



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
NOVEMBER 12, 2024
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, November 12, 2024, at 9:00 A.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. Approval of Minutes – January 26, 2023
4. Public Hearing on Replat Request by Keila Posada, Mejia & Rose, representative for Jorge E. Talamas, owner of Lots 13 & 14, Block 2, Rancho Nuevo Subdivision Phase 1, re-plat no. 2, Town of Rancho Viejo, Cameron County, Texas; to replat two lots into one lot
5. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, representative for Jorge E. Talamas, owner of Lots 13 & 14, Block 2, Rancho Nuevo Subdivision Phase 1, re-plat no. 2, Town of Rancho Viejo, Cameron County, Texas; to Replat Two Lots into One Lot
6. Public Hearing on Replat Request by Francisco Rios, Rios Surveying, LLC, representative for Fadi Alfayoumi, owner of Lots 34A & 34B, The Bend at Rancho Viejo Subdivision, Town of Rancho Viejo, Cameron County, Texas; to Replat Two Lots into One Lot
7. Discussion/Action on Replat Request by Francisco Rios, Rios Surveying, LLC, representative for Fadi Alfayoumi, owner of Lots 34A & 34B, The Bend at Rancho Viejo Subdivision, Town of Rancho Viejo, Cameron County, Texas; to replat two lots into one lot
8. Adjourn

Fred Blanco

Fred Blanco, Town Administrator



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 Planning and Zoning Commission 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 30, 2024 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

1. Call to Order

2. Roll Call

Members present: Chairman
Craig Grove, Filiberto Conde,
Mark Jonson, and Joe Velez.

3. Approval of Minutes – January 26, 2023

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
MINUTES OF A REGULAR MEETING
JANUARY 26, 2023

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on January 26, 2023, at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER

The meeting was called to order by Craig Grove, Chairman at 9:00 A.M.

2. ROLL CALL

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were: Mr. Craig Grove, Mr. Filiberto Conde, and Mr. Antonio Llongueras.

A quorum was present at the meeting.

Town Administrator, Fred Blanco was also present.

Those present in the audience were:

Kaye Fullerton

Pat Pace, Jr.

Paco Aldape, Gonzalez Engineering

3. APPROVAL OF MINUTES – JULY 13, 2022 & JULY 14, 2022

Motion was made by Filiberto Conde, seconded by Antonio Llongueras, and unanimously carried, to approve the minutes of the Regular Meeting for Planning and Zoning Commission held on July 13, 2022, and the minutes of the Regular Meeting for Planning and Zoning Commission held on July 14, 2022, as written.

4. PUBLIC HEARING ON REPLAT REQUEST BY PACO ALDAPE FROM GONZALEZ ENGINEERING, REPRESENTATIVE FOR PAT PACE, JR. AND ELIZABETH CONNER PACE, OWNERS OF LOTS 7 AND 9 SECTION 8; TO REPLAT TWO LOTS INTO ONE LOT:

Craig Grove opened the public hearing. Mr. Pat Pace, Jr., explained his request to replat 2 lots into 1 lot for possible future home expansion. After everyone was given an opportunity to speak on the matter, a motion was made by Filiberto Conde, seconded by Antonio Llongueras, and unanimously carried to close the public hearing.

5. DISCUSSION/ACTION ON REPLAT REQUEST BY PACO ALDAPE FROM GONZALEZ ENGINEERING, REPRESENTATIVE FOR PAT PACE, JR. AND ELIZABETH CONNER PACE, OWNERS OF LOTS 7 AND 9 SECTION 8; TO REPLAT TWO LOTS INTO ONE LOT:

Craig Grove mentioned that this request is concurrent with other replat requests that were done in the past. Motion was made by Filiberto Conde, seconded by Antonio Llongueras, and unanimously carried, to approve the replat request by Paco Aldape from Gonzalez Engineering, the representative for Pat Pace, Jr. and Elizabeth Conner Pace, owners of lots 7 and 9 section 8; to replat two lots into one lot.

6. PUBLIC HEARING ON REZONE REQUEST BY ANTHONY DE PONCE, REPRESENTATIVE FOR RANCHO CORDILLERA, LLC OWNER OF 9.66 ACRES OUT OF SHARE 1, ESPIRITU SANTO GRANT; TO BE CHANGED FROM "A" RECREATIONAL DISTRICT TO "C" MULTIPLE FAMILY DWELLING DISTRICT:

Mr. Craig Grove opened the public hearing. Ms. Kaye Fullerton asked about the location for the rezone request, after review she said she had no objection.

Motion was made by Filiberto Conde, seconded by Antonio Llongueras, and unanimously carried, to close the Public Hearing.

7. DISCUSSION/ACTION ON REZONE REQUEST BY ANTHONY DE PONCE, REPRESENTATIVE FOR RANCHO CORDILLERA, LLC OWNER OF 9.66 ACRES OUT OF SHARE 1, ESPIRITU SANTO GRANT; FOR THE PROPERTY TO BE CHANGED FROM "A" RECREATIONAL DISTRICT TO "C" MULTIPLE-FAMILY DWELLING DISTRICT:

Craig Grove mentioned that the rezone request would not be a high concern being that it is on the edge of the Town and that this could be the only other commercial area for Rancho Viejo. Mr. Llongueras asked about the traffic impacting mostly FM 1732.

After discussion, a motion was made by Filiberto Conde, seconded by Antonio Llongueras, and unanimously carried, to approve the rezone request by Anthony De Ponce, the representative for Rancho Cordillera, LLC, owner of 9.66 acres out of Share 1, Espiritu Santo Grant; for this property to be changed from "A" Recreational District to "C" Multiple-Family Dwelling District.

8. ADJOURN:

The meeting was adjourned at 9:19 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Craig Grove, Chairman

DATE: _____

4. Public Hearing on Replat Request by Keila Posada, Mejia & Rose, Representative for Jorge E. Talamas, Owner of Lots 13 & 14, Block 2, Rancho Nuevo Subdivision Phase 1, replat no. 2, Town of Rancho Viejo, Cameron County, Texas; to replat two lots into one lot

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: Meja & 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.**

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)

Page 3

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 "Jacquie Dempsey".

Jacquie Dempsey
President
JD/JU

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

TAX CERTIFICATE



Account: 79/1414/0020/0130/00	Billing No: 234358	Alt Acct No: 000000241238
	Sequence No. 324768	Proc Date: 09/30/2024
		Effective Date: 09/30/2024
Property Owner:		Acres: 0.6657
NEW DAWN FINANCE LIMITED		Exemption Codes:
PO BOX 1466		
OLMITO, TX 78575-1466		

Legal Desc: LOT 13 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1-2718-AB CCMR Property Loc: JACKLYN CIR 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):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2023 - 0							
LOS FRESNOS ISD							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, 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: Hse Iniguez Deputy



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

TAX CERTIFICATE



Account: 79/1414/0020/0140/00	Billing No: 234359	Alt Acct No: 000000241239
	Sequence No. 324766	Proc Date: 09/30/2024
		Effective Date: 09/30/2024
Property Owner:		Acres: 0.6568
		Exemption Codes:
NEW DAWN FINANCE LIMITED PO BOX 1466 OLMITO, TX 78575-1466		

Legal Desc: LOT 14 BLK 2 RANCHO NUEVO SUBDIVISION PHASE I C1-2718-AB CCMR Property Loc: JACKLYN CIR 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):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
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, 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: Ise Iniguez Deputy

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 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**

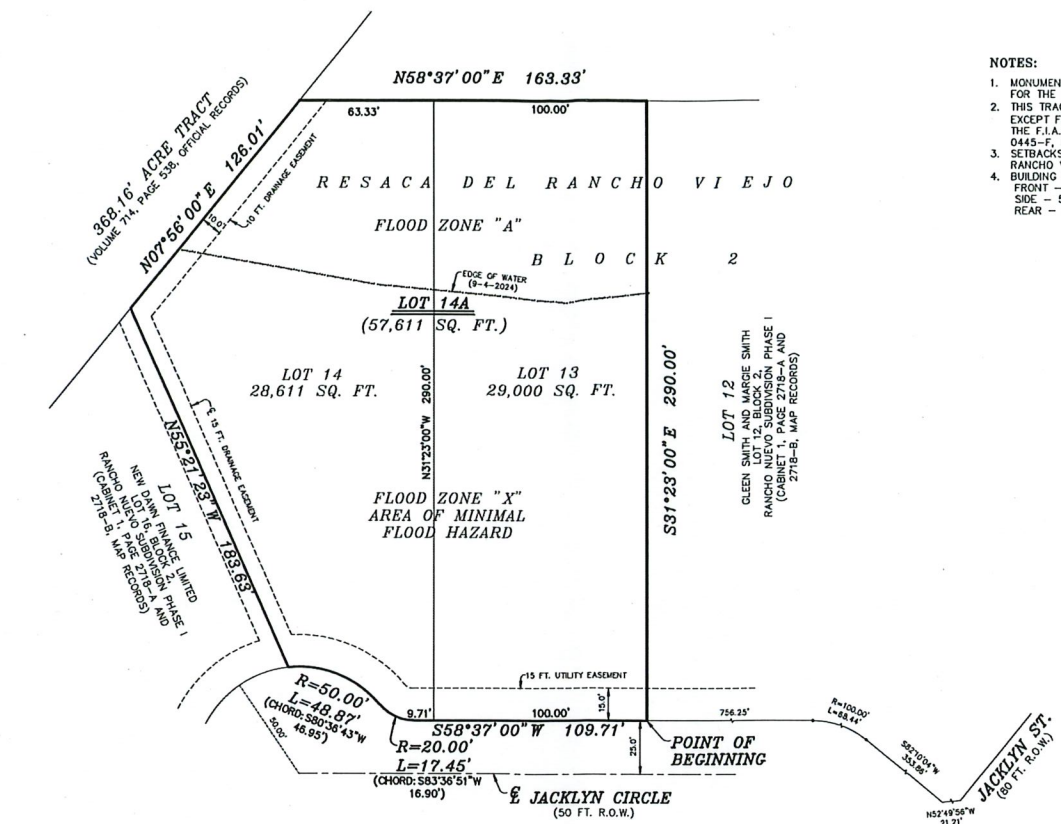
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED, ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWO (2), RANCHO NUEVO SUBDIVISION, PHASE I, DEPICTED HEREON.

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

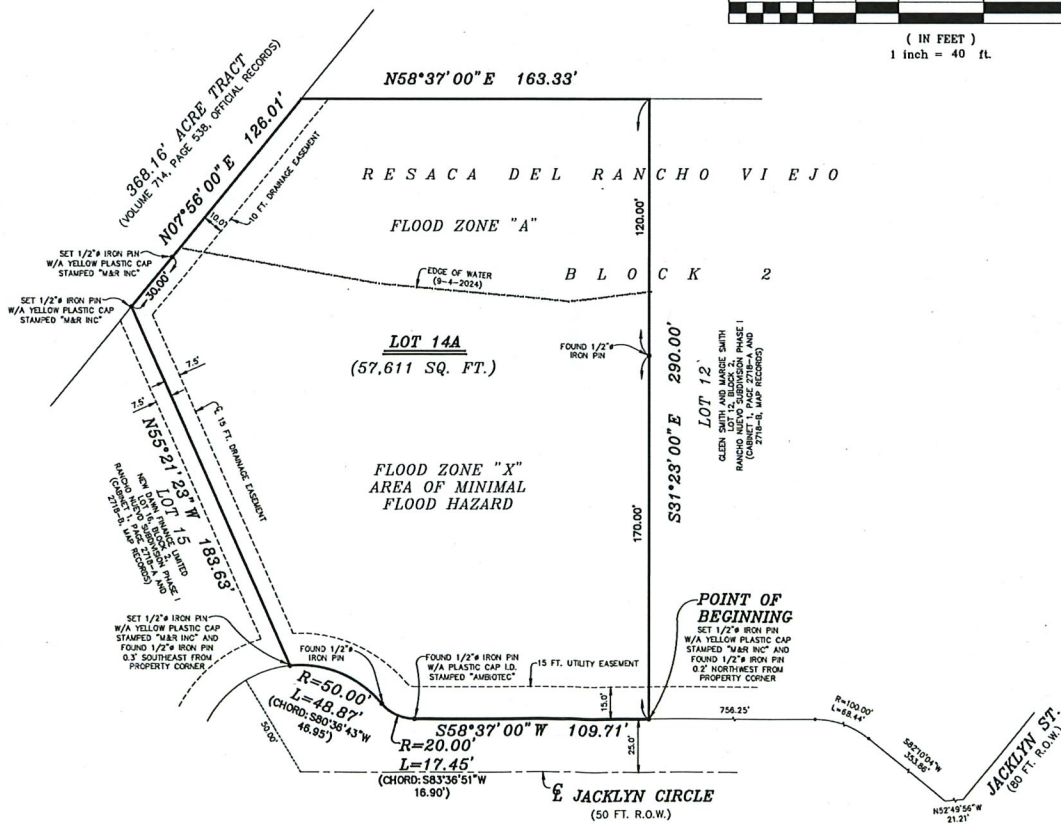
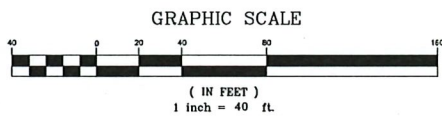
**STATE OF TEXAS
COUNTY OF CAMERON**

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

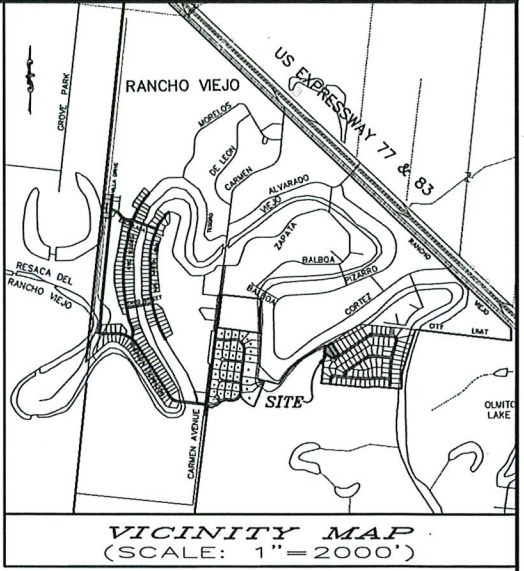


PROPERTY PRIOR TO REPLAT
(SCALE: 1" = 40')



REPLAT
(SCALE: 1" = 40')

- NOTES:**
- MONUMENTATION FOUND ALONG THE CENTERLINE OF JACKLYN CIRCLE WAS USED FOR THE BASIS OF BEARING.
 - 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.
 - SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS.
 - 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 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
COUNTY _____

RECEIVED
OCT 08 2024
BY: _____

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 1466
OLMITO, TX 78575

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@gmail.com

G.F. NO. N/A 22646PLAT.DWG JOB NO. 22646
KEILA FOSADA

5. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, Representative for Jorge E. Talamas, Owner of Lots 13 & 14, Block 2, Rancho Nuevo Subdivision Phase 1, replat no. 2, Town of Rancho Viejo, Cameron County, Texas; to Replat Two Lots into One Lot

6. Public Hearing on
Replat Request by
Francisco Rios, Rios
Surveying, LLC,
Representative for Fadi
Alfayoumi, Owner of Lots
34A & 34B, The Bend at
Rancho Viejo
Subdivision, Town of
Rancho Viejo, Cameron
County, Texas; to Replat
Two Lots into One Lot

October 24, 2024

Town Administrator: Fred Blanco

3301 Carmen Ave

Rancho Viejo, Texas 78575

RE: Proposed One (1) Subdivision, "Replat of Lots 34A & 34B, The Bend at Rancho Viejo Subdivision"

Dear Town Administrator:

This letter is to provide notification of a proposed One (1) lot subdivision, as per the Town checklist, attached is the requested information:

1. Subdivision Name: Replat of Lots 34A & 34B, The Bend At Rancho Viejo Subdivision
2. Name, address, phone number of owners: Fadi Alfayoumi, 713 Santa Ana Avenue, Rancho Viejo, TX 78575
3. Utilities: Water- Valley Mud #2
Electric-AEP
Sanitary Sewer- Valley Mud #2
4. Engineer/Surveyor: Francisco Rios, R.P.L.S. 221 S. Williams Road, San Benito, Texas. 78586
5. Proposed Development: Residential

The intent of this replat is to turn the existing Lots 34A & 34B into one lot again. This property was first a single lot then turned into 2 lots. Now the current owners wish to build a new home, which the city is requiring to turn back into 1 lot.

Please feel free to contact me if you should have any questions or concerns.



Sincerely,

Francisco Rios, R.P.L.S.

Francisco Rios, R.P.L.S.

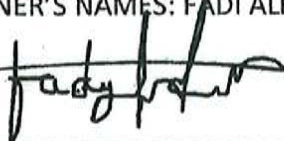
RIOS SURVEYING, LLC
TEXAS FIRM #10117600
221 SOUTH WILLIAMS ROAD
SAN BENITO, TEXAS. 78586

Letter of Authorization

TO WHOM IT MAY CONCERN:

THIS NOTE IS TO SERVE AS "LETTER OF AUTHORIZATION" TO RIOS SURVEYING, LLC AND IT'S REPRESENTATIVES TO ACT ON MY BEHALF ON ALL MATTERS CONCERNING THE PROCESSING, SUBMISSION AND RECORDING OF THE PROPOSED "**REPLAT OF LOTS 34A & 34B, THE BEND AT RANCHO VIEJO SUBDIVISION**", AUTHORIZATION SHALL TERMINATE UPON THE COMPLETION OF WORK AND FULL PAYMENT OF SERVICES RENDERED IN THE FINALIZING OF SAID SUBDIVISION.

OWNER'S NAMES: FADI ALFAYOUMI



FADI ALFAYOUMI

STATE OF TEXAS

COUNTY OF Cameron

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS PERSONALLY APPEARED "**FADI ALFAYOUMI**", KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF October 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Selene Velazquez

PRINTED NAME: Selene Velazquez

MY COMMISSION EXPIRES: 10/4/2027





Account: 79/0113/0000/0340/00 Billing No: 227406 Alt Acct No: 000000160477
Sequence No. 334501 Proc Date: 10/23/2024
Effective Date: 10/23/2024
Acres: 1.4630
Exemption Codes:
Property Owner:
ALFAYOUMI FADI
713 SANTA ANA AVE
RANCHO VIEJO, TX 78575-9747

Legal Desc: THE BEND AT RANCHO VIEJO SUBD LOT 34A (2016 REPLAT C1-3340 CCMR FILE D 3/23/2015) (CAB 1 SLOT 1973-A&B CCMR) Property Loc: 201 RESACA BEND 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: 10/23/2024. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2024 - 0							
BROWNSVILLE ISD							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of October, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of October, 2024							\$0.00

All taxes paid in full prior to and including the year 2024 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: 10/23/2024
FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE
ANTONIO "TONY" YZAGUIRRE JR.

BY: Esther De Alba Deputy

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

TAX CERTIFICATE



Account: 79/0113/0000/0341/00 Billing No: 298717 Alt Acct No: 000000399792
 Sequence No. 334503 Proc Date: 10/23/2024
 Effective Date: 10/23/2024
 Property Owner: Acres: 1.4630
 Exemption Codes:
 ALFAYOUMI FADI
 713 SANTA ANA AVE
 RANCHO VIEJO, TX 78575-9747

Legal Desc: THE BEND AT RANCHO VIEJO SUBD LOT 34B (2016 C1-3340 CCMR FILED 3/23/2015)(CAB 1 SLOT 1973-A&B CCMR) Property Loc: 199 RESACA BEND 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: 10/23/2024. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2024 - 0							
BROWNSVILLE ISD							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of October, 2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of October, 2024							\$0.00

All taxes paid in full prior to and including the year 2024 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: 10/23/2024

FEB PAID \$10.00

CAMERON COUNTY TAX OFFICE
 ANTONIO "TONY" YZAGUIRRE JR.

BY: Esther DeAves Deputy



Guaranty Title Services

*2121 Leopard Street
Corpus Christi, Texas 78408
Phone: (361) 884-1044
Fax: (361) 882-7239
jacobkapusta@sanjacintotitle.com*

PRELIMINARY TITLE REPORT ACC# 42933

We have reviewed the records in the Office of Guaranty Title Services of Corpus Christi, as to the following described property, to-wit:

Lots Thirty-Four A (34-A) and Thirty-Four B (34-B), replat of Lot Thirty-Four (34), THE BEND AT RANCHO VIEJO SUBDIVISION, an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.

201 RESACA BEND, RANCHO VIEJO, TX / Property ID: 160477
199 RESACA BEND, RANCHO VIEJO, TX / Property ID: 399792

TITLE APPEARS TO BE VESTED IN:

Fadi Alfayoumi

VIA: Warranty Deed with Vendor's Lien

Grantor: Michael L. Hogan and wife, Laura T. Hogan
Grantee: Fadi Alfayoumi
Date Executed: 9-1-2015
Date Filed: 9-4-2015
Instrument: OR 21240/74 #2015-33155

From September 1, 2015 and continuing through the 16th day of October 2024 and find nothing further of record affecting the title to such property except the following:

Property Documents:

Warranty Deed with Vendor's Lien

Grantor: Michael L. Hogan and wife, Laura T. Hogan
Grantee: Fadi Alfayoumi
Date Executed: 9-1-2015
Date Filed: 9-4-2015
Instrument: OR 21240/74 #2015-33155
**Vendor's Lien released

Easements, etc.

Restrictions recorded in Volume 6890, Page 157, of the Official Records of Cameron County, Texas.

Statutory rights in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2, pursuant to applicable sections of the Texas Water Code.

Easements in favor of VALLEY MUNICIPAL UTILITY DISTRICT NO. 2.

Easements, setbacks, and reservations, as shown by the map or plat thereof, recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.

CONTRACT AND AGREEMENT for rights, easement rights and easement rights of way for storage and irrigation facilities for the flow, storage and use of domestic and irrigation water with the agreement for contribution to the costs of repairs to the irrigation facilities, dated April 3, 1944, filed July 26, 1945, executed by and between L. H. Prichard, C D. Kirk, Albert H. Fernandez and Miguel Fernandez, Individually and as Co-Independent Executors of the Estate of J. G. Fernandez and Francisca C. De Fernandez, Gonzalez Fernandez and Anita F. De Ortiz, Albert H. Fernandez, as Independent Executor and Trustee under the Will of Francisca (Quica) Fernandez, deceased, Rosalia F. De Gomez and G. Phillip Wardner, Trustee for Martha Dana Mercer, and recorded in Volume 354, Page 128, Deed Records of Cameron County, Texas.

PARTITION AND CONVEYANCE dated August 25, 1961, filed August __, 1961, executed by and between Albert H. Fernandez, Maria F. Butler, Lee J. Butler, Rosalia F. De Gomez, Albert H. Fernandez, Trustee under the Will of Miguel Fernandez, deceased and Anita F. De Ortiz recorded in Volume 714, Page 583, of the Deed Records of Cameron County, Texas. This conveyance grants an undivided interest in the irrigation system and "the right to use the canal and resacas forming part of such irrigation system on the grantor's land."

AGREEMENT TO ASSIGN AND CONVEY WATER RIGHTS AND WATER ALLOTMENTS, dated June 11, 1973, filed July 17, 1973, executed by and between Valley International Properties, Inc., Ricardo Ortiz, Miguel A. Ortiz and J. Antonio Ortiz, recorded in Volume 3, Page 453, of the Water Rights Records of Cameron County, Texas. This agreement acknowledges the existence of the PARTITION AND CONVEYANCE recorded in Volume 714, Page 583 of the Deed Records of Cameron County, Texas, and grants "the right to use the Noriega Plantation Irrigation System, including the canals, pumps, resacas and dams for the purpose of conveying water, said grant not being limited to conveying water to Noriega Plantation property".

General Utility Easement dated November 18, 1974, executed by Valley International Properties, Inc. to Valley Municipal Utility District No. 2, recorded in Volume 1007, Page 851, Deed Records of Cameron County, Texas.

Easement for drainage ditches and gas pipeline described in instrument recorded in Volume 922, Page 881, Deed Records of Cameron County, Texas.

General Utility Easement from Valley International Properties, Inc. to Valley Municipal Utility District No. 2, recorded in Volume 985, Page 593, Deed Records of Cameron County, Texas, and modified and refiled in Volume 989, Page 205.

CONTRACT, EASEMENT AND USE RESTRICTIONS contract dated June 6, 1994, entered into by and between Central Power and Light Company, a Texas Corporation and Valley International Properties, Inc., recorded in Volume 995, Page 168, Deed Record of Cameron County, Texas, and modified by Modification Agreement dated October 16, 1974, recorded in Volume 1005, Page 789, Deed Records of Cameron County, Texas.

TAXES COLLECTED BY CAMERON COUNTY: \$0.00 / \$0.00 DUE (2023)
ASSESSED VALUE (CAMERON COUNTY): \$399,193 / \$399,193

A ten (10) year General Index Search made with respect to the following persons or entities:

Fadi Alfayoumi

For outstanding Federal Tax Liens, State Tax Liens, Abstracts of Judgments, District Court Suits, Probate Matters and Bankruptcy Cases reveal the following:

General Index Documents

Nothing found.

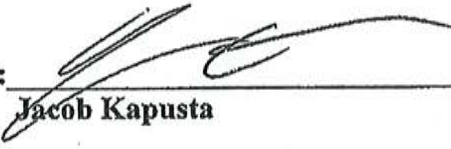
IT IS EXPRESSLY UNDERSTOOD that this Letter is delivered with the understanding, evidenced by the acceptance hereof, that (1) it is neither a guaranty, warranty nor opinion of title and (2) This information is not intended to be representative of a complete abstract of title

nor should it be construed as such and (3) any liability arising hereunder shall be limited to the costs of this Letter, and is issued for the use of and shall inure to the benefit of Rios Surveying.

**Completed in Corpus Christi, Texas
This 23rd day of October 2024**

GUARANTY TITLE SERVICES OF CORPUS CHRISTI

By: _____


Jacob Kapusta

PLEASE NOTE: This report covers surface rights only and does not include mineral rights.

***** Electronically Recorded Document *****

Cameron County

Sylvia Garza-Perez
Cameron County Clerk
Brownsville, Texas

Document Number: 2015-33155

Recorded As : ELECTRONIC RECORDING

Recorded On: September 04, 2015
 Recorded At: 01:19:31 pm
 Number of Pages: 3
 Book-VI/Pg: Bk-OR VI-21240 Pg-74
 Recording Fee: \$30.00

Parties:

Direct-
Indirect-

Receipt Number: 744519
 Processed By: Priscilla Flores

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Official Public Records in Cameron County, Texas.

EDWARDS ABSTRACT

GF # 902322

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: September 1, 2015

Grantor: MICHAEL L. HOGAN and wife, LAURA T. HOGAN

Grantor's Mailing Address (including county):

Grantee: FADI ALFAYOUMI

Grantee's Mailing Address (including County): 713 Santa Ana Avenue, Rancho Viejo, Texas 78575
CAMERON County

CONSIDERATION: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$485,000.00)** and is executed by Grantee, payable to the order of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE**. The note is secured by a vendor's lien retained in favor of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** in this deed and by a deed of trust of even date, from Grantee to **FRED W. RUSTEBERG, Trustee**.

INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** and are transferred to **INTERNATIONAL BANK OF COMMERCE, BROWNSVILLE** without recourse on Grantor.

PROPERTY (including any improvements):

Lots Thirty-Four A (34-A) and Thirty-Four B (34-B), replat of Lot Thirty-Four (34), THE BEND AT RANCHO VIEJO SUBDIVISION, an Addition to the Town of Rancho Viejo, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Slot 3340, Map Records of Cameron County, Texas.

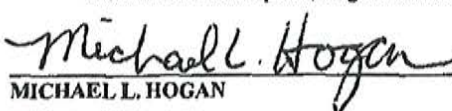
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in **Cameron County, Texas**; together with any and all visible and apparent easements, to include but not limited to easements for roadways on or across the land.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.


MICHAEL L. HOGAN


LAURA T. HOGAN

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on ~~August~~ ^{Sept} 1, 2015 by MICHAEL L. HOGAN
and wife, LAURA T. HOGAN.



Kitty L. Van Holsbeke
Notary Public, State of Texas

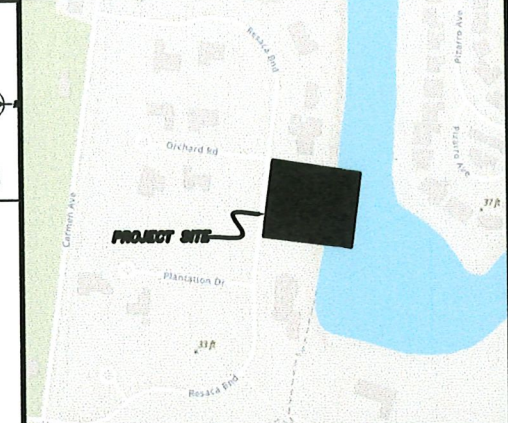
AFTER RECORDING RETURN TO:

Dr. Fadi Alfayoumi
713 Santa Ana Avenue
Rancho Viejo, TX 78575

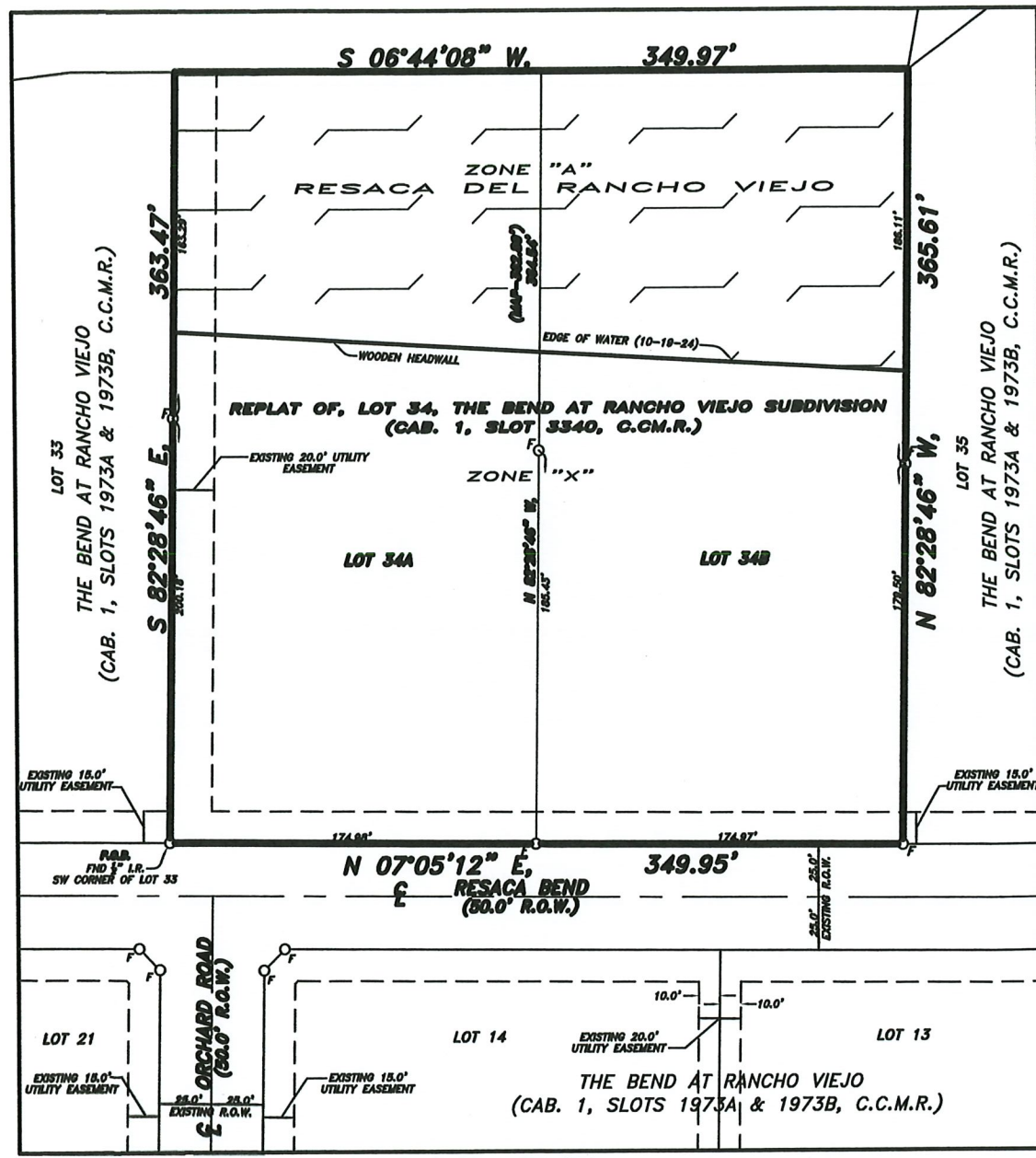
PREPARED IN THE OFFICE OF:

MICHELE SANCHEZ
ATTORNEY AT LAW
717 N. EXPRESSWAY 83
BROWNSVILLE, TEXAS 78520

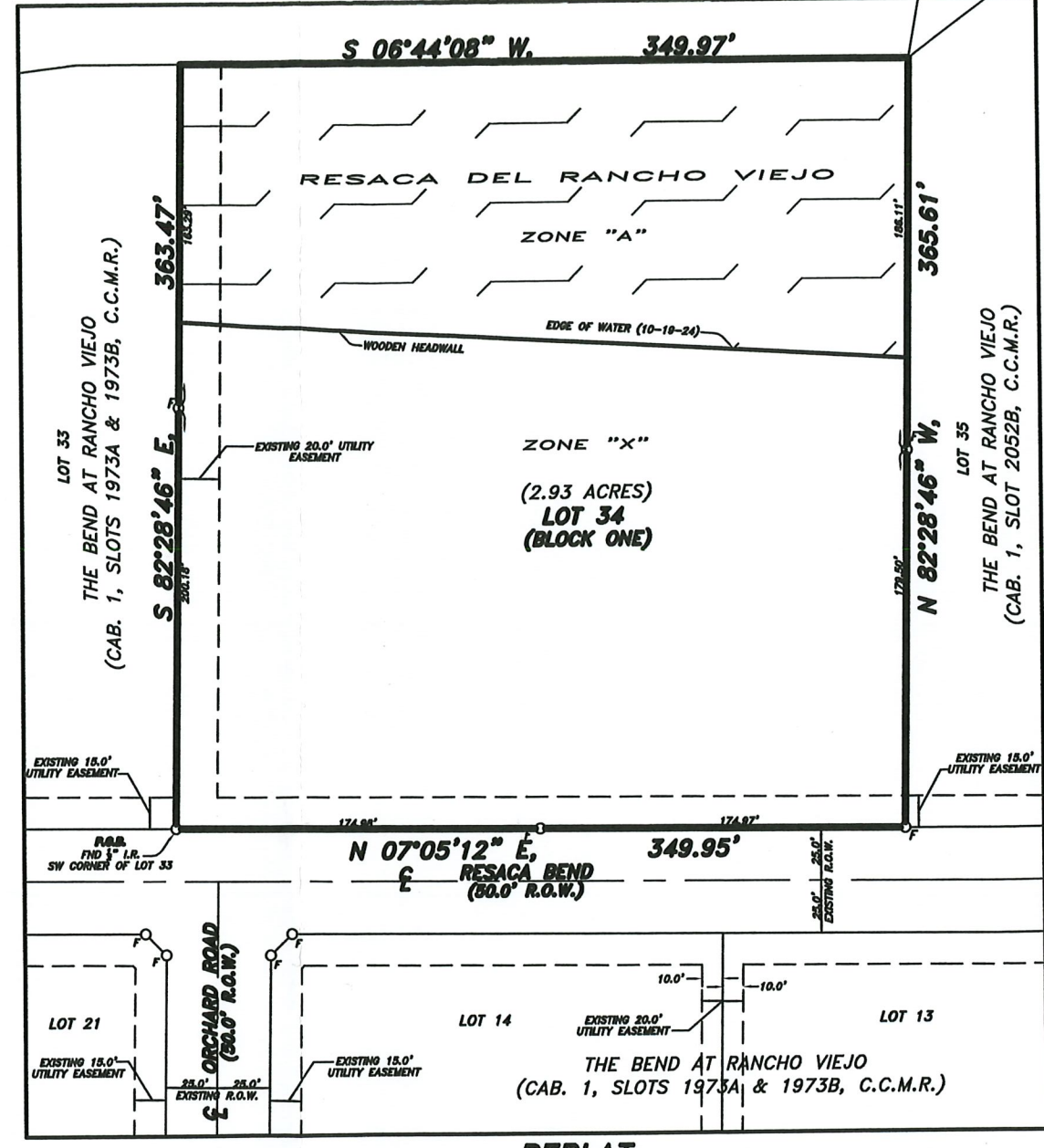
DEVELOPERS INFORMATION:
FADI ALFAYOUMI
713 SANTA ANA AVENUE
RANCHO VIEJO, TX 78878
856-785-8491



VICINITY MAP: SCALE: 1"=2000'



VACATING PLAT



REPLAT

LEGEND

ASPH	ASPHALT	FOU	FOUND
A/C	AIR CONDITION	G.M.	GAS METER
B.R.	BROW ROAD	I.R.	IRON ROD
BLK	BLOCK	L.P.	LIGHT POST
C	CONCRETE	MAN	MANHOLE
E	ELECTRIC	P.F.	POWER POLE
CONC	CONCRETE	R.O.W.	RIGHT-OF-WAY
E.M.	ELECTRIC METER	T.F.	TEMPORARY
EM	ELECTRIC METER	TEMP	TEMPORARY
E.S.B.	ELECTRIC SERVICE BOX	W.M.	WATER METER
F.H.	FIRE HYDRANT	W.S.	WATER SERVICE
F.S.	FIRE HYDRANT	W.S.M.	WATER SERVICE
S.S.-M.H.	SANITARY-SEWER MANHOLE	W.V.	WATER VALVE
S.S.	SANITARY-SEWER	W.V.C.	WATER VALVE
SET 1/2"	1/2" IRON ROD	W.V.C.	WATER VALVE
SET 1/4"	1/4" IRON ROD	W.V.C.	WATER VALVE
TEMP	TEMPORARY BENCHMARK	W.V.C.	WATER VALVE
SEWER	SEWERLINE	W.V.C.	WATER VALVE
W	WATERLINE	W.V.C.	WATER VALVE
O.R.C.O.	OFFICIAL RECORDS CAMERON COUNTY	W.V.C.	WATER VALVE
C.C.D.R.	CAMERON COUNTY DEED RECORDS	W.V.C.	WATER VALVE

- NOTES:**
1. THIS AREA LIES IN FLOOD ZONE "X" AND ZONE "A", AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48081C0445F, EFFECTIVE DATE: FEBRUARY 16, 2018.
 2. ALL BEARINGS ARE BASED ON THE REPLAT OF LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION, AS RECORDED IN CABINET 1, SLO 3340, MAP RECORDS OF CAMERON COUNTY, TEXAS.
 3. THIS PROPERTY LIES INSIDE THE TOWN LIMITS OF THE TOWN OF RANCHO VIEJO.
 4. ALL SETBACK SHALL COMPLY WITH THE TOWN OF RANCHO VIEJO.

METES AND BOUNDS:
BEING 2.93 ACRES OF LAND CONSISTING OF ALL OF LOTS 34A AND 34B OF THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLO 3340, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF LOT 33 OF THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOTS 1973A AND 1973B, MAP RECORDS OF CAMERON COUNTY TEXAS AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE SOUTH LINE OF SAID LOT 33, SOUTH 82 DEGREES 28 MINUTES 48 SECONDS EAST, AT A DISTANCE OF 349.97 FEET, PASSING A FOUND 1/2" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 349.97 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 33 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, DEPARTING THE SOUTH LINE OF SAID LOT 33, SOUTH 09 DEGREES 44 MINUTES 09 SECONDS WEST, A DISTANCE OF 349.97 FEET, TO A POINT, BEING THE NORTHEAST CORNER OF LOT 33 OF LOT 33, THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1 SLO 3340, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE NORTH LINE OF SAID LOT 33, NORTH 82 DEGREES 28 MINUTES 48 SECONDS WEST, AT A DISTANCE OF 196.11 FEET, PASSING A FOUND 1/2" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 349.97 FEET, TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 33 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, DEPARTING THE NORTH LINE OF SAID LOT 33 AND ALONG THE EAST RIGHT-OF-WAY LINE OF RESACA BEND (80.0 FOOT RIGHT-OF-WAY), NORTH 07 DEGREES 05 MINUTES 12 SECONDS EAST, AT A DISTANCE OF 174.97 FEET, PASSING A FOUND 1/2" IRON ROD FOR REFERENCE, CONTINUING IN ALL A TOTAL DISTANCE OF 349.97 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.93 ACRES OF LAND.

SURVEYOR'S SIGNATURE
STATE OF TEXAS
COUNTY OF CAMERON
I, Francisco Rios, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with suitable monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.
FRANCISCO RIOS
Registered Professional Land Surveyor
Texas Registration No. 4642
CITY'S APPROVAL (TOWN OF RANCHO VIEJO)
STATE OF TEXAS
COUNTY OF CAMERON
THIS PLAT OF "REPLAT OF LOT 34A AND LOT 34B, THE BEND AT RANCHO VIEJO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.
Mayor _____ Date _____
Attest: City Secretary _____ Date _____
Planning & Zoning Chairman _____ Date _____

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF CAMERON
I, FADI ALFAYOUMI OWNERS OF LOTS 34A AND 34B, REPLAT OF LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND DO HEREBY CONFIRM AND SAME ADOPT THIS PLAT OF "REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION AND HEREBY DEDICATE TO THE PUBLIC USE, FOREVER, THE STREETS, ALLEYS, EASEMENTS (FOR THE PURPOSES INDICATED) SHOWN THEREIN AND SUBJECT TO CERTAIN COVENANTS AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT FILED THEREWITH IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY, TEXAS
FADI ALFAYOUMI
STATE OF TEXAS
COUNTY OF CAMERON
Before me, the undersigned authority, on this day personally appeared, FADI ALFAYOUMI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this _____ day of _____, 20____.
Notary Public, In and for the State of Texas
My Commission Expires: _____
Printed Name: _____

TAX ASSESSOR & COLLECTOR
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 year 2024, for the area inside the boundaries of REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION.
Witness my hand on the _____ day of _____, 20____.
Tony Yzaguirre, Jr.
Assessor and Collector of Taxes,
Cameron County, Texas.
By: Deputy

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2
STATE OF TEXAS
COUNTY OF CAMERON
THIS PLAT OF "REPLAT OF LOTS 34A AND 34B, THE BEND AT RANCHO VIEJO SUBDIVISION" 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
Before me, the undersigned authority, on this day personally appeared, FADI ALFAYOUMI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office this _____ day of _____, 20____.
Notary Public, In and for the State of Texas
My Commission Expires: _____
Printed Name: _____

RECEIVED
OCT 24 2024
BY:

**FINAL PLAT OF
REPLAT OF LOTS 34A & 34B
THE BEND AT RANCHO VIEJO SUBDIVISION
BEING 2.93 ACRES OF LAND CONSISTING OF
ALL OF LOTS 34A AND 34B OF THE BEND AT
RANCHO VIEJO SUBDIVISION AS RECORDED IN
CABINET 1, SLO 3340, MAP RECORDS OF
CAMERON COUNTY, TEXAS**
COPYRIGHT 2024 - FIRM NO. 10112600
RIOS SURVEYING, L.L.C.
281 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78686
PHONE (856) 361-9179 / 1853
RIOS.SURVEYING@GMAIL.COM
Date: 10-24-2024 Job No.: 2024-0768
Scale: 1"=40' DRAWN BY: MICHAEL

7. Discussion/Action on
Replat Request by
Francisco Rios, Rios
Surveying, LLC,
Representative for Fadi
Alfayoumi, Owner of Lots
34A & 34B, The Bend at
Rancho Viejo
Subdivision, Town of
Rancho Viejo, Cameron
County, Texas; to replat
two lots into one lot

8. Adjourn