, ALONG SAID NORTH LINE OF LOT 2, NORTH 82 DEG. 54 MIN. 15 SEC. WEST, AT A DISTANCE OF 83.94 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE EAST RIGHT-OF-WAY LINE OF AVENIDA CARMEN, A TOTAL DISTANCE OF 107.34 FEET TO A STEEL SPADOLE FOUND IN THE CENTERLINE OF AVENIDA CARMEN, FOR THE SOUTH WEST CORNER 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.



MERIDIAN OF
RANCHO VIEJO
SUBDIVISION
SECTION 4



STATE OF TEXAS
COUNTY OF CAMERON

I, SERGIO ARQUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF LOT 1, BLOCK 1, EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1, HEREBY CERTIFY THAT I, SERGIO ARQUELLES GUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, HAVE 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.

SERGIO ARQUELLES GUTIERREZ, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARQUELLES 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 IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING 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

SURVEYOR'S CERTIFICATION:

I, EDUARDO M. 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 M. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3800

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE 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 BY 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 1985 SUBDIVISION, RECORDED IN CABINET 1, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, LOCATED IN RANCHO VIEJO, TEXAS, DESCRIBED HEREIN.

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 SAID 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

"EL DIABLO RANCHO VIEJO SUBDIVISION NO. 1"

BEING
1 RESIDENTIAL LOT

0.552 ACRE TRACT, OUT OF "EL DIABLO GOLF COURSE" AND DESCRIBED AS A 139.143 ACRE TRACT BY 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 1985 SUBDIVISION, RECORDED IN CABINET 1, SLOT 706-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1"= 60'
PREPARED FOR:

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

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, OF CAPITAL ONE NATIONAL ASSOCIATION, MEMBER 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 139.143 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 IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

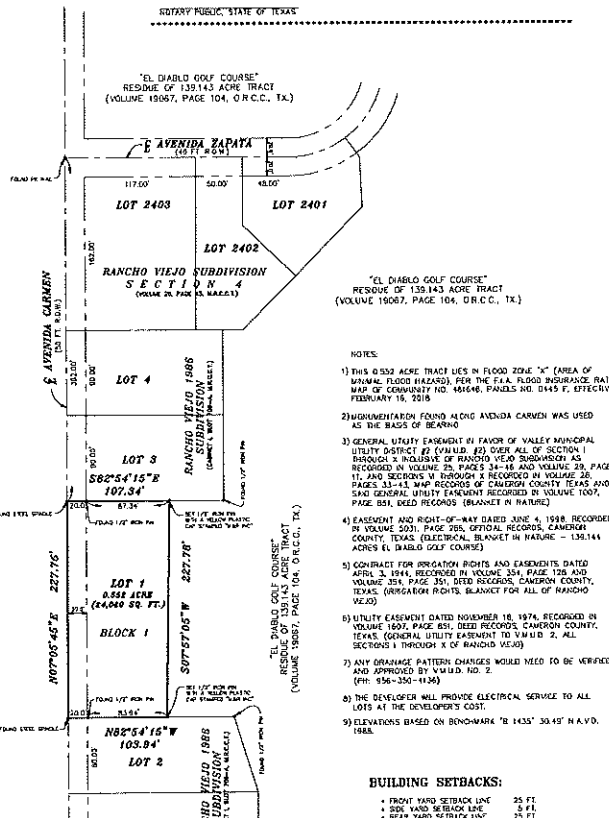
CAPITAL ONE NATIONAL ASSOCIATION

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



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 THIRTYTO IN VOLUME 954, PAGE 802, AND VOLUME 958, PAGE 30, ALL RECORDED IN DEED RECORDS, CAMERON COUNTY, TEXAS.

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. P-002870
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 mandrine@engmail.com

C.P. No. N/A

JOB NO. 20008
L.T.E. 10/10/2018



Agenda Item 2

Mejia & Rose, Incorporated

Engineering

Surveying

Engineering Report

For

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

DECEMBER 9, 2020

Purpose of Subdivision

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

Access

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

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

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

Proposed Improvements

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

Streets and Drainage

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

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

Sanitary Sewer Service

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

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

Water Service

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

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

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

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

Page 1 of 2

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

Water Rights Fees, Impact Fees, and Reimbursement Fees

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

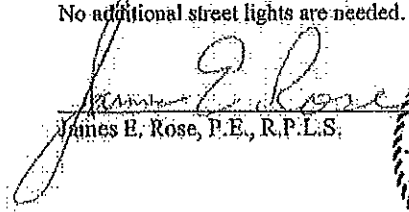
Electrical Service

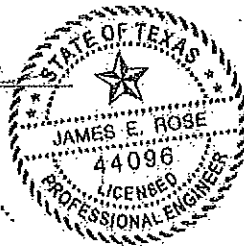
Electric service will be provided by A.E.P.

Street Lighting

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

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


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



METES AND BOUNDS DESCRIPTION

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. 00 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 250.0 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT A DISTANCE OF 148.85 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT A TOTAL DISTANCE OF 288.85 FEET TO A POINT IN AN INLET FOR A CONCRETE OUTLET 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 185.0 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET AT THE EAST FRONT-UP-WAY LINE OF AVENIDA TESORO (50 FT. R.O.W.), A TOTAL DISTANCE OF 200.0 FEET TO THE CENTERLINE OF SAID AVENIDA TESORO BEING ON A CURVE TO THE RIGHT WITH A RADIUS OF 1248.51 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 01 DEG. 53 MIN. 10 SEC. WEST, A DISTANCE OF 148.85 FEET TO THE POINT OF BEGINNING,

CONTAINING 1.433 ACRES, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

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. 33 MIN. 10 SEC. EAST, A DISTANCE OF 30.50 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;

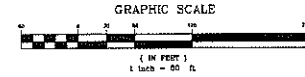
THENCE, CONTINUING ALONG THE CENTERLINE OF AVENIDA SANTA ANA, AN ARC LENGTH OF 129.01 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

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 "MAR INC" SET, A TOTAL DISTANCE OF 203.00 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR 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. 08 MIN. 37 SEC. WEST, AT 146.54 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET AT THE SOUTH RIGHT-UP-WAY LINE OF TACO STREET, A TOTAL DISTANCE OF 171.58 FEET TO A POINT IN THE CENTERLINE OF SAID TACO STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

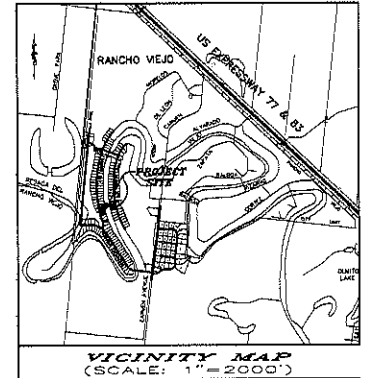
THENCE, ALONG SAID CENTERLINE, NORTH 80 DEG. 00 MIN. 50 SEC. EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.783 ACRES, MORE OR LESS.



BUILDING SETBACKS:

- FRONT YARD SETBACK LINE 20 FT.
- SIDE YARD SETBACK LINE 5 FT.
- REAR YARD SETBACK LINE 25 FT.



SURVEYOR'S CERTIFICATION:

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT 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.

COLARADO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 33900

STATE OF TEXAS
COUNTY OF CAMERON
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF 1.433 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 0.783 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, DESCRIBED HEREON.

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

TERRY MCQUINN, 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

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

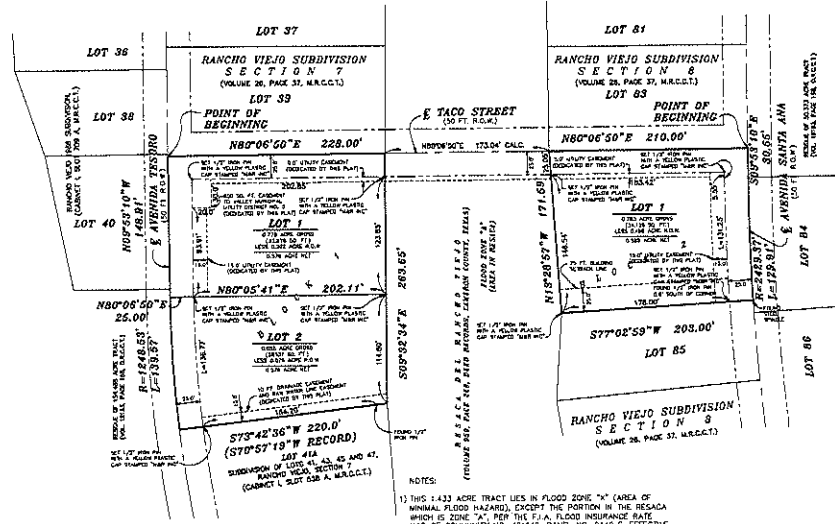
ATTEST: TOWN SECRETARY MAYOR

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



- NOTES:
- THIS 1.433 ACRE TRACT LIES IN FLOOD ZONE "B" (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. 48148A, PANEL NO. 0440 F AND 0440 F, EFFECTIVE FEBRUARY 16, 2018.
 - THIS 0.783 ACRE TRACT LIES IN FLOOD ZONE "B" (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. 48148A, PANEL NO. 0440 F AND 0440 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 NO. 2 (V.M.U.D. #2) OVER ALL OF SECTION 7 THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 26, PAGES 37-40 AND VOLUME 28, PAGES 11-14, AND SECTIONS 7 THROUGH X RECORDED IN VOLUME 26, PAGES 37-40, 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 1, 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 1697, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS 1 THROUGH X OF RANCHO VIEJO).
 - ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2. (PH. 362-350-4138).
 - THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.

ELEVATIONS BASED ON BENCHMARK "B 1435" 30.49 N.A.S.D. 1988.

STATE OF TEXAS
COUNTY OF CAMERON
I, SERGIO ARDUELLS OUTIERREZ, PRESIDENT OF GOLF & RESORTS INVESTMENTS, LLC, OWNER OF LOTS 1 AND 2, BLOCK 1, AND LOT 1, BLOCK 2, EL ANGEL RANCHO VIEJO SUBDIVISION NO. 1, DESCRIBED HEREON HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, DO CONFIRM AND ADMIT THIS SUBDIVISION.

STATE OF TEXAS
COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARDUELLS OUTIERREZ, 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 HEREIN 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 HEREON AS LOTS 1 AND 2, BLOCK 1, AND LOT 1, BLOCK 2, EL ANGEL 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 FENCIBLE RELATING TO THE SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING 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. 1"

BEING 3 RESIDENTIAL LOTS

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.

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.

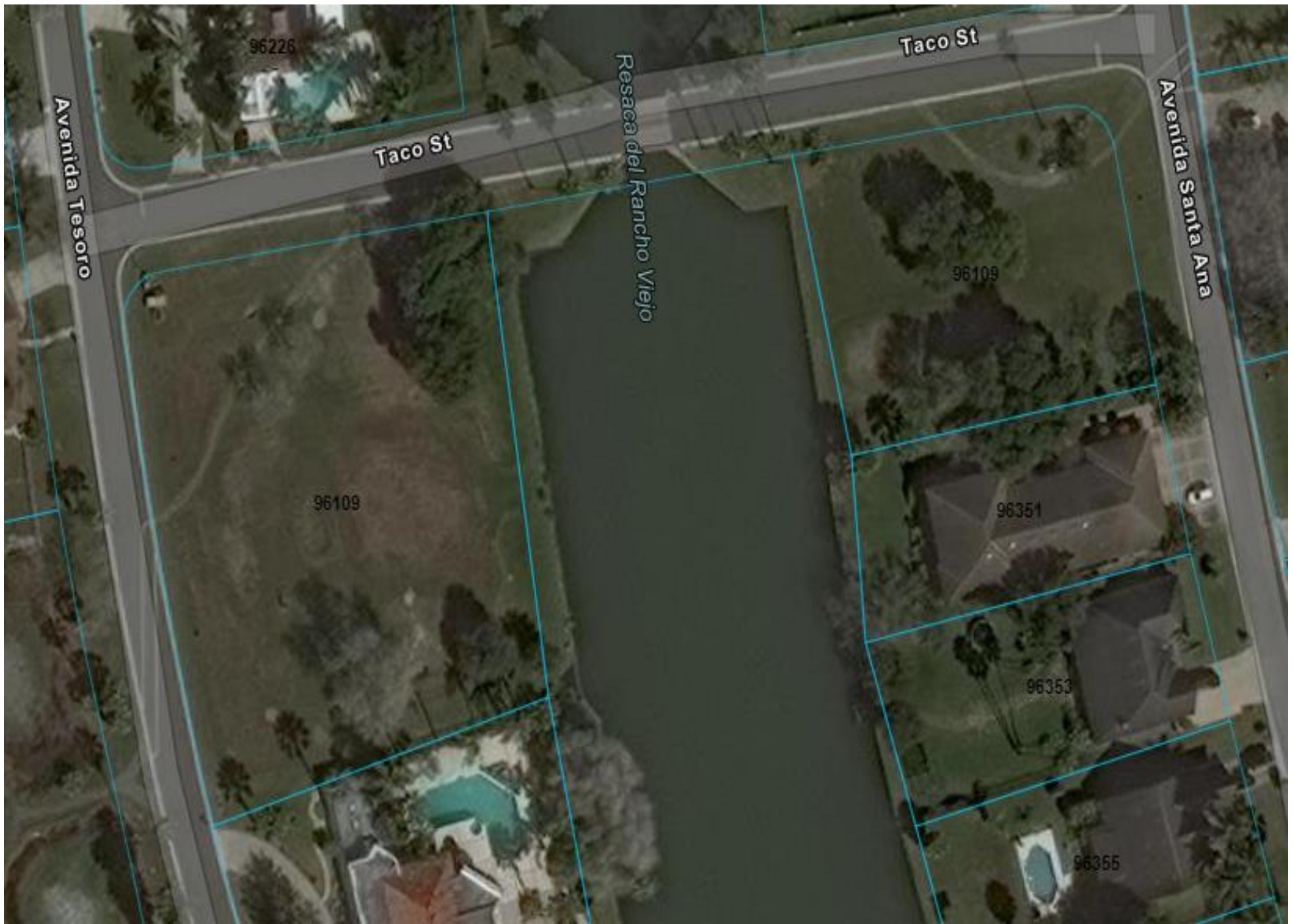
SCALE: 1"=60'
PREPARED FOR:
GOLF & RESORTS INVESTMENTS, LLC
(NOVEMBER 4, 2019)

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. 10025900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@gmail.com

G.P. No. 1/2 JOB NO. 20802
20802PLATDING & BROWNSIDE



Agenda Item 3

Mejia & Rose, Incorporated

Engineering

Surveying

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

DECEMBER 9, 2020

Purpose of Subdivision

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

Access

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

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

Proposed Improvements

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

Streets and Drainage

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

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

Sanitary Sewer Service

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

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

Water Service

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

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

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

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

Page 1 of 2

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

Water Rights Fees, Impact Fees, and Reimbursement Fees

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

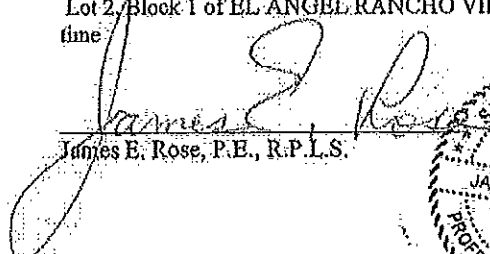
Electrical Service

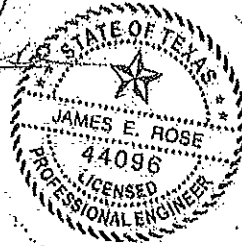
Electric service will be provided by A.E.P.

Street Lighting

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

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


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



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 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 SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, NORTH 89 DEG. 47 MIN. 36 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=39.322"=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 93.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 91.47 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE BEING THE CENTERLINE OF SAID ENCHILADA STREET, AN ARC DISTANCE OF 56.32 FEET (CHORD=58.738"=57.06"), FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE CENTERLINE OF SAID ENCHILADA STREET, NORTH 49 DEG. 48 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 345.86 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=56.522"=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 A DISTANCE OF 27.31 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "NAR INC" SET AT THE NORTHERN RIGHT-OF-WAY LINE OF ENCHILADA STREET, A TOTAL DISTANCE OF 145.90 FEET TO A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "NAR INC" SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF THIS TRACT, SOUTH 83 DEG. 23 MIN. 30 SEC. EAST, AT A DISTANCE OF 231.91 FEET A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "NAR INC" SET AT THE WEST RIGHT-OF-WAY LINE OF AVENIDA TESORO (50 FT. R.O.W.), A TOTAL DISTANCE OF 226.91 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 318.02 FEET (CHORD=557.561"=118.56"), TO THE POINT OF BEGINNING;

CONTAINING 0.816 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, EDUARDO R. 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 R. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 38503

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INDICED THE BOUNDARIES OF 18183 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, DESCRIBED 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 INSTRUMENT 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 RIV
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

WATSON

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 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 0.677 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 24, RANCHO VIEJO SUBDIVISION (CHORD=1.207"=0.481"), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 69 DEG. 47 MIN. 36 SEC. WEST, A DISTANCE OF 180.00 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "NAR 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 302.80 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "NAR INC" SET AT THE SOUTH RIGHT-OF-WAY LINE OF ENCHILADA STREET (50 FT. R.O.W.), A TOTAL DISTANCE OF 228.78 FEET TO THE CENTERLINE OF SAID ENCHILADA STREET, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 303.40 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

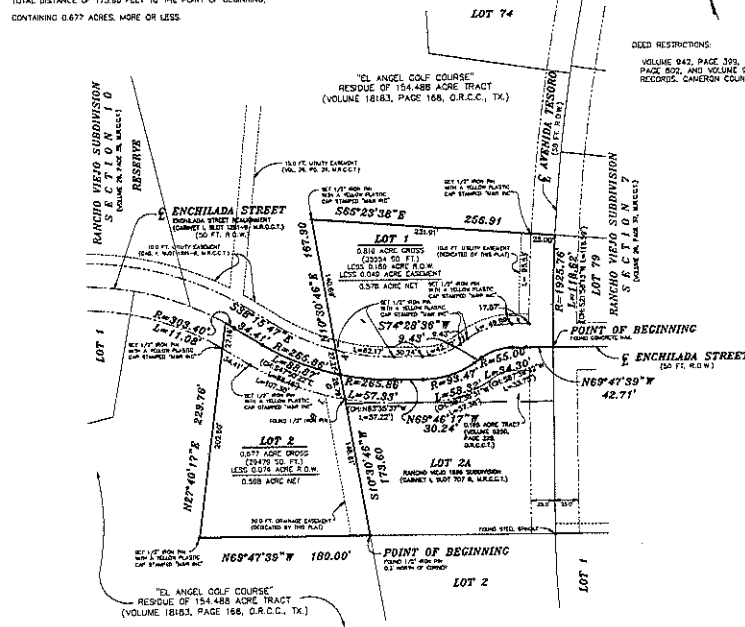
THENCE, ALONG SAID CENTERLINE, AN ARC DISTANCE OF 11.08 FEET STILL ON THE CENTERLINE OF SAID ENCHILADA STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

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;

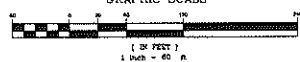
THENCE, ALONG SAID CURVE, AN ARC DISTANCE OF 88.87 FEET (CHORD=54.750"=27.8846"), TO THE NORTHEAST CORNER OF LOT 24, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LOT LINE OF SAID LOT 24, SOUTH 10 DEG. 30 MIN. 46 SEC. WEST, AT A DISTANCE OF 28.79 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.



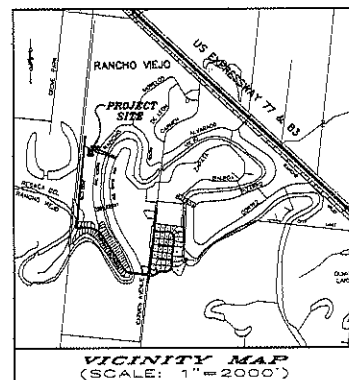
GRAPHIC SCALE



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.



STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT I, SERGIO ARQUELUES 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.

SERGIO ARQUELUES GUTIERREZ, PRESIDENT
GOLF & RESORTS INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO ARQUELUES 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 PROVE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREON.

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

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"=80'
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.L.S. 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: mejia@mejiaandrose.com

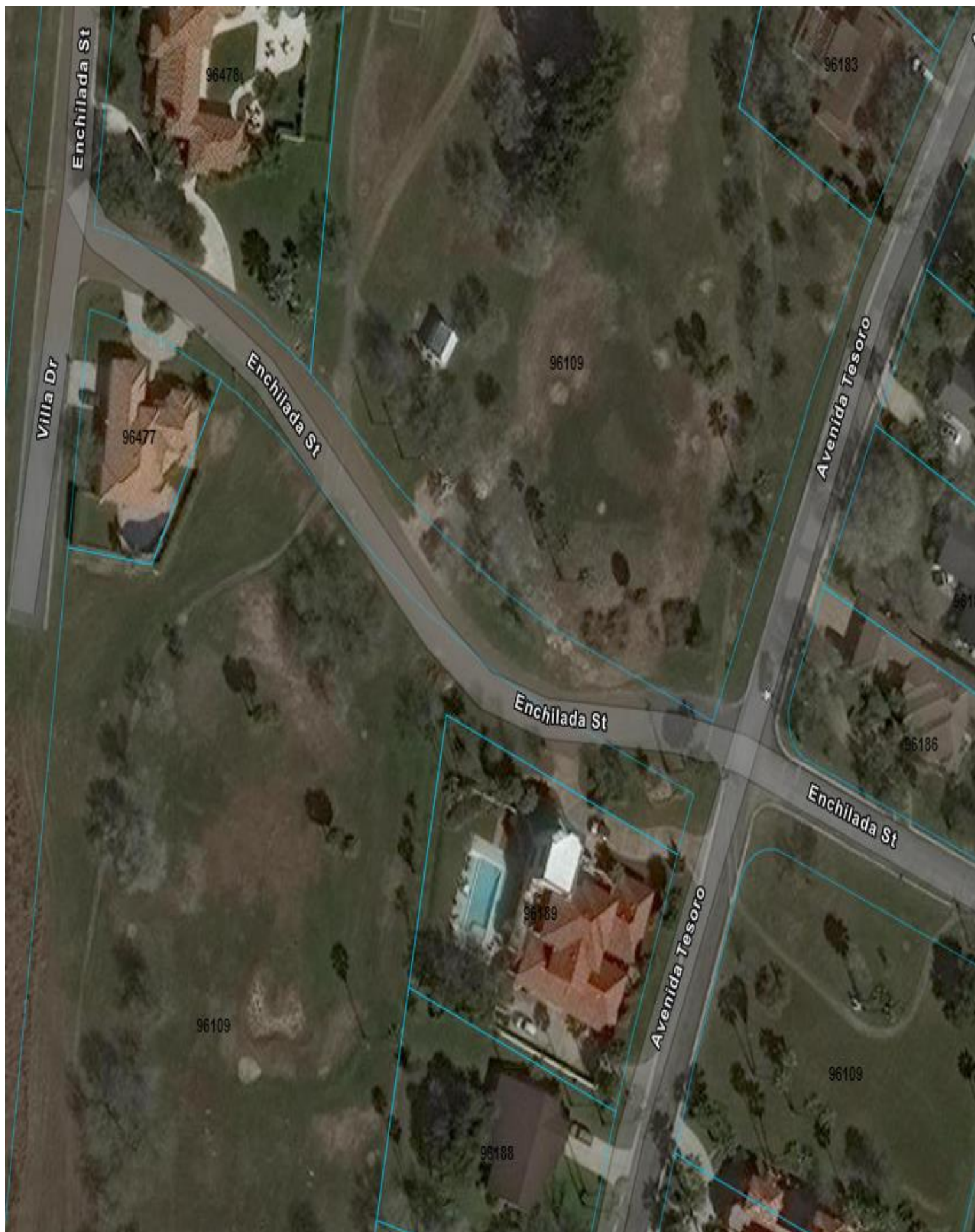
C.P. NO. 112
23907PLAT.DWG

JOB NO. 22967
KTH/BLK/SG

NOTES:

- THIS 1.433 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESERVA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48544, PANEL NO. 0440 F, EFFECTIVE FEBRUARY 16, 2018.
- THIS 0.783 ACRE TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), EXCEPT THE PORTION IN THE RESERVA WHICH IS ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48544, PANEL NO. 0440 F, EFFECTIVE FEBRUARY 16, 2018.
- MONUMENTATION FOUND ALONG AVE TESORO AND AVE SANTA ANA WAS USED AS THE BASIS OF PLATTING.

- GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.M.U.D. #2) OVER ALL OF SECTION 7 THROUGH X INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SECTIONS 11, AND SECTIONS 12 THROUGH X RECORDED IN VOLUME 26, PAGE 37, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 651, DEED RECORDS (BLANKET IN NATURE).
- CONTRACT FOR IRRIGATION RIGHTS AND EASEMENTS DATED APRIL 1, 1944, RECORDED IN VOLUME 354, PAGE 128 AND VOLUME 354, PAGE 131, DEED RECORDS, CAMERON COUNTY, TEXAS (IRRIGATION RIGHTS, BLANKET FOR ALL OF RANCHO VIEJO).
- UTILITY EASEMENT DATED NOVEMBER 18, 1974, RECORDED IN VOLUME 1007, PAGE 651, DEED RECORDS, CAMERON COUNTY, TEXAS (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS 1 THROUGH X OF RANCHO VIEJO).
- ANY DRAINAGE PATTERNS CHANGES WOULD NEED TO BE VERIFIED AT THE DEVELOPER'S COST.
- THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- ELEVATIONS BASED ON BENCHMARK "B" 1425' 30.46' N.A.V.D. 1988.



Agenda Item 4

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

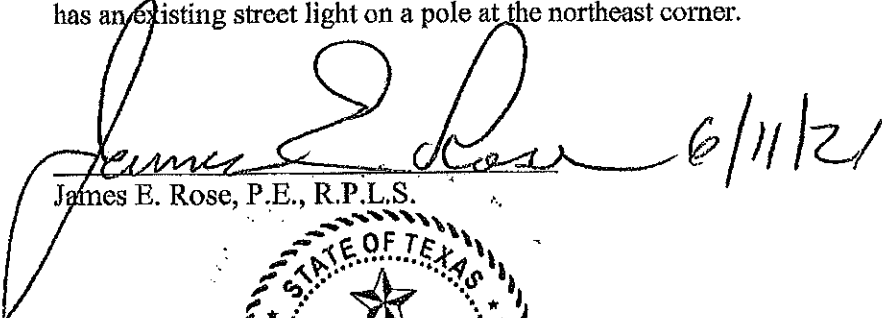
Water tap fee will be \$1,500.00 and sewer tap fee will be \$750.00 prepaid by developer to Valley Municipal Utility District no. 2.

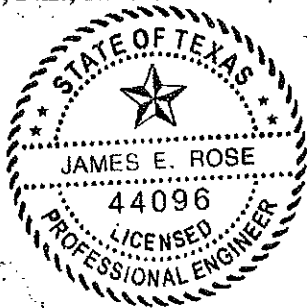
Electrical Service

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 8)

0.803 ACRE TRACT, OUT OF "EL ANGEL GOLF COURSE" AND DESCRIBED AS TRACT 11 - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1813, 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 0.803 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. 00 SEC. WEST, AT A DISTANCE OF 25.0 FEET TO A CONCRETE MONUMENT FOUND, AT A DISTANCE OF 179.6 FEET TO A CONCRETE MONUMENT FOUND, A TOTAL DISTANCE OF 184.60 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF THIS TRACT, NORTH 09 DEG. 26 MIN. 20 SEC. EAST, AT 102.45 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT A TOTAL DISTANCE OF 184.60 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. SLOTT 3252, M.R.C.C.T.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 8, SOUTH 89 DEG. 47 MIN. 30 SEC. EAST, AT A DISTANCE OF 20.0 FEET TO A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT 184.60 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT THE WEST RIGHT-OF-WAY LINE OF AVENIDA SANTA ANA (50 FT. R.O.W.), A TOTAL DISTANCE OF 209.60 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. 21 SEC. WEST, A DISTANCE OF 41.61 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 517.55' 00" 131.49') 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 1813, 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;

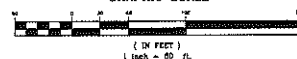
THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, SOUTH 69 DEG. 47 MIN. 30 SEC. EAST, AT A DISTANCE OF 230.00 FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

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 20.0 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, AT A TOTAL DISTANCE OF 198.83 FEET TO AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF LOT 1, RANCHO VIEJO SUBDIVISION, SECTION 7, NORTH 09 DEG. 47 MIN. 30 SEC. WEST, AT A DISTANCE OF 240.0 FEET TO 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 198.35 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.070 ACRES, MORE OR LESS.

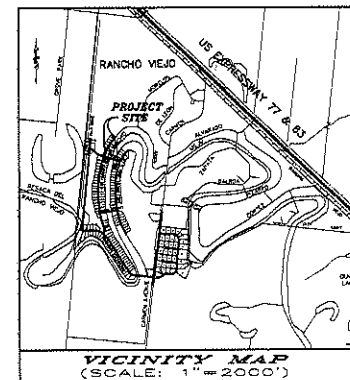
GRAPHIC SCALE



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.



VICINITY MAP
(SCALE: 1" = 2000')

NOTES:

- 1) THIS 1.433 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. 481846, PANEL NO. 0440 F, EFFECTIVE FEBRUARY 16, 2016.
- 2) THIS 0.783 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. 481846, PANEL NO. 0440 F AND CHAS. F, EFFECTIVE FEBRUARY 16, 2016.
- 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 7 INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 26, PAGES 34-46 AND VOLUME 26, PAGE 11, AND SECTIONS 8 THROUGH 9 RECORDED IN VOLUME 26, PAGES 33-41, 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 324, PAGE 125 AND VOLUME 324, 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 1 THROUGH 9 OF RANCHO VIEJO).
- 7) ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. #2. (PH: 358-3551-4133).
- 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.

SURVEYOR'S CERTIFICATION:

I, EDUARDO M. 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, UNLESS BY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SURVEYING REGULATIONS OF THE STATE OF TEXAS.

EDUARDO M. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3000

OWNER:

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

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 1813, 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
(NOVEMBER 4, 2016)

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10028900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mjr@mejiaandrose.com

C.F. NO. 5/A

JOB NO. 2222
BY: [Signature]

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 188, 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 35, 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 35, NORTH 74 DEG. 22 MIN. 00 SEC. WEST, AT A DISTANCE OF 25.0 FEET A CONCRETE MONUMENT FOUND, AT A DISTANCE OF 179.8 FEET A CONCRETE MONUMENT FOUND, A TOTAL DISTANCE OF 180.0 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF THIS TRACT, NORTH 89 DEG. 26 MIN. 25 SEC. EAST, AT 102.45 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, A TOTAL DISTANCE OF 190.89 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO AND BEING THE SOUTH BOUNDARY LINE OF LOT 18, SANTA ANA LAND SUBDIVISION NO. 2 (SAB. 1, SLOTT 3502, M.C.C.T.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 18, SOUTH 88 DEG. 47 MIN. 39 SEC. EAST, AT A DISTANCE OF 20.0 FEET A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, AT 184.00 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, AT THE WEST RIGHT-OF-WAY LINE OF AVENIDA SANTA ANA (50 FT. R.O.W.), A TOTAL DISTANCE OF 203.80 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 30 DEG. 12 MIN. 22 SEC. WEST, A DISTANCE OF 416.0 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 137.50504" 131.49) 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 188, 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 74, RANCHO VIEJO SUBDIVISION, SECTION 7, BEING AT THE INTERSECTION OF THE CENTERLINE OF AVENIDA TESORO (50 FT. R.O.W.) AND ENCHILADA STREET (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE CENTERLINE OF SAID ENCHILADA STREET, SOUTH 89 DEG. 47 MIN. 39 SEC. EAST, A DISTANCE OF 230.00 FEET TO A STEEL SPINDLE FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

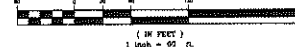
THENCE, ALONG THE EAST LINE OF THIS TRACT, BEING NEAR THE WEST EDGE OF RESACA DEL RANCHO VIEJO, SOUTH 12 DEG. 18 MIN. 13 SEC. WEST, AT A DISTANCE OF 20.00 FEET AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, A TOTAL DISTANCE OF 188.03 FEET TO AN ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH LINE OF LOT 1, RANCHO VIEJO SUBDIVISION, SECTION 7, NORTH 89 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 158.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.070 ACRES, MORE OR LESS.

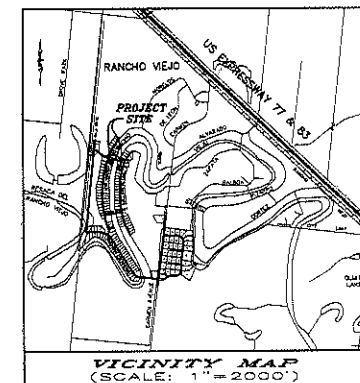
GRAPHIC SCALE



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.



SURVEYOR'S CERTIFICATION:

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

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

STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA WHOLE 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 188, 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 188, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, LOCATED IN RANCHO VIEJO, TEXAS, DECEASED MONON.

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

TONY ZAGLORNIK, 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

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

ATTEST: TOWN SECRETARY MAYOR

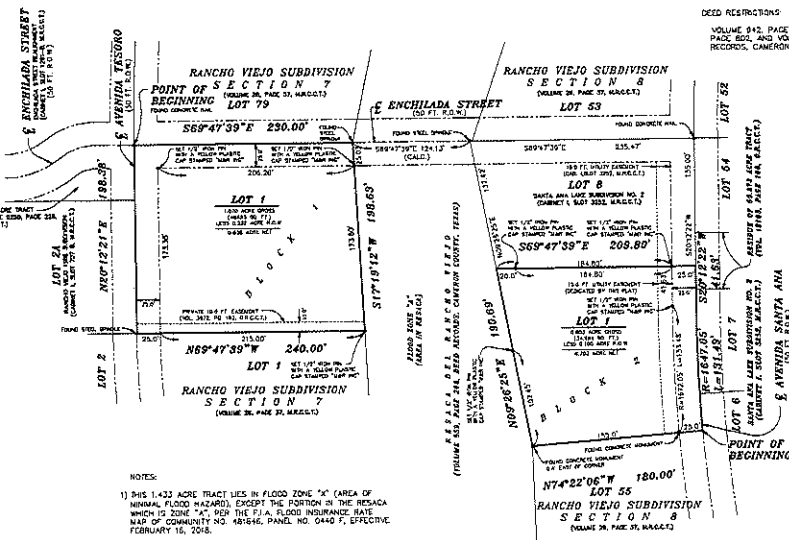
PLANNING AND ZONING CHAIRMAN

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



NOTES:

- 1) THIS 1.433 ACRE TRACT LIES IN FLOOD ZONE "C" (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 0.763 ACRE TRACT LIES IN FLOOD ZONE "C" (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 BASE OF BEARING.
- 4) GENERAL UTILITY EASEMENT IN FAVOR OF VALLEY MUNICIPAL UTILITY DISTRICT #2 (V.M.U.D. #2) OVER ALL OF SECTION 7 THROUGH 9 INCLUSIVE OF RANCHO VIEJO SUBDIVISION AS RECORDED IN VOLUME 23, PAGES 34-46 AND VOLUME 29, PAGES 11, AND SECTIONS 10 THROUGH 12 RECORDED IN VOLUME 24, PAGES 33-43, MAP RECORDS OF CAMERON COUNTY TEXAS AND SAID GENERAL UTILITY EASEMENT RECORDED IN VOLUME 1007, PAGE 851, 2013 RECORDS (BLANKET IN NATURE).
- 5) CONTRACT FOR IRRIGATION RIGHTS AND EASEMENTS DATED APRIL 3, 1994, RECORDED IN VOLUME 354, PAGE 128 AND VOLUME 384, PAGE 150, 2002 RECORDS, CAMERON COUNTY, TEXAS. (IRIGATION RIGHTS BLANKET FOR ALL OF RANCHO VIEJO).
- 6) UTILITY EASEMENT DATED NOVEMBER 16, 1974, RECORDED IN VOLUME 1807, PAGE 851, DEED RECORDS, CAMERON COUNTY, TEXAS. (GENERAL UTILITY EASEMENT TO V.M.U.D. 2, ALL SECTIONS 1 THROUGH 9 OF RANCHO VIEJO).
- 7) ANY DRAINAGE PATTERN CHANGES WOULD NEED TO BE VERIFIED AND APPROVED BY V.M.U.D. NO. 2. (PH: 856-350-4138).
- 8) THE DEVELOPER WILL PROVIDE ELECTRICAL SERVICE TO ALL LOTS AT THE DEVELOPER'S COST.
- 9) ELEVATIONS BASED ON BENCHMARK "7 1435" 30.48' N.A.V.D. 1988.

OWNER:

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

"EL ANGEL RANCHO VIEJO SUBDIVISION NO. 2"

FINAL PLAT OF

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 188, 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 188, 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)

SCALE:

1" = 60'

PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC

(NOVEMBER 4, 2019)

C.F. NO. 124

2005/PLATING

JOB NO. 20051

2/19/2005

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: mardr@mejiaandrose.com



Agenda Item 5

Agenda Item 6

**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

METES & BOUNDS DESCRIPTION

LOST ACRES BEING ALL OF LOTS EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO NUEVO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN CADDIS L. SLATS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND ALSO THE 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 EAST OF JACKLYN CIRCLE, NORTH BY DISTANCE 27 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2; A TOTAL DISTANCE OF 100.0 FEET TO A 1/2" IRON PIN FOUND, AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 31 DEGREES 20 MINUTES WEST, AT A DISTANCE OF 150.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPER "MARK INC." AND, A TOTAL DISTANCE OF 200.0 FEET TO A POINT IN THE RESACA DEL RANCHO NUEVO, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA, NORTH 00 DEGREES 00 MINUTES OR SECOND EAST, A DISTANCE OF 250.0 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING SAID RESACA, SOUTH 30 DEGREES 20 MINUTES OR SECOND EAST, AT A DISTANCE OF 170.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPER "MARK INC." POINT, A TOTAL DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING.

CONTAINING, LESS ACRES OF LAND, BUILT OR BURN.

NOTES

1) MONUMENTATION PLACED ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF JACKLYN CIRCLE WAS USED AS THE POINT OF BEGINNING.

2) THIS TRACT LIES IN FLOOD ZONE "A" (AREA OF MINIMAL FLOOD HAZARD EXCEPT THAT PORTION WITHIN THE RESACA WHICH IS FLOOD ZONE "A", SEE THE FLOOD ZONE MAP OF CAMERON COUNTY, TEXAS, AND ALSO THE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS).

3) ELEVATIONS SHOWN ARE APPROXIMATE TO LATEST KNOWLEDGE IN LATEST (SEE SEAT) MAP OF TEXAS, TRANSMISSION TO THE STATE SURVEYING GENERAL POSITION WITHIN.

4) ALL NEW CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH THE LATEST KNOWLEDGE OF THE TOWN OF RANCHO NUEVO, TEXAS.

5) THIS SUBDIVISION IS HEREBY RESTRICTED TO RESIDENTIAL USE.

6) BUILDING SET-BACKS:

FRONT - 25 FEET

SIDE - 10 FEET

REAR - 25 FEET

STATE OF TEXAS

COUNTY OF CAMERON

WE, THE UNDERSIGNED, STEVEN A. SANDOZ, L. RUTHERFORD, OWNERS OF THE LAND SHOWN ON THE MAP, THE UNDERSIGNED, STEVEN A. SANDOZ, L. RUTHERFORD, HAVE HEREBY DECLARED THAT THE SAID LAND IS NOT SAID, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2, WITHIN THE TOWN OF RANCHO NUEVO, CAMERON COUNTY, TEXAS, AND HAVE HEREBY AGREED TO THE SUBDIVISION HEREIN DECLARED TO THE APPROPRIATE AGENCIES OF PRIVATE PROPERTY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL RIGHTS, ALLEYS, EASES, RIGHTS, HERETOFORE, GRANTS, EASEMENTS AND PUBLIC PLACES, HEREBY GIVEN FOR THE PURPOSE OF CONSIDERED THEREIN HEREBY.

STEVEN A. SANDOZ, OWNER DATE

SANDOZ L. RUTHERFORD, OWNER DATE

STATE OF TEXAS

COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THE DAY PERSONALLY APPEARED STEVEN A. SANDOZ, L. RUTHERFORD, ALONG TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY OWNED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC

COUNTY

PRELIMINARY CERTIFICATION

EDUARDO H. MEZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE 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.

PRELIMINARY ONLY

This document shall not be recorded for any purpose.

EDUARDO H. MEZA
REG. PROFESSIONAL LAND SURVEYOR
NOV. 1990
07-10-2014

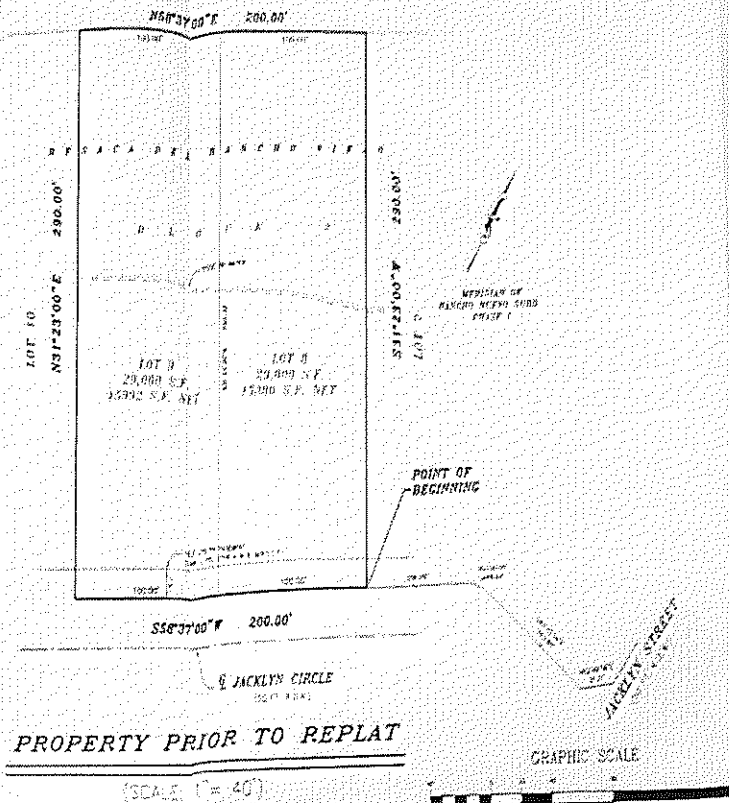
STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED, EDUARDO H. MEZA, CERTIFIES THAT ALL AC. ALREADY THREE OWNED TO ALL OF THE TRACTS SHOWN REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAYING TAXES FOR THE AREA UNDER THE BOUNDARIES OF LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2.

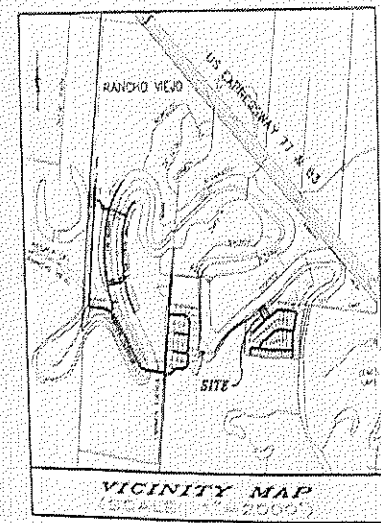
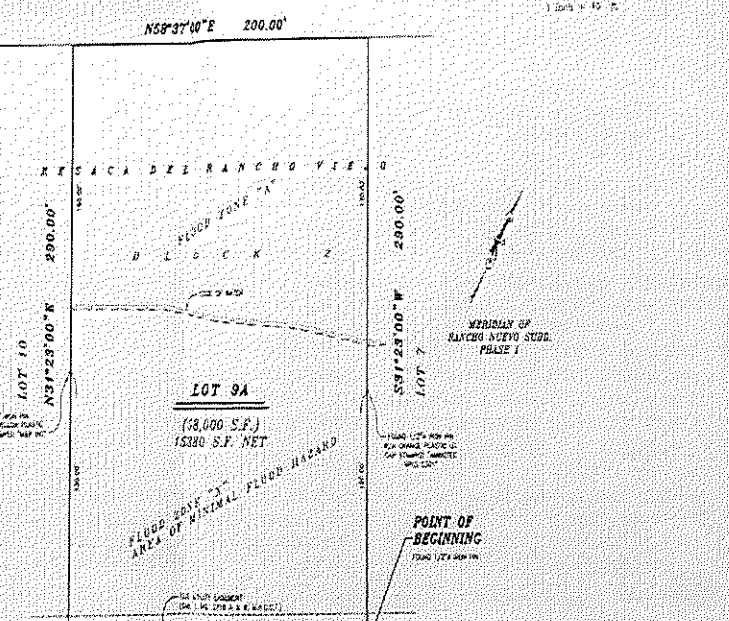
EDUARDO H. MEZA
REGISTERED PROFESSIONAL LAND SURVEYOR
CAMERON COUNTY, TEXAS

DATE



PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 40')



TOWN OF RANCHO NUEVO
THE MAP OF LOT 9A, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2, HAS BEEN EXAMINED AND CONSIDERED BY THE TOWN OF RANCHO NUEVO, TEXAS, TO BE IN ACCORDANCE WITH THE TOWN'S PLAT.

NAME DATE
TITLE DATE
PLANNING AND ZONING COMMISSION DATE

TITLE REVIEWED BY TITLE REVIEWER NO. 2
THIS PLAT OF LOT 9A, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2, HAS BEEN EXAMINED AND CONSIDERED BY THE TOWN OF RANCHO NUEVO, TEXAS, TO BE IN ACCORDANCE WITH THE TOWN'S PLAT.

GENERAL MANAGER DATE

STATE OF TEXAS
COUNTY OF CAMERON
THE UNDERSIGNED, EDUARDO H. MEZA, CERTIFIES THAT ALL AC. ALREADY THREE OWNED TO ALL OF THE TRACTS SHOWN REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAYING TAXES FOR THE AREA UNDER THE BOUNDARIES OF LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, RE-PLAT NO. 2.

STATE OF TEXAS
COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED, AUTHORITY ON THE DAY PERSONALLY APPEARED STEVEN A. SANDOZ, L. RUTHERFORD, ALONG TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY OWNED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ 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 NUEVO, CAMERON
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CADDIS L. SLATS 2718-A AND B, MAP RECORDS
OF CAMERON COUNTY, TEXAS.
SCALE: 1" = 40'

Agenda Item 7

Agenda Item 8