

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF LOS FRESNOS, TEXAS, CAMERON COUNTY AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND ZONING THE PROPERTY AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE NEW ZONING; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.**

This ordinance was introduced and submitted to the City Council for passage and adoption after the second reading of the Ordinance. After presentation and discussion of the Ordinance, a motion was made by \_\_\_\_\_ that the Ordinance be finally passed and adopted in accordance with the City’s Home Rule Charter. The motion was seconded by \_\_\_\_\_ and carried by the following voted:

Mayor Alejandro Flores	___ For ___ Against ___ Abstained
Mayor Pro-tem Alberto Escobedo	___ For ___ Against ___ Abstained
Councilmember Andrew Gonzales	___ For ___ Against ___ Abstained
Councilmember Juan Munoz	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Leonel Casanova Jr.	___ For ___ Against ___ Abstained

**WHEREAS**, Chapter 43 of the Texas Local Government Code and Article I of the City Charter of the City of Los Fresnos, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and City Charter of the City of Los Fresnos, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

(see attached legal description exhibit “A”)

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOS FRESNOS, TEXAS:**

SECTION 1. That the heretofore described property is hereby annexed to the City of Los Fresnos, Cameron County, Texas, and that the boundary limits of the City of Los Fresnos be and the same are hereby extended to include the above described territory within the city limits of the City of Los Fresnos, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the right and privileges of other citizens of the City of Los Fresnos and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan for the area is hereby adopted and attached as exhibit “B”.

SECTION 3. In accordance with Ordinance 235, Section 3, Sub-section 3.0 official Zoning Map, the area set forth and described by metes and bounds Exhibit “A”, attached hereto, and incorporated by reference as if set for verbatim shall be zoned as R-1 Single Family District.

SECTION 4. That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, certified copies of this Ordinance.

SECTION 5. This Ordinance shall become effective upon passage and publication of the caption of this ordinance as required by the City Charter and State law.

INTRODUCED AND APPROVED on the first reading this \_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED AND PASSED on the second reading this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor, Alejandro Flores

ATTEST:

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City Secretary, Jacqueline Moya

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

TO THE MAYOR OF THE GOVERNING BODY OF LOS FRESNOS, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby waive the requirement to be offered a development agreement pursuant to Section 43.016, and petition your honorable Body to extend the present city limits so as to include as part of the City of Los Fresnos, Texas, the following described territory, to wit:

**METES AND BOUNDS DESCRIPTION**

A 29.229 Acre Tract of land out of Tract 45, Subdivision "F" of Paredes Tract Subdivision in Share 19, Espiritu Santo Grant, Cameron County, Texas; Said 29.229 Acre Tract also being out of a certain 747.21 Acre Tract of land described in Deed recorded in Volume 22333, Page 291 of the Official Records of Cameron County Texas; said 29.229 Acre Tract being more particularly described by metes and bounds as follows:

**COMMENCING**, at Concrete Monument with yellow plastic cap stamped "M&R, INC." found, on the West right-of-way line of Veterans Memorial Drive for the Westernmost Southwest corner of Feather Ridge Subdivision Phase Three (Recorded as Documents 2022-14488, 2022-14489 and 2022-14490 in the Map Records of Cameron County, Texas), and the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, South 85 Deg. 09 Min. East, along a South line of Feather Ridge Subdivision, Phase Three, passing the East right of way line of Veterans Memorial Drive, and continuing a total distance of 201.05 feet to a concrete monument with a one half inch iron pin with yellow plastic cap stamped "M&R, INC", found at the Northwest corner of Lot 1, Block 12, Feather Ridge Subdivision, Phase Four (Recorded as Documents No. 2022-14485, 2022-14486 and 2022-14487 in the Map Records of Cameron County, Texas), for the Northeast corner of this tract;

**THENCE**, South 04 Deg. 51 Min. West, along a West line of Feather Ridge Subdivision, Phase Four, a distance of 76.14 feet to a one half inch iron pin with yellow plastic cap stamped "M&R, INC" found at the Southwest corner of Lot 1, Block 12, Feather Ridge Subdivision, Phase Four, for a corner of this tract;

**THENCE**, South 05 Deg. 36 Min. 59 Sec. East, along a West line of Feather Ridge Subdivision, Phase Four, a distance of 140.33 feet to a one half inch iron pin with yellow plastic cap stamped "M&R, INC" found at the Northwest corner of Lot 4, Block 12, Feather Ridge Subdivision, Phase Four, for a corner of this tract;

**THENCE**, South 04 Deg. 51 Min. West, along a West line of Feather Ridge Subdivision, Phase Four, at a distance of 424.11, passing the southwest corner of said subdivision, and continuing a total distance of 499.11 feet to a point on the South line of Tract 45 and a 75.00 feet wide drainage easement in favor of Cameron County Drainage District No. 1, Recorded in Volume 1419, Page 161, Official Records of Cameron County Texas, for the Southeast corner of this tract;


**THENCE**, North 85 Deg. 35 Min. West, along the South line of said Tract 45 and said 75.00 feet wide drainage easement, a distance of 1828.03 feet, to a point on the West line of said 75.00 feet wide drainage easement, for the Southwest corner of Tract 45 and of this tract;

**THENCE**, North 04 Deg. 22 Min East, along the West line of said Tract 45 and of said 75.00 feet wide drainage easement, a distance of 695.00 feet, to the Southwest corner of a certain 12.319 Acre Tract recorded in Document No. 2020-19386 O.R.C.C.Tx., for the Northwest corner of this this tract;

**THENCE**, South 85 Deg. 35 Min. East, along the South line of said 12.319 Acre Tract, a distance of 1,599.25 feet for a corner of this tract and the beginning of a curve to the left;

**THENCE**, in a Northeasterly direction along said curve, having a radius of 210.00 feet and a chord bearing North 26 Deg. 53 Min. 03 Sec East , a distance of 21.58 feet, an arc distance of 21.59 feet to the **POINT OF BEGINNING**;

**CONTAINING** 29.229 Acres of land, more or less.

  
*James E. Rose*  
4/29/26

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

LAND OWNER

Ocelot Development, LLC, a Texas limited liability company

By: HMHFL Lakes, LLC

A member of Ocelot Development, LLC

Signed:

[Signature]  
Alter Holand, Member of HMHFL Lakes, LLC

Date:

4/30/26

THE STATE OF TEXAS

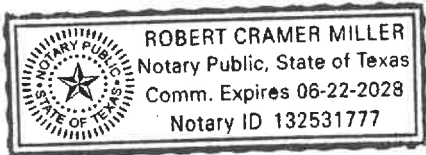
COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared Alter Holand, known to me to be the person whose name is subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 30<sup>th</sup> day of April, 2026.

[Signature]

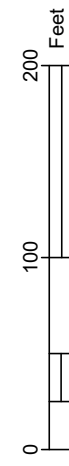
Notary Public in and for  
Hidalgo County, Texas.



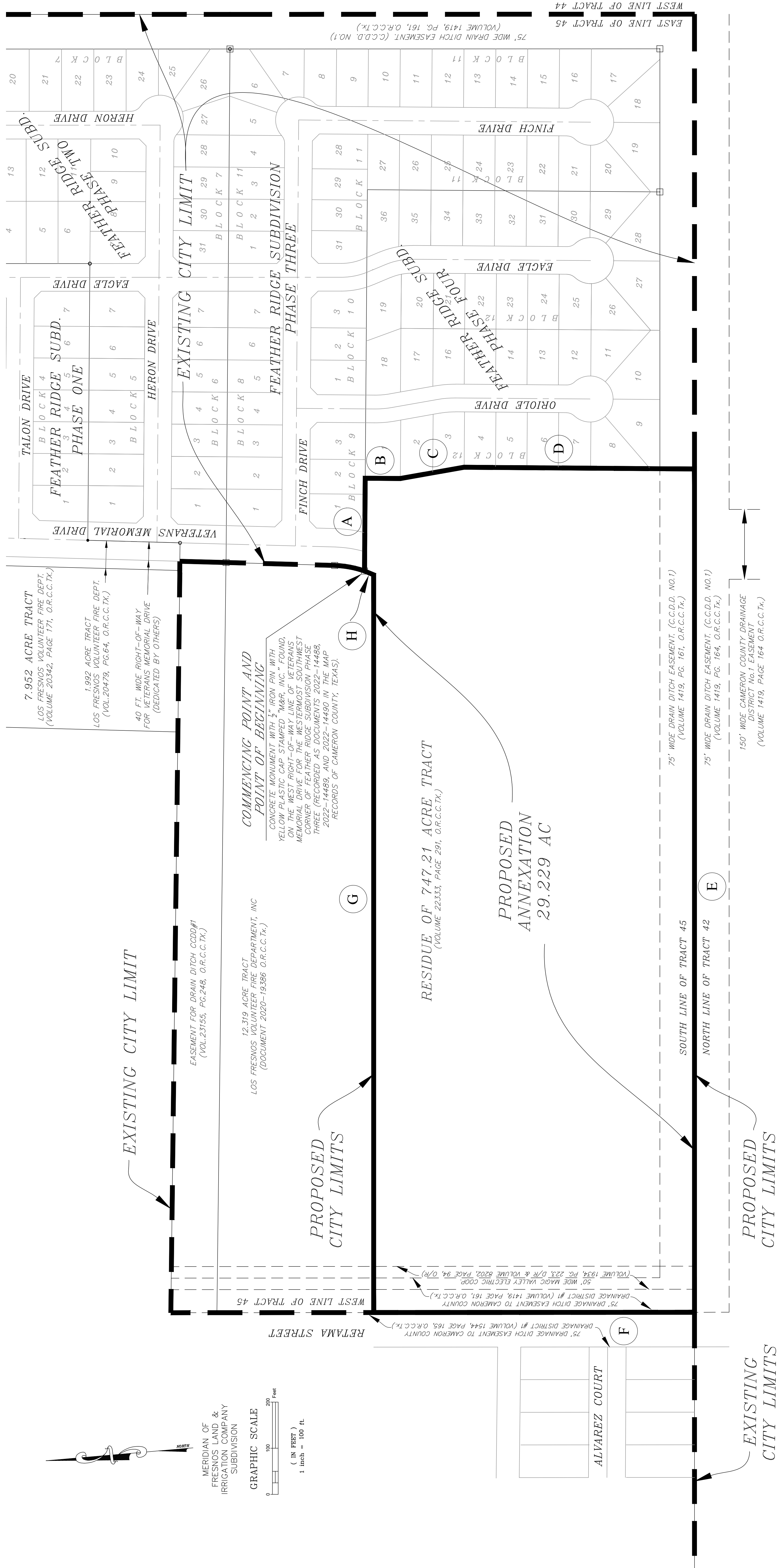


MERIDIAN OF  
FRESNOS LAND &  
IRRIGATION COMPANY  
SUBDIVISION

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



LINE TABLE FOR  
ANNEXATION BOUNDARY

BEARINGS	DISTANCE
A S85°09'00"E	201.05'
B S04°51'00"W	76.14'
C S05°36'59"E	140.33'
D S04°51'00"W	499.11'
E N85°35'00"W	1828.03'
F N04°22'00"W	695.00'
G S85°35'00"E	1599.25'
H R=210.00', (CHORD N26°53'03"E, DISTANCE 21.58') ARC DISTANCE 21.59'	

MAP SHOWING REQUESTED ANNEXATION  
TO THE CITY OF LOS FRESNOS, TEXAS

A 29.229 ACRE TRACT OF LAND OUT OF TRACT 45, SUBDIVISION "F" OF PAREDES TRACT SUBDIVISION IN SHARE 19, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS; SAID 29.229 ACRE TRACT ALSO BEING OUT OF A CERTAIN 747.21 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 22333, PAGE 291 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: OCELOT DEVELOPMENT, LLC  
DATE: APRIL 29, 2026

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.S. Reg. No. F-2670 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

CITY OF LOS FRESNOS  
2026 MUNICIPAL SERVICE PLAN  
FEATHER RIDGE PHASE V & VI

INTRODUCTION

This Service Plan is adopted in accordance with Texas Local Government Code §43.056.

The City of Los Fresnos will provide municipal services to the annexed area at a level comparable to services provided to similar areas within the City. Services will begin on the effective date of annexation and will be fully implemented within 2.5 years.

Where necessary, the City will extend or cause to be extended public improvements to ensure the provision of municipal services in accordance with this plan and applicable ordinances.

BUILDING INSPECTION

Existing Services: Minimal services provide by Cameron County

Services to be Provided: Building Inspection will be provided by the City of Los Fresnos upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and all remodeling activities as well as enforcing all other applicable codes which regulate building construction within the City of Los Fresnos. This also includes set back, parking and sign requirements. The current city staff is adequate to cover these services.

EMERGENCY MEDICAL SERVICES

Existing Services: Emergency medical services are provided by the Los Fresnos Ambulance Service through the Cameron County Emergency Services District.

Services to be Provided: The Los Fresnos Ambulance Service currently provides emergency medical services to the City of Los Fresnos. The Los Fresnos Ambulance Service will continue to provide emergency medical services to the area upon annexation. Current contract amounts are sufficient at this time. Adjustments will be made to funding in future years as needed. The Los Fresnos Ambulance Service has adequate equipment and personnel to serve the area.

ENVIRONMENTAL SERVICES/CODE ENFORCEMENT/HEALTH

Existing Services: Minimal services through Cameron County Health Department

Services to be Provided: Environmental services will be provided by the Los Fresnos Police Department upon annexation. Some of the items included are weeded or rubbish lots, abandoned or junked vehicles, animal control, garage sales, loud music, food service permitting and health regulations. This also includes the regulation of certain types of businesses. The City provides regular mosquito control as needed. The

Police Department currently has two full time Environmental Services Officers which is more than adequate to serve this area

## FIRE

Existing Services: Fire services are provided by the Los Fresnos Volunteer Fire Department through the Cameron County Emergency Services District.

Services to be Provided: The Los Fresnos Volunteer Fire Department currently provides fire services to the City of Los Fresnos. The Los Fresnos Volunteer Fire Department will continue to provide fire services to the area upon annexation. Current contract amounts are sufficient at this time. Adjustments will be made to funding in future years as needed. The Los Fresnos Volunteer Fire Department has more than adequate equipment and personnel to serve the area.

## LIBRARY

Existing Services: None

Services to be Provided: The Ethel L. Whipple Memorial Library will provide free library services to anyone residing in the area upon annexation. Some of these services include books, E books, DVD's, internet access and reading programs. Other services that require fees are faxes, copies and computer print outs. These services can be provided within the current budget appropriation.

## MAIL BOX CLUSTERS

Existing Services: None

Services to be Provided: United States mail delivery inside the city limits is required to be combined into a location or several locations with large developments utilizing cluster boxes. The developer will provide and install the cluster boxes as part of the development. Location of the cluster boxes will be agreed upon by the developer and City.

## PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Commission's responsibility for regulating development and land use through the administration of the City of Los Fresnos Zoning Ordinance will extend to this area upon annexation. The property will continue to be regulated under the requirements of the City of Los Fresnos Subdivision Ordinance. These services can be provided within the current budget.

## POLICE

Existing Services: Cameron County Sheriff's Department

Services to be Provided: The City of Los Fresnos will extend regular and routine patrols as well as investigative services to the area upon annexation. The Command Staff, Investigative Services, Communications Staff as well as the Patrol Division are adequate to serve the annexed area.

### SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided by the City of Los Fresnos. The service will be provided in accordance with applicable codes and departmental policy. When additional property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances. Developers will provide sanitary sewer service at their own expense and will be inspected by the City Engineers and the City staff at the time of completion. The sanitary sewer service will be maintained by the City and ownership transferred to the City of Los Fresnos when the final plat is filed.

### SOLID WASTE SERVICES

Existing Services: Republic Services provides solid waste services to the unincorporated areas of Cameron County.

Services to be Provided: The City of Los Fresnos will provide solid waste services to the area upon annexation through its existing contract with Republic Services. Service shall comply with existing City policies, beginning with occupancy of structures. Customers with existing contracts will be allowed to continue with their current contract and service until each contract expires. Republic Services, in negotiation with the City of Los Fresnos will determine the collection days (most likely Wednesday). Billing will be by the City of Los Fresnos.

### STORM WATER MANAGEMENT

Existing Services: Cameron County Drainage District Number 1 provides storm water management within the area.

Services to be Provided: Cameron County Drainage District Number 1 will continue to provide storm water management along with the City of Los Fresnos upon annexation. Developers will provide storm water drainage at their own expense and will be inspected by the Engineers of the Drainage District and the City at the time of completion. Depending on each instance, the Drainage District or the City will maintain the drainage.

### STREET

Existing Services: Texas Department of Transportation & Privately Owned.

Services to be Provided: The Texas Department of Transportation will continue to provide street services to those under their care. The streets added as part of the development will be maintained by the City and ownership transferred to the City of Los Fresnos when the final plat is filed.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Los Fresnos will coordinate any request for improved street lighting with American Electric Power in accordance with standard policy. Street lighting will be required as part of development as the developer's responsibility. The City will assume this service once the development is complete.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The City of Los Fresnos will provide traffic engineering and control upon annexation. This service can be provided within the current budget appropriation.

WATER SERVICE

Existing Services: The City of Los Fresnos provides water service to this area.

Services to be Provided: Water service to the area of proposed annexation will continue to be served by the City of Los Fresnos. The service will be provided in accordance with applicable codes and departmental policy. When additional property develops in the adjacent areas, water service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances. Developers will provide water service at their own expense and will be inspected by the City Engineers and the City staff at the time of completion. The water service will be maintained by the City and ownership transferred to the City of Los Fresnos when the final plat is filed.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Los Fresnos' established policies governing extension of municipal services to newly annexed areas.

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
City of Los Fresnos

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date