

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:

- 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 <u>keila@cngmail.com</u>

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: Mejia & 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.

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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)

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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.

Jacqui Stempsey

Jacqui Dempsey President JD/JU

TAX CERTIFICATE 835 E. Levee **Brownsville TX 78520** (956) 544-0800 www.cameroncountytax.org 000000241238 234358 Alt Acct No: Account: 79/1414/0020/0130/00 **Billing No:** Proc Date: 09/30/2024 324768 Sequence No. 09/30/2024 Effective Date: 0.6657 Acres: Property Owner: **Exemption Codes:** NEW DAWN FINANCE LIMITED PO BOX 1466 OLMITO, TX 78575-1466 LOT 13 BLK 2 RANCHO NUEVO SUBDIVIS Property Loc: JACKLYN CIR Legal Desc: ION PHASE I C1-2718-AB CCMR RANCHO VIEJO TX This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 09/30/2024. Described property of the following tax unit(s): Att. Fee **Total Due** Entity **Base Tax Base Tax Base Due** P & I Spc. Int. Paid 2023 - 0 ALL PAID LOS FRESNOS I S D

All taxes paid in full prior to and including the year 2023 except for unpaid years listed above.

\$0.00

\$0.00

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due(section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

\$0.00

\$0.00

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 09/30/2024 FEE PAID \$10.00

CAMERON COUNTY TAX OFFICE

Antonio "Tony" Yzaguirre Jr.

SOUTH TEXAS ISD

CAMERON COUNTY

DRAINAGE DIST #1

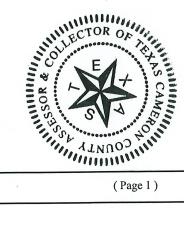
TEXAS SOUTHMOST COLLEGE

Grand Total as of September, 2024

MUNICIPAL DISTRICT #2

Grand Total as of September, 2024

CITY OF RANCHO VIEJO BROWNSVILLE NAV DISTRICT



CAMERON COUNTY TAX OFFICE ANTONIO "TONY" YZAGUIRRE JR.

\$0.00

\$0.00

Deputy

ALL PAID

ALL PAID

ALL PAID ALL PAID

ALL PAID

ALL PAID

ALL PAID

\$0.00

\$0.00

DUPLIC CAME WWW.C	CATE TAX RECEIPT RON COUNTY TAX OFFICE cameroncountytax.org	CAN	IERON COUNTY TAX OFFICE Antonio "Tony" Yzaguirre Jr. 835 E. Levee Brownsville TX 78520 (956) 544-0800 Fax: (956) 544-0808
PROPERTY INFORMATION	V	PAYMENT INFORMATION	
Account Number:	79/1414/0020/0130/00	Receipt Number:	899316
Billing Number:	234358	Reference Number:	1228972
Alternate Account Number PID:	00000241238		
Legal Description:	LOT 13 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1- 2718-AB CCMR	Received By:	CTZ
Acres:	0.6657	Batch Number:	23304II
Owner Name: Mailing Address:	NEW DAWN FINANCE LIMITED PO BOX 1466 OLMITO, TX 78575-1466	Process Type: Process Date: Process Time: Effective Date:	CRC 10/31/2023 10:35:22 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: 202	23		
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

CAMERON COUNTY TAX OFFICE Antonio "Tony" Yzaguirre Jr. 835 E. Levee **Brownsville TX 78520** (956) 544-0800 www.cameroncountytax.org

TAX CERTIFICATE



000000241239 79/1414/0020/0140/00 Billing No: 234359 Alt Acct No: Account: Proc Date: 09/30/2024 324766 Sequence No. Effective Date: 09/30/2024 0.6568 Property Owner: Acres: **Exemption Codes:** NEW DAWN FINANCE LIMITED PO BOX 1466 OLMITO, TX 78575-1466 LOT 14 BLK 2 RANCHO NUEVO SUBDIVIS JACKLYN CIR Property Loc: Legal Desc: ION PHASE I C1-2718-AB CCMR RANCHO VIEJO TX This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 09/30/2024. Described property of the following tax unit(s): Spc. Int. **Total Due Base Tax Base Tax Base Due** P&I Att. Fee Entity Paid

2023 - 0							
LOS FRESNOS I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
DRAINAGE DIST #1							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of September, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of September	r, 2024						\$0.00

All taxes paid in full prior to and including the year 2023 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due(section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 09/30/2024 FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE ANTONIO "TONY" YZAGUIRRE JR.

BY: Deputy

CAMERON COUNTY TAX OFFICE www.cameroncountytax.org		AMERON COUNTY TAX OFFICE Antonio "Tony" Yzaguirre Jr. 835 E. Levee Brownsville TX 78520 (956) 544-0800 Fax: (956) 544-0808
PROPERTY INFORMATION	PAYMENT INFORMATI	
Account Number: 79/1414/0020/0140/00	Receipt Number:	899317
Billing Number: 234359	Reference Number:	1228973
Alternate Account Number 000000241239 PID:		
Legal Description: LOT 14 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1- 2718-AB CCMR	Received By:	CTZ
Acres: 0.6568	Batch Number:	23304II
	Process Type:	CRC
Owner Name: NEW DAWN FINANCE LIMITED	Process Date:	10/31/2023
Mailing Address: PO BOX 1466 OLMITO, TX 78575-1466	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 CRC	Tender Reference	Tender Amount 2,489.12		Paid By EMILIA TAFICH DE TALAMAS	

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

STAMPED "M&R INC"

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

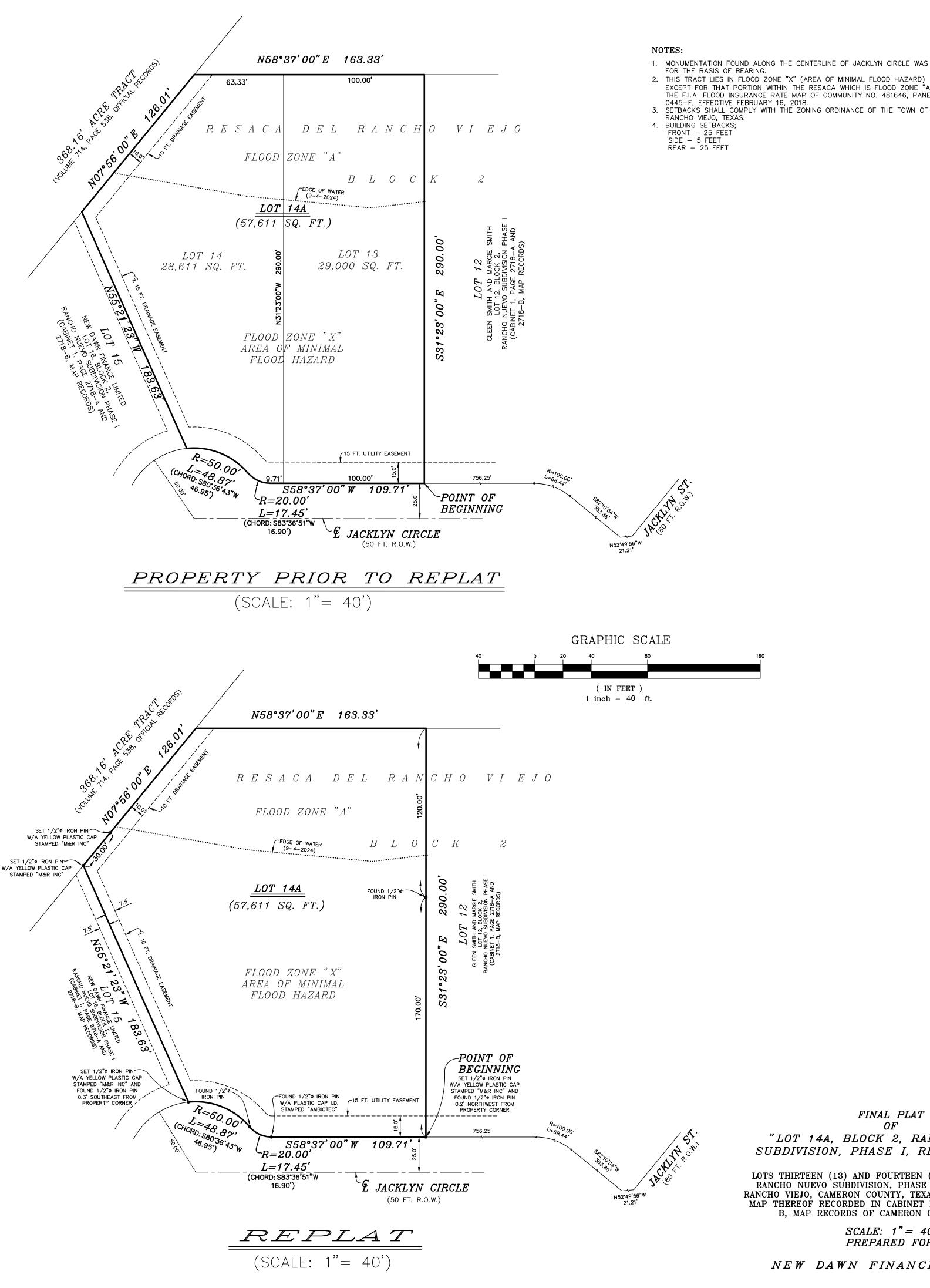
APPROVED:

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

DATE

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.__



1. MONUMENTATION FOUND ALONG THE CENTERLINE OF JACKLYN CIRCLE WAS USED 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.

Co. RANCHO VIEJO OLMIT 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
	******	**********	<********************
	DESIGNATED HEREIN AS "LOT 14A, BL WITHIN THE TOWN OF RANCHO VIEJO, HERETO, HEREBY DEDICATED TO THE THE PUBLIC OR PRIVATE LAND OWNEI	JE TALAMAS, OWNERS OF THE LAND S OCK 2, RANCHO NUEVO SUBDIVISION, CAMERON COUNTY, TEXAS, AND WHOS APPROPRIATE PUBLIC OR PRIVATE ENT RS, ALL STREETS, ALLEYS, PARKS, WA REON SHOWN FOR THE PURPOSE OR C	PHASE I, REPLAT NO. 2", SE NAME IS SUBSCRIBED TITY FOR THE BENEFIT OF TERCOURSES, DRAINS,
	JORGE ENRIQUE TALAMAS, OWNER		DATE
	TALAMAS, KNOWN TO ME TO BE THE ACKNOWLEDGED TO ME THAT THEY E STATED.	UTHORITY, ON THIS DAY PERSONALLY PERSON WHOSE NAME IS SUBSCRIBED XECUTED THE SAME FOR PURPOSES A) TO THIS PLAT AND ND CONSIDERATION THEREIN
	NOTARY PUBLIC		
	COUNTY		
FINAL PLAT OF		OWNER: NEW DAWN FINANCE LIMITED PO BOX 1466 OLMITO, TX 78575	
LOCK 2, RANC PHASE I, RE-		Mejia & Rose	e, Incorpora
AND FOUDTEEN (14) BLOCK TWO (2)	Engineering	Surve

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

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

> **JOB NO.** 22646 KEILA POSADA

G.F. NO. <u>N/A</u> 22646PLAT.DWG

METES & BOUNDS DESCRIPTION

1.323 ACRES, BEING ALL OF LOTS THRITEEN (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;

INNING. AT A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED BENINGING, AT A ONE HALF INCH INCH PIN WITH A TELEOW FLASTIC CAP STRATED "MAR 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 FIN 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 (CRORD:SOUTH 83 DEGREES 38 MINUTES 51 SECONDS WEST, 16.00 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 38 MINUTES 43 SECONDS WEST, 48.95 FEET), TO ONE HALF INCH IRON PIN WITH A YELLOW FLASTIC CAP STAMPED "MARE INC" SET, AT THE SOUTHWEST CORNER OF SAID LOT 14, FOR THE SOUTHWEST CORNER OF THIS TPACT. 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 25 SECONDS WEST, A DISTANCE OF 188.63 FEET TO A ONE HALF INCH MENUTIES AN SUCCESS 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 56 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 OO 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 POUNT OF

CONTAINING, 1.323 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJA, 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 SICH DISTRICT

GENERAL MANAGER

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.

ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.

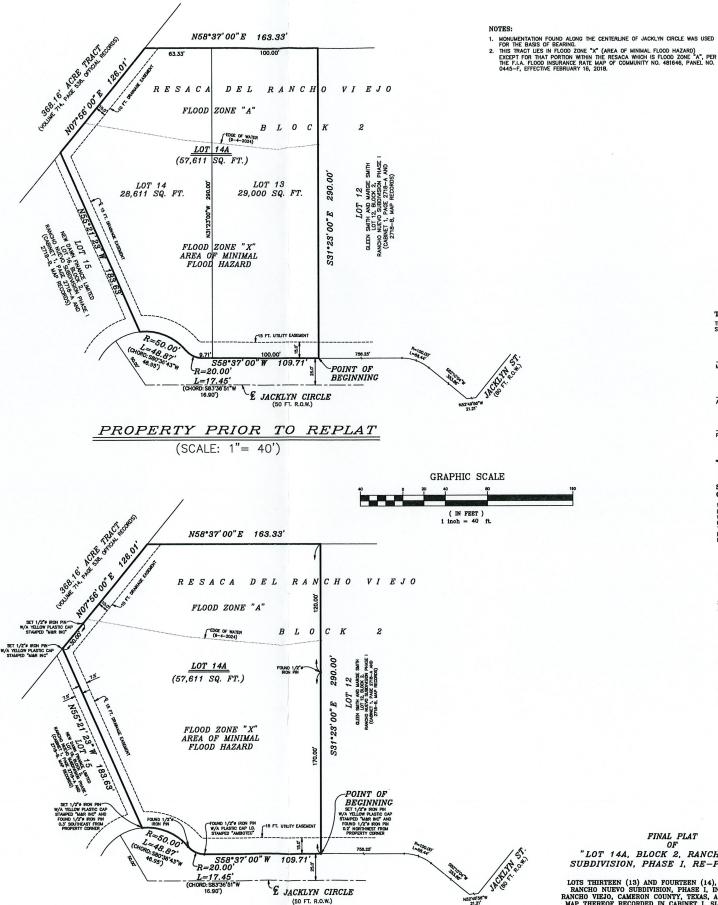
STATE OF TEXAS County of Cameron

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

DATE

DATE



REPLAT (SCALE: 1''= 40')

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 RECORDED IN CABINET I, SLOTS 2718-A AND B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 40' PREPARED FOR:

TOWN

R		
	(SCALE: 1	Y MAP '=2000')
	RANCHO VIEJO 11 14A, BLOCK 2, RANCHO NUEVO SUBDIVISION PHA D CONSIDERED BY THE TOWN OF RANCHO VIEJO AN	ASE I, REPLAT NO. 2" HAS BEEN ID IS APPROVED BY SUCH TOWN. DATE
ATTEST; SECRETA	RY	DATE
ATTESI, SEGALI		DAIL
PLANNING AND Z	ONING CHAIRPERSON	DATE
*********	********	*******
STATE OF COUNTY O BESIGNATED HER WITHIN THE TOWN HERETO, HEREBY THE PUBLIC OR EASEMENTS AND EXPRESSED.	TEXAS F CAMERON GNED, URRE ENRIQUE TALAMAS, OWNERS OF THE EIN AS 'LOT 14A, BLOCK 2, RANCHO NUEVO SUBDI I OF RANCHO VEJO, CAMERON COUNTY, TEXAS, MA DEDICATE DT DTE APPROFRINTE FUBLIC OR PRIV PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PAR PUBLIC PLACES THEREON SHOWN FOR THE PURPOS	LAND SHOWN ON THIS PLAT AND MSION, PHASE I, REPLAT NO. 2°, D WHOSE NAME IS SUBSCRIBED ATE ENTITY FOR THE BENEIT OF KS, WATERCOURSES, DRAINS, SE OR CONSIDERATION THEREIN
JORGE ENRIQUE	TALAMAS, OWNER	DATE
BEFORE ME, TALAMAS, KNOW ACKNOWLEDGED STATED.	TEXAS F CAMERON THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSIS IN TO ME TO BE THE PERSON WHOSE NAME IS SUB TO ME THAT THEY EXECUTED THE SAME FOR PURP WI AND AND SEAL DE GEDRE THIS THE	

NOTARY PUBLIC

COUNT

NEW DAWN FINANCE LIMITED

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

Mejia & Rose,	Incorporated
Engineering	Surveying
T.B.P.E. Reg. No	D. F-002670
T.B.P.L.S Reg. N	o. 10023900
1643 West Price Road	(956) 544-3022
P.O. Box 3761 Browns Fax (956) 5	
email: mandrinc@	cngmail.com
G.F. NO. N/A 22646PLAT.DWG	JOB NO. 22646