



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
OCTOBER 22, 2024
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 Tuesday, October 22, 2024, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Discussion/Review on Replat Request by Mejia & Rose, Keila Posada, representative for Jorge E. Talamas, owner of Lot 13 and 14 Block 2 Rancho Nuevo Subdivision Phase 1, re-plat no. 2, to replat two lots into one
2. Adjourn

Fred Blanco

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 October 22, 2024, 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 October 18, 2024, 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*

Fred Blanco, Town Administrator

Mejia & Rose, Incorporated

Engineering

Surveying

October 1, 2024

Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Attn: Town Administrator, Fred Blanco

Re: **Proposed "Lot 14A, Block 2, Ranch Nuevo Subdivision, Phase I, Replat No. 2"**

Dear Mr. Blanco:

We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client wants to replat Lots 13 and 14, Block 2, Rancho Nuevo Subdivision, Phase I into one in single lot. Please accept the following items from **Mejia & Rose, Inc.** on behalf of our client Jorge Enrique Talamas.

1. 2 copies of plat 24x36
2. 14 copies of plat on 11x17
3. Title letter
4. Check #28698 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificates - Brownsville (2) and Harlingen (2)

Please call me if you have any questions or comments.

Owner: Jorge E. Talamas
PO Box 1466
Olmito, Tx 78578
Jett25@gmail.com

Sincerely,



Keila S. Posada
Surveying Draftsman
(956) 544-3022
keila@cngmail.com

Job # 22646

T-4481

**RIO GRANDE VALLEY ABSTRACT CO., INC.
905 WEST PRICE RD.
BROWNSVILLE, TEXAS 78520
PHONE (956) 542-4367
FAX (956) 544-7719**

CERTIFICATE AS TO TITLE AND LIENS

September 23, 2024

**TO: Meija & Rose, Inc.
1643 West Price Road
Brownsville, TX 78520**

ATTN.: Keila Posada

OWNER: **NEW DAWN FINANCE LIMITED, Incorporated under the BVI Business Companies Act, 2004 By General Warranty Deed, dated October 21, 2014, filed October 23, 2014 executed by Rio Rancho Nuevo Phase I, LLC, a Texas Limited Liability Company (as to Tract I) and Gregg McCumber, a married man not joined herein by my spouse inasmuch as the herein described real property constitutes no part of our homestead. (as to Tract II), recorded in Volume 20529, Page 227, Official Records of Cameron County, Texas.**

Page 2

LEGAL: Tract I: Lot 13, Block 2, Rancho Nuevo Subdivision, Phase I, Town of Rancho Viejo, Cameron County, Texas according to the Map thereof recorded in Cabinet I, Slot 2718-A and 2718-B, Map Records of Cameron County, Texas. (Among Other Properties)

Tract II: Lot 14, Block 2, Rancho Nuevo Subdivision, Phase I, Town of Rancho Viejo, Cameron County, Texas according to the Map thereof recorded in Cabinet I, Slot 2718-A and 2718-B, Map Records of Cameron County, Texas.

LIENS: NONE.

EASEMENTS:

Building setbacks as shown in notes on map

Resaca located at the rear of said lots

Fifteen (15') foot utility easement across the front of said lots

Seven and a half (7.5') foot drainage easement across the southwestern boundary (As to Lot 14)

Ten (10') foot drainage easement across the northwestern boundary (As to Lot 14)

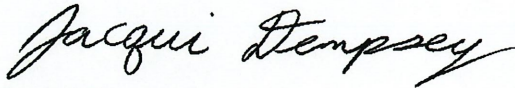
This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instrument found of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

September 12, 2024 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.

A handwritten signature in cursive script that reads "Jacqui Dempsey".

Jacqui Dempsey
President
JD/JU



DUPLICATE TAX RECEIPT
CAMERON COUNTY TAX OFFICE
www.cameroncountytax.org

CAMERON COUNTY TAX OFFICE
Antonio "Tony" Yzaguirre Jr.
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 79/1414/0020/0130/00
Billing Number: 234358
Alternate Account Number: 000000241238
PID:
Legal Description: LOT 13 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1-2718-AB CCMR
Acres: 0.6657

Owner Name: NEW DAWN FINANCE LIMITED
Mailing Address: PO BOX 1466
OLMITO, TX 78575-1466

PAYMENT INFORMATION

Receipt Number: 899316
Reference Number: 1228972

Received By: CTZ

Batch Number: 23304II

Process Type: CRC
Process Date: 10/31/2023
Process Time: 10:35:22

Effective Date: 10/31/2023

PROPERTY LOCATION: JACKLYN CIR

PAYMENT DETAIL

Entity	Payment Type	Base Tax	P&I	Attorney Fee	Total Amount
Tax Year: 2023					
ILO	FULL	979.58	0.00	0.00	979.58
SS	FULL	53.51	-1.61	0.00	51.90
CRV	FULL	489.38	-14.68	0.00	474.70
SB	FULL	27.83	-0.83	0.00	27.00
GCC	FULL	469.68	-14.09	0.00	455.59
S1	FULL	31.43	-0.94	0.00	30.49
SC	FULL	130.25	-3.91	0.00	126.34
SV	FULL	377.43	0.00	0.00	377.43
	2023 Applied:	2,559.09	-36.06	0.00	2,523.03
Total Applied:					2,523.03
Total Amount Paid:					2,523.03

PAYMENT TENDER

Tender Type	Tender Reference	Tender Amount	Paid By
CRC	9213371623	2,523.03	EMILIA TAFICH DE TALAMAS

TAX INFORMATION

Entity		Net Taxable Value	Tax Rate
Tax Year: 2023			
ILO	LOS FRESNOS ISD	108,750.00	0.9007620000
SS	SOUTH TEXAS ISD	108,750.00	0.0492000000
CRV	TOWN OF RANCHO VIEJO	108,750.00	0.4500000000
SB	BROWNSVILLE NAVIG.	108,750.00	0.0255890000
GCC	CAMERON COUNTY	108,750.00	0.4318930000
S1	DRAINAGE DIST #1	108,750.00	0.0289000000
SC	TX SOUTHMOST COLLEGE	108,750.00	0.1197670000
SV	VALLEY MUD #2	108,750.00	0.3470640000



DUPLICATE TAX RECEIPT
CAMERON COUNTY TAX OFFICE
www.cameroncountytax.org

CAMERON COUNTY TAX OFFICE
Antonio "Tony" Yzaguirre Jr.
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 79/1414/0020/0140/00
Billing Number: 234359
Alternate Account Number 000000241239
PID:
Legal Description: LOT 14 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1-2718-AB CCMR
Acres: 0.6568

Owner Name: NEW DAWN FINANCE LIMITED
Mailing Address: PO BOX 1466
OLMITO, TX 78575-1466

PAYMENT INFORMATION

Receipt Number: 899317
Reference Number: 1228973

Received By: CTZ

Batch Number: 2330411

Process Type: CRC
Process Date: 10/31/2023
Process Time: 10:35:23

Effective Date: 10/31/2023

PROPERTY LOCATION: JACKLYN CIR

PAYMENT DETAIL

Entity	Payment Type	Base Tax	P&I	Attorney Fee	Total Amount
Tax Year: 2023					
ILO	FULL	966.41	0.00	0.00	966.41
SS	FULL	52.79	-1.58	0.00	51.21
CRV	FULL	482.80	-14.48	0.00	468.32
SB	FULL	27.45	-0.82	0.00	26.63
GCC	FULL	463.37	-13.90	0.00	449.47
S1	FULL	31.01	-0.93	0.00	30.08
SC	FULL	128.50	-3.86	0.00	124.64
SV	FULL	372.36	0.00	0.00	372.36
	2023 Applied:	2,524.69	-35.57	0.00	2,489.12
Total Applied:					2,489.12
Total Amount Paid:					2,489.12

PAYMENT TENDER

Tender Type	Tender Reference	Tender Amount	Paid By
CRC	9213371623	2,489.12	EMILIA TAFICH DE TALAMAS

TAX INFORMATION

Entity		Net Taxable Value	Tax Rate
Tax Year: 2023			
ILO	LOS FRESNOS ISD	107,288.00	0.9007620000
SS	SOUTH TEXAS ISD	107,288.00	0.0492000000
CRV	TOWN OF RANCHO VIEJO	107,288.00	0.4500000000
SB	BROWNSVILLE NAVIG.	107,288.00	0.0255890000
GCC	CAMERON COUNTY	107,288.00	0.4318930000
S1	DRAINAGE DIST #1	107,288.00	0.0289000000
SC	TX SOUTHMOST COLLEGE	107,288.00	0.1197670000
SV	VALLEY MUD #2	107,288.00	0.3470640000

METES & BOUNDS DESCRIPTION

1.323 ACRES, BEING ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.323 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING, AT A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON THE NORTH RIGHT-OF-WAY OF JACKLYN CIRCLE (50 FT. R.O.W.), AND BEING THE SOUTHEAST CORNER OF SAID LOT 13, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE, SOUTH 58 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 109.71 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "AMBIOTEC" FOUND, ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 17.45 FEET (CHORD: SOUTH 83 DEGREES 36 MINUTES 51 SECONDS WEST, 16.90 FEET) TO A ONE HALF INCH IRON PIN FOUND, ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 48.87 FEET (CHORD: SOUTH 80 DEGREES 36 MINUTES 43 SECONDS WEST, 46.95 FEET), TO ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE SOUTHWEST CORNER OF SAID LOT 14, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE AND ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 14, NORTH 55 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 183.63 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 14, NORTH 07 DEGREES 56 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 30.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 126.01 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA AND THE NORTH BOUNDARY LINE OF SAID LOTS 13 AND 14, NORTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 163.33 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO AND THE NORTHEAST CORNER OF SAID LOT 13, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 13, SOUTH 31 DEGREES 23 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 120.00 FEET TO A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF A 290.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 1.323 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

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

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

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER _____ DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

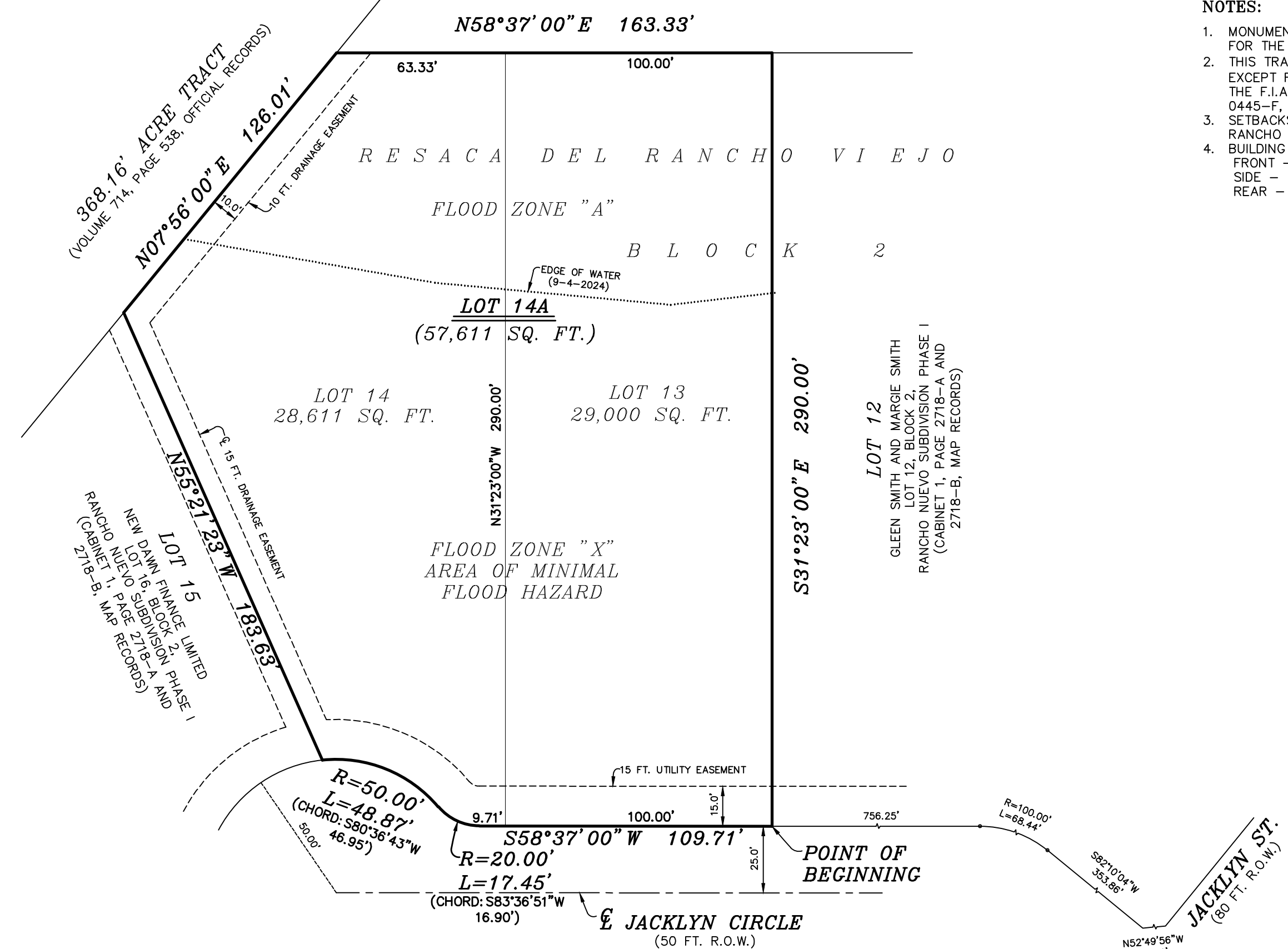
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I," DEPICTED HEREON.

APPROVED: _____ DATE _____
TONY YZAGUIRRE, Jr.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF CAMERON**

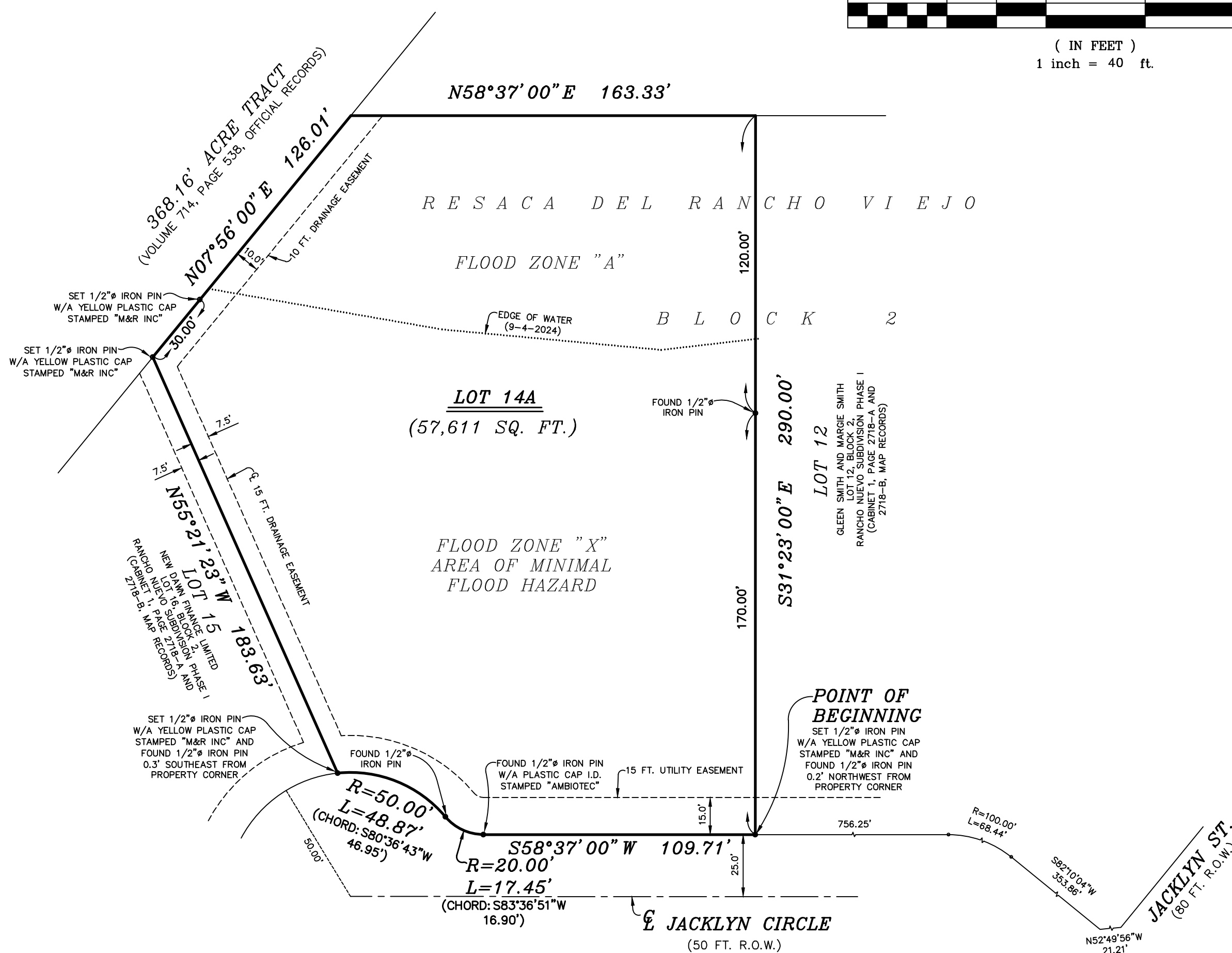
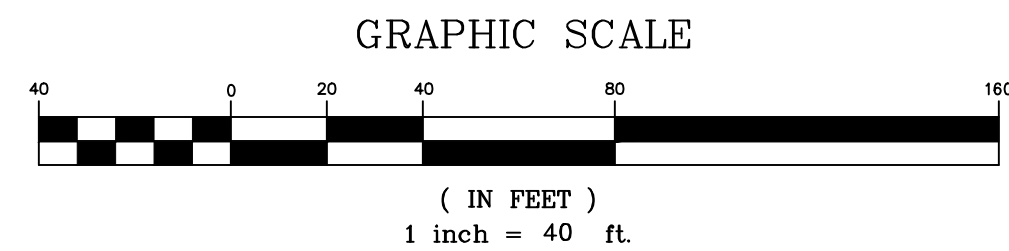
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the ____ day of _____, 2024 at ____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 40')

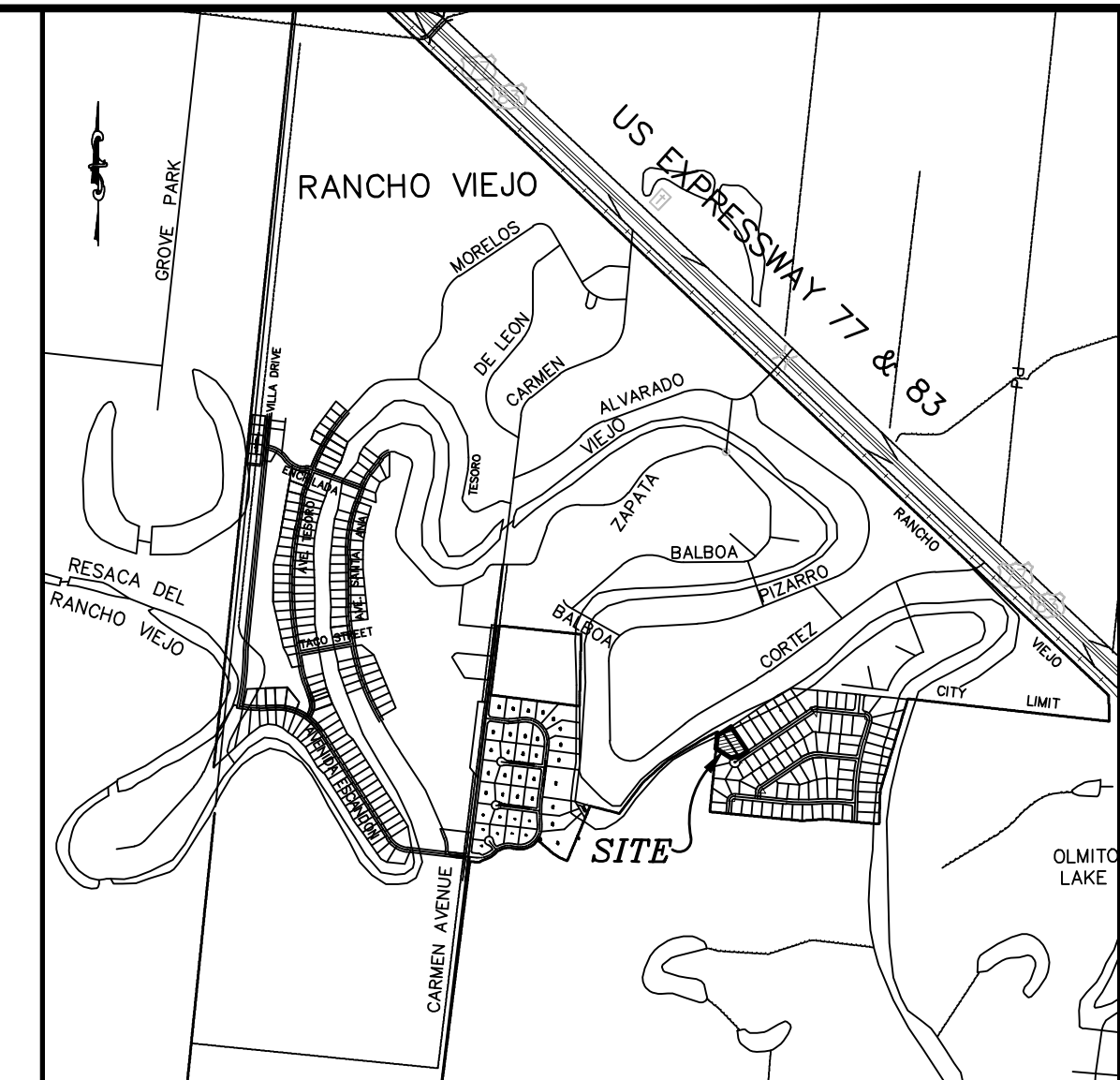


REPLAT

(SCALE: 1" = 40')

NOTES:

1. MONUMENTATION FOUND ALONG THE CENTERLINE OF JACKLYN CIRCLE WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT FOR THAT PORTION WITHIN THE RESACA WHICH IS FLOOD ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0445-F, EFFECTIVE FEBRUARY 16, 2018.
3. SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
4. BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 5 FEET
REAR - 25 FEET



TOWN OF RANCHO VIEJO

THIS PLAT OF "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR	DATE
ATTEST; SECRETARY	DATE
PLANNING AND ZONING CHAIRPERSON	DATE

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, JORGE ENRIQUE TALAMAS, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, REPLAT NO. 2", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

JORGE ENRIQUE TALAMAS, OWNER _____ DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE ENRIQUE TALAMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC _____

COUNTY _____

OWNER:
NEW DAWN FINANCE LIMITED
PO BOX 1466
OLMITO, TX 78575

**FINAL PLAT
OF
"LOT 14A, BLOCK 2, RANCHO NUEVO
SUBDIVISION, PHASE I, RE-PLAT NO. 2"**

LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 40'
PREPARED FOR:

NEW DAWN FINANCE LIMITED

Mejia & Rose, Incorporated

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

METES & BOUNDS DESCRIPTION
 1.323 ACRES, BEING ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 1.323 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

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THENCE, ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE, SOUTH 58 DEGREES 37 MINUTES 00 SECONDS WEST, A DISTANCE OF 109.71 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP I.D. STAMPED "AMBIOTEC" FOUND, ON A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, FOR A CORNER OF THIS TRACT;

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THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 48.87 FEET (CHORD: SOUTH 80 DEGREES 36 MINUTES 43 SECONDS WEST, 46.95 FEET), TO ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE SOUTHWEST CORNER OF SAID LOT 14, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID JACKLYN CIRCLE AND ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 14, NORTH 55 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 183.63 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 14, NORTH 07 DEGREES 58 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 30.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, A TOTAL DISTANCE OF 128.01 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID RESACA AND THE NORTH BOUNDARY LINE OF SAID LOTS 13 AND 14, NORTH 58 DEGREES 37 MINUTES 00 SECONDS EAST, A DISTANCE OF 163.33 FEET TO A POINT IN THE RESACA DEL RANCHO VIEJO AND THE NORTHEAST CORNER OF SAID LOT 13, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 13, SOUTH 31 DEGREES 25 MINUTES 00 SECONDS EAST, AT A DISTANCE OF 120.00 FEET TO A ONE HALF INCH IRON PIN FOUND, A TOTAL DISTANCE OF A 290.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 1.323 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

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

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

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER _____ DATE _____

**STATE OF TEXAS
 COUNTY OF CAMERON**

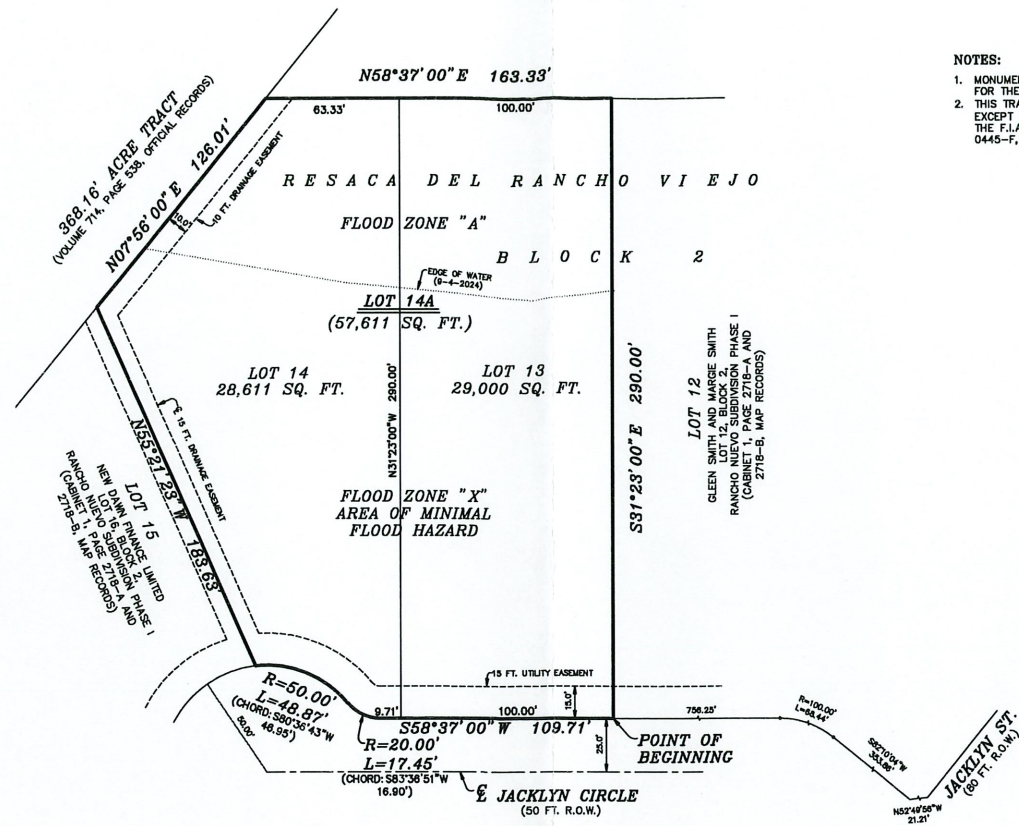
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APPROVED: _____ DATE _____
 TONY YZAGUIRRE, Jr.
 ASSESSOR AND COLLECTOR OF TAXES,
 CAMERON COUNTY, TEXAS.

**STATE OF TEXAS
 COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2024 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

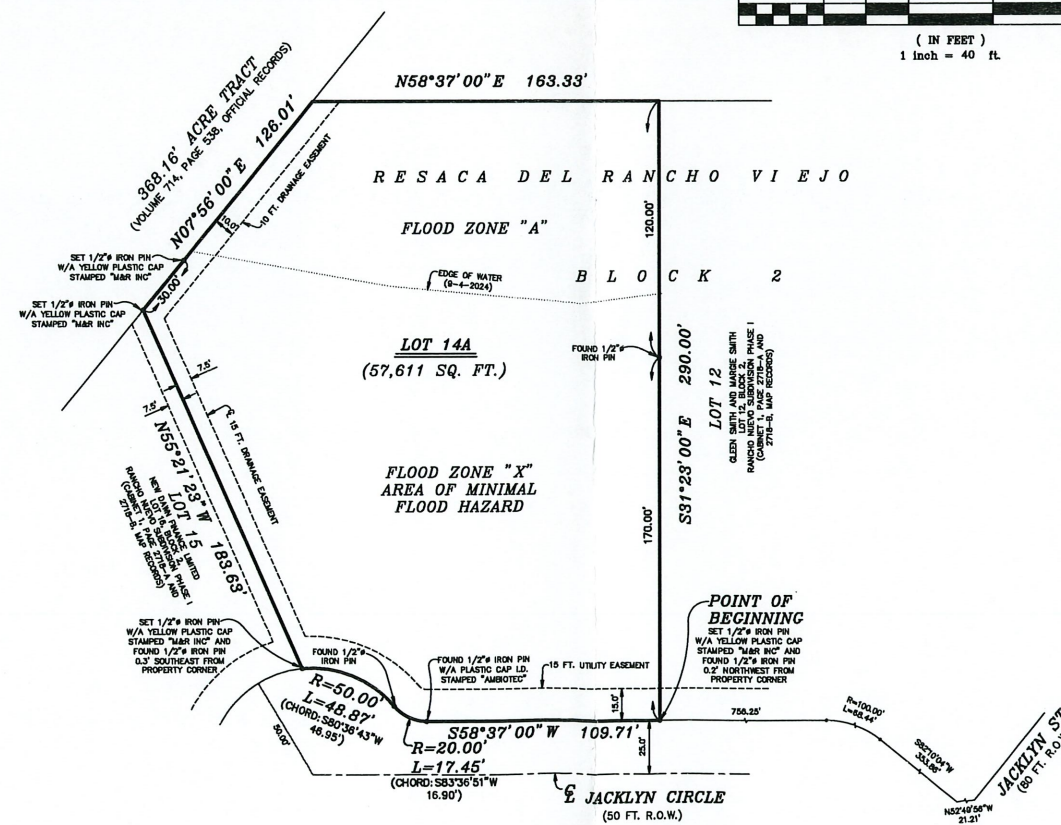
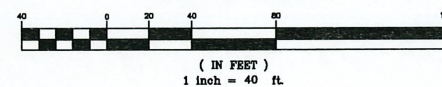
By _____ Deputy



PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 40')

GRAPHIC SCALE

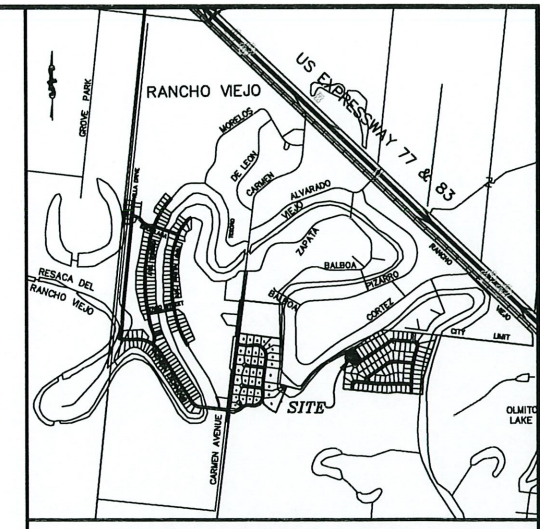


REPLAT

(SCALE: 1" = 40')

NOTES:

1. MONUMENTATION FOUND ALONG THE CENTERLINE OF JACKLYN CIRCLE WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) EXCEPT FOR THAT PORTION WITHIN THE RESACA WHICH IS FLOOD ZONE "A", PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481646, PANEL NO. 0445-F, EFFECTIVE FEBRUARY 16, 2018.



VICINITY MAP
 (SCALE: 1" = 2000')

TOWN OF RANCHO VIEJO

THIS PLAT OF "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHASE I, REPLAT NO. 2" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

MAYOR _____ DATE _____

ATTEST: SECRETARY _____ DATE _____

PLANNING AND ZONING CHAIRPERSON _____ DATE _____

**STATE OF TEXAS
 COUNTY OF CAMERON**

WE, THE UNDERSIGNED, JORGE ENRIQUE TALAMAS, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION, PHASE I, REPLAT NO. 2", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

JORGE ENRIQUE TALAMAS, OWNER _____ DATE _____

**STATE OF TEXAS
 COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE ENRIQUE TALAMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC _____

COUNTY _____

**FINAL PLAT
 OF**

**"LOT 14A, BLOCK 2, RANCHO NUEVO
 SUBDIVISION, PHASE I, RE-PLAT NO. 2"**

LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 40'
 PREPARED FOR:

NEW DAWN FINANCE LIMITED

OWNER:
 NEW DAWN FINANCE LIMITED
 PO BOX 1465
 OLMITO, TX 78575

Mejia & Rose, Incorporated

Engineering _____ Surveying _____
 T.B.P.E. Reg. No. F-002670
 T.B.P.L.S. Reg. No. 10023900
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 P.O. Box 3761 Brownsville, Texas 78520
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