



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
SPECIAL MEETING  
FEBRUARY 18, 2025  
6:00 P.M.

NOTICE is hereby given of a SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on FEBRUARY 18, 2025, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Public Hearing on Petition for Annexation from Miguel Ortiz, Manager for AMPF Development, LLC, concerning ABST 2 - 4.413 Acre Tract out of a certain 70-acre tract, out of a 368.16 Acre Tract in unsubdivided share 1 Espiritu Santo Grant of 1781, (Noriega Plantation) in accordance with Section 2-164 of the Town's Ordinances
5. Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to deliberate the appointment, employment, evaluation, or duties of applicant(s) for the position of Town Administrator, which includes but is not limited to interviewing applicant(s) for the position of Town Administrator.
6. Possible action on matters discussed in Executive Session.
7. Adjourn

*Fred Blanco*

Fred Blanco, Town Administrator

NOTE: Pursuant to Section 551.127, Texas Government Code, one or more Alderman may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

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 Board of Aldermen 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 February 14, 2025 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST: *Fred Blanco*

Fred Blanco, Town Administrator

3. The pledge of allegiance to the United States  
Flag:

*"I pledge allegiance to the  
Flag of the United States of  
America, and to the  
Republic for which it stands,  
one nation under God,  
indivisible, with liberty and  
justice for all."*

AND the pledge of allegiance to the Texas State Flag:

*"Honor the Texas flag; I  
pledge allegiance to thee,  
Texas, one state under God,  
one and indivisible."*

4. Public Hearing on Petition for Annexation from Miguel Ortiz, Manager for AMPF Development, LLC, concerning ABST 2 - 4.413 Acre Tract out of a certain 70-acre tract, out of a 368.16 Acre Tract in unsubdivided share 1 Espiritu Santo Grant of 1781, (Noriega Plantation) in accordance with Section 2-164 of the Town's Ordinances

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

TO THE MAYOR OF THE GOVERNING BODY OF RANCHO VIEJO, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, petition your honorable Body to extend the present city limits so as to include as part of the City of Rancho Viejo, Texas, the following described territory, to wit:

Being a 4.413 acre (192,245 square feet) tract of land situated in Share 1 of the Espiritu Santo Grant, Cameron County, Texas, and being a part of the called 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.), said 70 acre tract described by metes and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T., said 70 acre tract being further described as part of that called 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in Partition Deed to Anita F. de Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), said 4.413 acre tract being more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

We certify that the above described tract of land is contiguous and adjacent to the City of Rancho Viejo, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

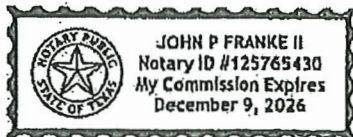
AMPF Development, LLC,  
a Texas limited liability company

By: *M.A. Ortiz*  
Miguel A. Ortiz,  
Manager

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF CAMERON   §

BEFORE ME, the undersigned authority, on this day personally appeared Miguel A. Ortiz, Manager of AMPF Development, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 19<sup>th</sup> day of November, 2024.



*[Signature]*  
Notary Public  
State of Texas



## EXHIBIT A

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### LEGAL DESCRIPTION OF 4.413 ACRES

Being a 4.413 acre (192,245 square feet) tract of land situated in the José Salvador De La Garza Survey, Abstract No. 2, being part of the Potrero del Espíritu Santo grant of 1781, Cameron County, Texas, and being a part of the called 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.), said 70 acre tract described by metes and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T., said 70 acre tract being further described as part of that called 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in Partition Deed to Anita F. de Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), said 4.413 acre tract being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic cap stamped "M&R" found on the east right-of-way line of Carmen Avenue (a called 55 foot wide right-of-way), being the northwesterly end of a corner clip located at the intersection of the said east line of Carmen Avenue and the northerly line of Resaca Bend (a variable width right-of-way), said Resaca Bend and easterly 25 feet of Carmen Avenue dedicated by The Bend at Rancho Viejo subdivision as recorded in Cabinet 1, Slot 1973B, Map Records of Cameron County, Texas, said point also being the westerly southwest corner of Lot 1 of said The Bend at Rancho Viejo Subdivision;

**THENCE** South 18 degrees 57 minutes 38 seconds West, crossing over Resaca Drive, a distance of 127.01 feet to a mag nail with "HALFF" washer set for the most southwesterly corner of said The Bend at Rancho Viejo subdivision, said mag nail being on the called centerline of Carmen Avenue, 25 feet west of the east right-of-way line of said Carmen Avenue, having GRID State Plane coordinates referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, displayed in U.S. survey feet of N=16,536,441.79 E=1,293,506.12, and being the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

**THENCE** departing said centerline of Carmen Avenue, along said south line of The Bend at Rancho Viejo subdivision and the south right-of-way line of Resaca Bend, the following calls:

South 82 degrees 26 minutes 34 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod in concrete found for corner;

North 52 degrees 38 minutes 34 seconds East, a distance of 17.49 feet to a 1/2 inch iron rod found for corner;

South 82 degrees 44 minutes 40 seconds East, a distance of 74.32 feet to a 1/2 inch iron rod found with plastic cap stamped "M&R" for the beginning of a curve to the left having a radius of 50.00 feet and whose chord bears North 75 degrees 10 minutes 06 seconds East, a distance of 37.60 feet;

Northeasterly along said curve to the left, through a central angle of 44 degrees 10 minutes 30 seconds, an arc length of 38.55 feet to a 1/2 inch iron rod found with plastic cap stamped "M&R" for the beginning of a curve to the right having a radius of 139.00 feet and whose chord bears North 64 degrees 08 minutes 41 seconds East, a distance of 53.35 feet;



Northeasterly along said curve to the right, through a central angle of 22 degrees 07 minutes 37 seconds, an arc length of 53.68 feet to a (bent) 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears North 59 degrees 48 minutes 16 seconds East, a distance of 132.81 feet;

Northeasterly along said curve to the left, through a central angle of 30 degrees 48 minutes 27 seconds, an arc length of 134.42 feet to a 1/2 inch iron rod with cap stamped "M&R" found for the beginning of a curve to the right having a radius of 200.00 feet and whose chord bears North 75 degrees 28 minutes 56 seconds East, a distance of 206.50 feet;

Northeasterly along said curve to the right, through a central angle of 62 degrees 09 minutes 47 seconds, an arc length of 216.99 feet to a 1/2 inch iron rod with cap stamped "M&R" found for the beginning of a curve to the left having a radius of 250.00 feet and whose chord bears South 89 degrees 10 minutes 12 seconds East, a distance of 135.58 feet;

Easterly along said curve to the left, through a central angle of 31 degrees 28 minutes 01 second, an arc length of 137.30 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete on the east line of said 70 acre tract for the northeast corner of the herein described tract;

**THENCE** South 37 degrees 25 minutes 52 seconds East, departing the south line of said subdivision and said south right of way of Resaca Bend and along the east line of said 70 acre tract, a distance of 230.03 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete being the southeast corner of the herein described tract, from which a 1/2 inch iron rod found at an angle point in the east line of said 70 acre tract bears South 37 degrees 25 minutes 52 seconds East, a distance of 222.42 feet;

**THENCE** South 72 degrees 04 minutes 11 seconds West, departing said east line and over and across said 70 acre tract, a distance of 707.19 feet to a 1/2 inch iron rod with "HALFF" cap set in concrete;

**THENCE** North 82 degrees 44 minutes 40 seconds West, continuing over and across said 70 acre tract, a distance of 146.11 feet to a mag nail with "HALFF" washer set in the west line of said 70 acre tract in the approximate centerline of Carmen Avenue for the southwest corner of the herein described tract;

**THENCE** North 07 degrees 30 minutes 57 seconds East, along said centerline of Carmen Avenue, same being the west line of said 70 acre tract, a distance of 236.53 feet to the **POINT OF BEGINNING** and containing 4.413 acres (192,245 square feet) of land, more or less.

*Andrew J. Shafer* 10/31/2024  
 ANDREW J. SHAFER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NO. 5017  
 HALFF, INC.  
 TBPELS FIRM NO. 10029600





5. Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to deliberate the appointment, employment, evaluation, or duties of applicant(s) for the position of Town Administrator, which includes but is not limited to interviewing applicant(s) for the position of Town Administrator.



## 6. Possible action on matters discussed in Executive Session.

# 7. Adjourn