

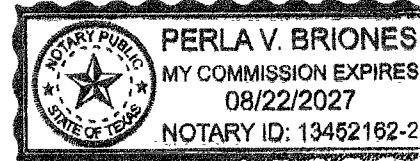
OWNERS ACKNOWLEDGMENT

BE IT KNOWN THAT THE BEND SUBDIVISION PHASE 2, BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 388.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND HEREBY CONFIRM AND ADOPT THIS PLAT OF THE BEND SUBDIVISION PHASE 2 AND FURTHER DEDICATE TO THE PUBLIC USE FOREVER STREETS, ALLEYS AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.

AMPP DEVELOPMENT, LLC

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF July, 2025.NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 8/22/2027

PLANNING AND ZONING COMMISSION CERTIFICATE

I, CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION TO THE TOWN OF RANCHO VIEJO, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF THE BEND SUBDIVISION PHASE 2, WITH SAID PLAT CONSISTING OF 2 SHEETS OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS 24 DAY OF MAY, 2025

CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: Isabel Peralles
SECRETARY, PLANNING AND ZONING COMMISSION5/21/2025
DATE

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

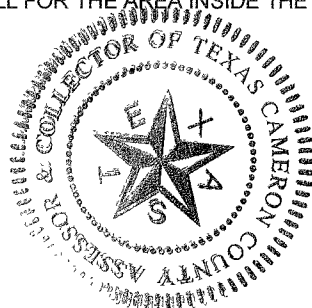
THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 20 DAY OF August, 2025 AT 10:30 O'CLOCK A M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 2025-15182.

By: Rebecca Salazar, DEPUTY

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE BEND SUBDIVISION PHASE 2.

WITNESS MY HAND ON THIS 5 DAY OF AUGUST, 2025.Edelmiro Garcia, By: Edelmiro Garcia
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS

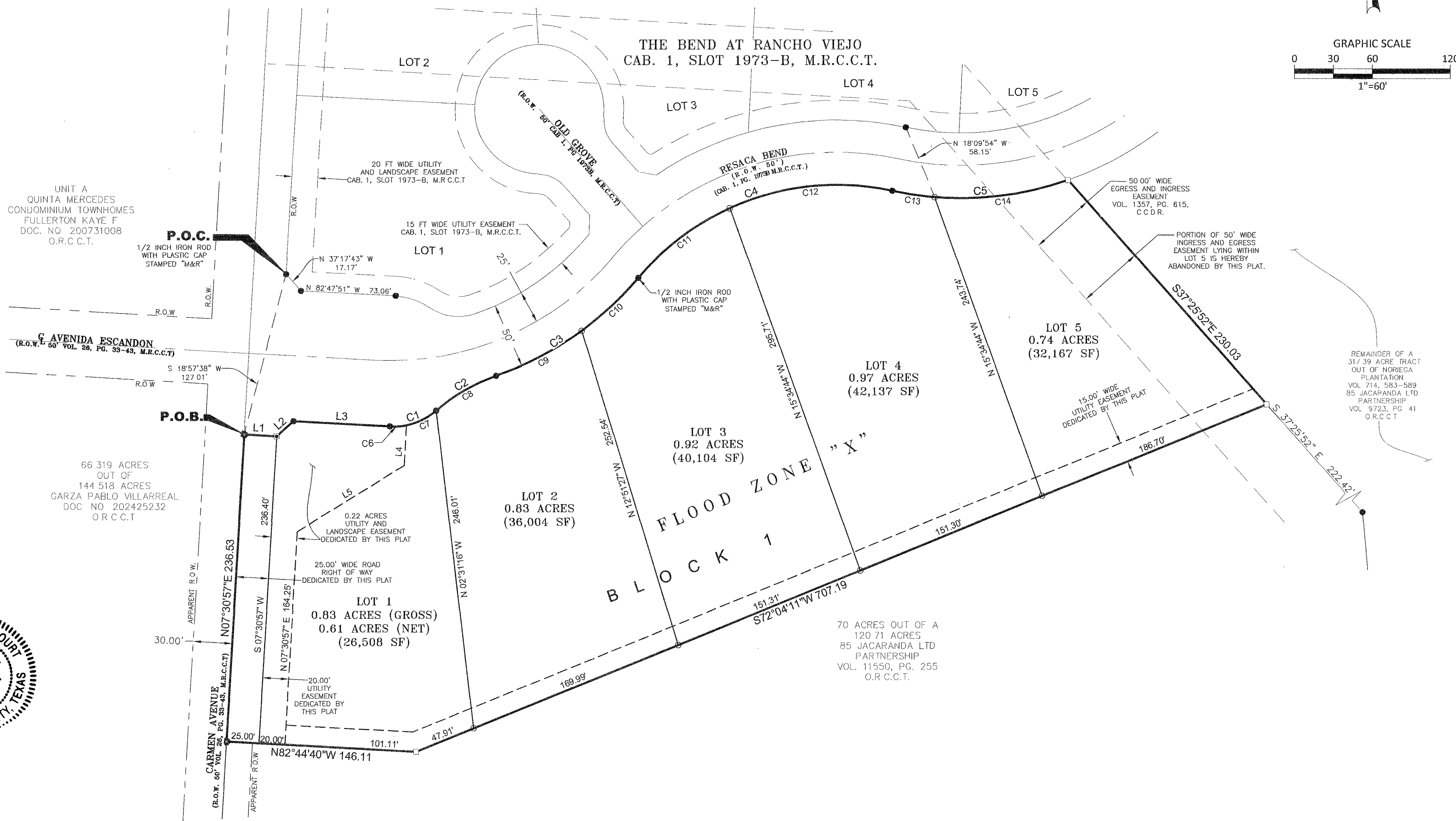
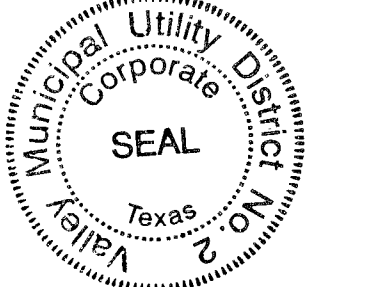
BOARD OF ALDERMAN APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN TO THE TOWN OF RANCHO VIEJO, TEXAS, HAS APPROVED THIS VERSION OF THE FINAL PLAT OF THE BEND SUBDIVISION PHASE 2, WITH SAID PLAT CONSISTING OF A TOTAL OF TWO SHEETS OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS 8th DAY OF July, 2025.TODAY, MAYOR
Isabel Peralles
INTERIM TOWN ADMINISTRATOR

MUNICIPAL UTILITIES DISTRICT APPROVAL

THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL FOR THE BEND SUBDIVISION PHASE 2, HAVE BEEN MADE BETWEEN THE TOWN OF RANCHO VIEJO AND VALLEY MUNICIPAL UTILITIES DISTRICT NO. 2 FOR WATER AND SANITARY SEWER SERVICES TO BE PROVIDED IN CONFORMANCE WITH ALL THE RULES AND POLICIES OF VALLEY MUNICIPAL DISTRICT NO. 2

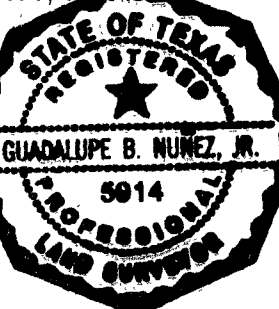
SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL DISTRICT NO. 2

LEGEND

- CAB
- IR
- M.R.C.C.T.
- NO
- O.R.C.C.T.
- C.C.D.R.
- PG.
- P.O.B.
- P.O.C.
- R.O.W.
- SQ. FT.
- VOL.
- W/ CAP.
- 1/2" FOUND IRON ROD (AS NOTED)
- SET MAG NAIL W/ HALF WASHER
- SET 1/2" IRON ROD W/ HALF CAP IN CONCRETE
- SET 1/2" IRON ROD W/ HALF CAP
- SUBJECT TRACT PROPERTY LINE
- R.O.W. LINE
- CENTER LINE

CURVE #	BEARING	DISTANCE
L1	S 82°28'34" E	25.00'
L2	N 52°38'34" E	17.49'
L3	S 82°44'40" E	74.32'
L4	N 07°32'15" E	30.84'
L5	N 62°30'13" E	96.86'

CURVE TABLE						
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	
C1	04°10'30"	50.00'	N 75°10'06" E	37.60'	38.55'	
C2	022°07'37"	138.00'	S 64°08'41" W	53.35'	53.68'	
C3	030°48'27"	250.00'	N 59°48'18" E	132.81'	134.42'	
C4	062°09'47"	200.00'	S 75°28'58" W	206.50'	216.99'	
C5	031°28'01"	250.00'	S 89°10'12" E	135.58'	137.30'	
C6	014°38'30"	50.00'	N 89°56'06" E	12.74'	12.78'	
C7	029°32'00"	50.00'	N 67°50'51" E	25.49'	25.77'	
C8	022°07'37"	139.00'	S 64°08'41" W	53.35'	53.68'	
C9	017°07'31"	250.00'	N 66°38'44" E	74.45'	74.72'	
C10	015°40'56"	250.00'	N 51°14'31" E	99.56'	99.70'	
C11	025°32'24"	200.00'	S 57°10'15" W	88.41'	86.15'	
C12	036°37'25"	200.00'	S 88°15'08" W	125.07'	127.84'	
C13	000°30'56"	250.00'	S 77°13'59" E	33.11'	33.13'	
C14	023°52'25"	250.00'	N 87°02'00" E	103.42'	104.17'	



SURVEYOR'S CERTIFICATE

THAT I, GUADALUPE B. NUNEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED. UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS.

Guadalupe B. Nunez Jr., 07/30/25
DATE

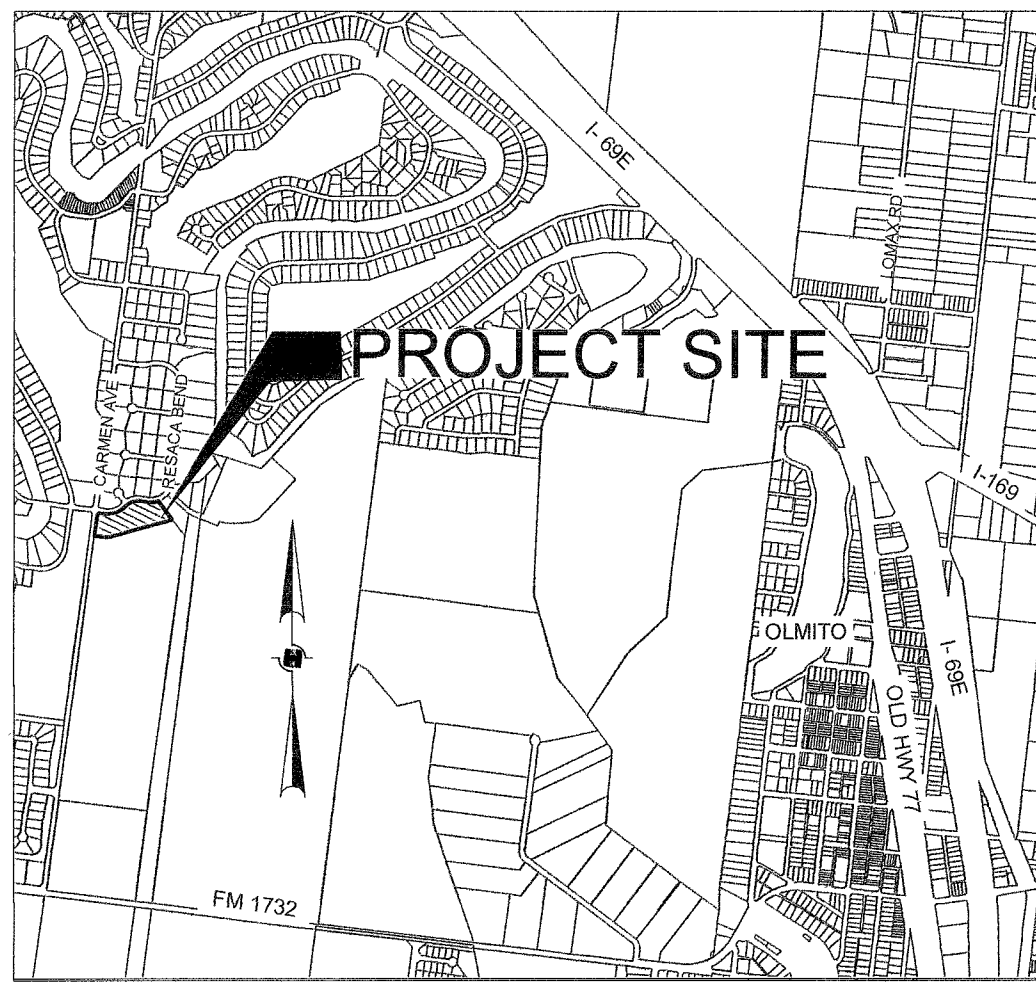
ENGINEER'S CERTIFICATE

I, NADIA M. LOPEZ, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING. DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED. UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS.

Nadia M. Lopez, P.E., 7/30/25
DATE

GENERAL NOTES:

- THE HORIZONTAL DATUM IS THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND/OR COORDINATES SHOWN ARE SURFACE VALUES AND BASED ON U.S. SURVEY FEET AND MAY BE TO CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 0.99996
- THIS SUBDIVISION LIES IN FLOOD ZONE "X" (UNSHADED) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 480610048F, EFFECTIVE DATE FEBRUARY 16, 2018. FLOOD ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ANY SHOWN FLOOD ZONE LIMITS WERE DIGITIZED ONTO THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF SAID FIRM (S).
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT OF NO. 202097993, EFFECTIVE DATE: SEPTEMBER 3, 2024, ISSUED SEPTEMBER 17, 2024.
- MONUMENTATION FOUND ALONG NORTH AND SOUTH RIGHT-OF-WAY LINE OF RESACA BEND ROAD, HELD FOR BASIS OF BEARING



LOCATION MAP

SCALE: 1"=200'

METES AND BOUNDS DESCRIPTION

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 388.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 4.41 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "MR" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CARMEN AVENUE (A CALLED 55 FEET WIDE RIGHT-OF-WAY TO BEING THE NORTHWESTERLY END OF A CORNER CLIP LOCATED AT THE INTERSECTION OF THE SAID EAST LINE OF CARMEN AVENUE AND THE NORTHERLY LINE OF RESACA BEND (A VARIABLE WIDTH RIGHT-OF-WAY), SAID RESACA BEND AND EASTERLY 25 FEET OF CARMEN AVENUE DEDICATED BY THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOT 1973B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID POINT ALSO BEING THE WESTERLY SOUTHWEST CORNER OF LOT 1 OF SAID THE BEND AT RANCHO VIEJO SUBDIVISION.

THENCE SOUTH 18 DEGREES 57 MINUTES 38 SECONDS WEST, CROSSING OVER RESACA DRIVE, A DISTANCE OF 127.01 FEET TO A MAG NAIL WITH "HALF" WASHER SET FOR THE MOST SOUTHWESTERLY CORNER OF SAID THE BEND AT RANCHO VIEJO SUBDIVISION; SAID MAG NAIL BEING ON THE CALLED CENTERLINE OF CARMEN AVENUE, 25 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF SAID CARMEN AVENUE, HAVING GRID STATE PLANE COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, DISPLAYED IN U.S. SURVEY FEET OF N=16,536,441.79 E=1,293,506.12, AND BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE DEPARTING SAID CENTERLINE OF CARMEN AVENUE, WITH SAID SOUTH LINE OF THE BEND AT RANCHO VIEJO SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF RESACA BEND, THE FOLLOWING CALLS:

SOUTH 82 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD IN CONCRETE FOUND FOR CORNER; NORTH 52 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 17.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 82 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 74.32 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "MR" FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 37.60 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44 DEGREES 10 MINUTES 30 SECONDS, AN ARC LENGTH OF 134.42 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "MR" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.00 FEET AND WHOSE CHORD BEARS NORTH 84 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 53.35 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22 DEGREES 07 MINUTES 37 SECONDS, AN ARC LENGTH OF 53.68 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MR" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 48 MINUTES 16 SECONDS EAST, A DISTANCE OF 132.81 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 48 MINUTES 27 SECONDS, AN ARC LENGTH OF 200.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 28 MINUTES 56 SECONDS EAST, A DISTANCE OF 206.50 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 62 DEGREES 09 MINUTES 47 SECONDS, AN ARC LENGTH OF 216.99 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MR" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 10 MINUTES 12 SECONDS EAST, A DISTANCE OF 135.58 FEET;

EASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 28 MINUTES 01 SECOND, AN ARC LENGTH OF 137.30 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE ON THE EAST LINE OF SAID 70 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 37 DEGREES 25 MINUTES 52 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SUBDIVISION AND SAID SOUTH RIGHT OF WAY OF RESACA BEND AND WITH THE EAST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 230.03 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 IRON ROD FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID 70 ACRE TRACT BEARS SOUTH 37 DEGREES 25 MINUTES 52 SECONDS EAST, A DISTANCE OF 222.42 FEET;

THENCE SOUTH 72 DEGREES 44 MINUTES 11 SECONDS WEST, DEPARTING SAID EAST LINE AND OVER AND ACROSS SAID 70 ACRE TRACT, A DISTANCE OF 707.19 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE;

THENCE NORTH 82 DEGREES 44 MINUTES 40 SECONDS WEST, CONTINUING OVER AND ACROSS SAID 70 ACRE TRACT, A DISTANCE OF 146.11 FEET TO A MAG NAIL WITH "HALF" WASHER SET IN THE WEST LINE OF SAID 70 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 07 DEGREES 30 MINUTES 57 SECONDS EAST, WITH THE WEST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 236.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND, MORE OR LESS.

BLOCK 1, LOTS 1 - 5

FINAL PLAT
THE BEND SUBDIVISION PHASE 2

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 388.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.).

PREPARED FOR:

MIGUEL ORTIZ

PREPARED BY:

1075 PAREDES LINE RD., SUITE B
BROWNSVILLE, TEXAS 77821-2696
TEL (361) 933-7100
TBELS SURVEYING FIRM NO. 10029600

DRAWN BY: M.G.

JULY 2025

JOB NO.: 56326

SHEET 1 OF 2