

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 [if applicable: 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:

EXHIBIT "A" METES AND BOUNDS 54.761-ACRE TRACT

A 54.761-Acre Tract of land, more or less, consisting of 1.299 acres out of Block Sixteen (16) and 0.622 acres out of Block Seventeen (17), Thomson Tract Subdivision, out of Share 22 of the Espiritu Santo Grant, as per map or plat thereof recorded in Volume 4, Page 24, Map Records, Cameron County, Texas, and 29.942 acres out of Block One Hundred and Thirty Two (132), 11.580 acres out of Block One Hundred and Thirty Three (133), 3.741 acres out of Block One Hundred and Forty-one (141), 7.577 acres out of Block One Hundred and Forty-two (142) of the Fresnos Land and Irrigation Company's Subdivision, out of Share 22 of the Espiritu Santo Grant, as per map or plat thereof recorded in Volume 3, Pages 9 and 9A, Map Records, Cameron County, Texas, references to which are here made for all purpose, located on the South side of Stanford Road, approximately 925.0 feet East of Old Alice Road (Highway FM 1575), is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on the apparent the original existing 40.00-foot right-of-way centerline of said Stanford Road for the apparent Northeast corner of said Block 132; **THENCE**, N 85°44'05" W (N 84°55'00" W recorded), with the said Stanford Road original existing 40.00-foot right-of-way centerline and the apparent North lot line said Block 132, a distance of 331.90 feet to a point for the apparent Northwest corner of a 20.24 acre tract and the Northeast corner of said 46.782-Acre Tract, and also being the **POINT OF BEGINNING** of said 54.761-Acre Tract of land herein described;

THENCE, S 04°15'55" W (S 05°05'00" W recorded), with the apparent West lot line of said 20.24 acre tract and the East lot line of said 54.761-Acre Tract, at a distance of 20.00 feet past a No. 4 Rebar found on the apparent existing South Right-of-Way line of said Stanford Road, and continuing for a total distance of 1525.50 feet to a No. 4 Rebar found on an apparent North Meander Line of the Resaca de Los Coates for the apparent Southwest corner of said 20.24 acre tract and the Southeast corner of said 54.761-Acre Tract of land herein described;

THENCE, S 79°40'55" W (S 80°30'00" W recorded), with the said Resaca de Los Coates North Meander Line and the apparent easternmost South lot line of said

54.761-Acre Tract, a distance of 1041.21 feet to a No. 4 Rebar found at a deflection to the left of the said Resaca de Los Coates North Meander Line for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, S 54°44'55" W (S 55°34'00" W recorded), with the said Resaca de Los Coates North Meander Line and the apparent southernmost South lot line of said 54.761-Acre Tract, a distance of 349.40 feet to a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 for the apparent southernmost Southwest corner of said 54.761-Acre Tract of land herein described;

THENCE, N 06°55'55" E (N 07°45' 00" E recorded), with the apparent East lot line of said Block 17, and the apparent southernmost West lot line of said Block 141 and of said 54.761-Acre Tract, a distance of 310.70 feet to a No. 4 Rebar found for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, N 00°04'05" W (N 00°45' 00" W recorded), with the said Block 17 East lot line of, and an apparent western lot line of said Block 141 and of said 54.761-Acre Tract, a distance of 170.11 feet to a No. 4 Rebar found for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, N 85°44'05" W (N 84°55' 00" W recorded), parallel to the said Block 17 North lot line, and with the apparent South lot line of said 0.622 of an acre and the northernmost South lot line of said 54.761-Acre Tract, a distance of 87.50 feet past a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 on the said existing 100-foot drainage ditch easement East line, continuing with the northernmost South lot line of said 54.761-Acre Tract for a total distance 137.50 feet, for the apparent northernmost Southwest corner of said 54.761-Acre Tract of land herein described;

THENCE, N 04°15'55" E (N 05°05' 00" E recorded), with the said drainage ditch easement existing 100-foot centerline, and an apparent western lot line of said 54.761-Acre Tract, a distance of 1,510.00 feet past a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 on the said Stanford Road existing south right of way line, continuing for a total distance of 1,530.00 feet to a point on the said Stanford Road existing 40-foot right of way centerline for the apparent Northwest corner of said 54.761-Acre Tract of land herein described;

THENCE, S 85°44'05" E (S 84°55'00" E recorded), with the said Blocks 132 and 133 North lot line, said Stanford Road existing 40-foot Right-of-Way centerline and the apparent North lot line of said 54.761-Acre Tract, a distance of 1,413.10 feet to the said Northeast corner of said 54.761-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 54.761 acres of land, of which 0.649 of an acre lies in existing Road Right-of-Way easement and 1.733 of an acre lies in existing drainage ditch Right-of-Way easement, for a Net of 52.379 acres of land, more or less

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 03, 2026. SEE ACCOMPANIED SURVEY PLAT OF SAID 54.761-ACRE TRACT OF LAND.



Homero Luis Gutierrez

Homero Luis Gutierrez – R.P.L.S. # 2791

Date 06/10/2026

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

Signed: *[Signature]*

Signed: _____

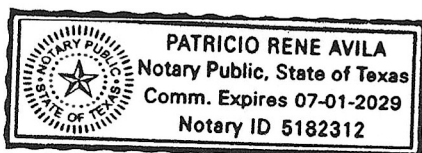
Signed: _____

THE STATE OF TEXAS

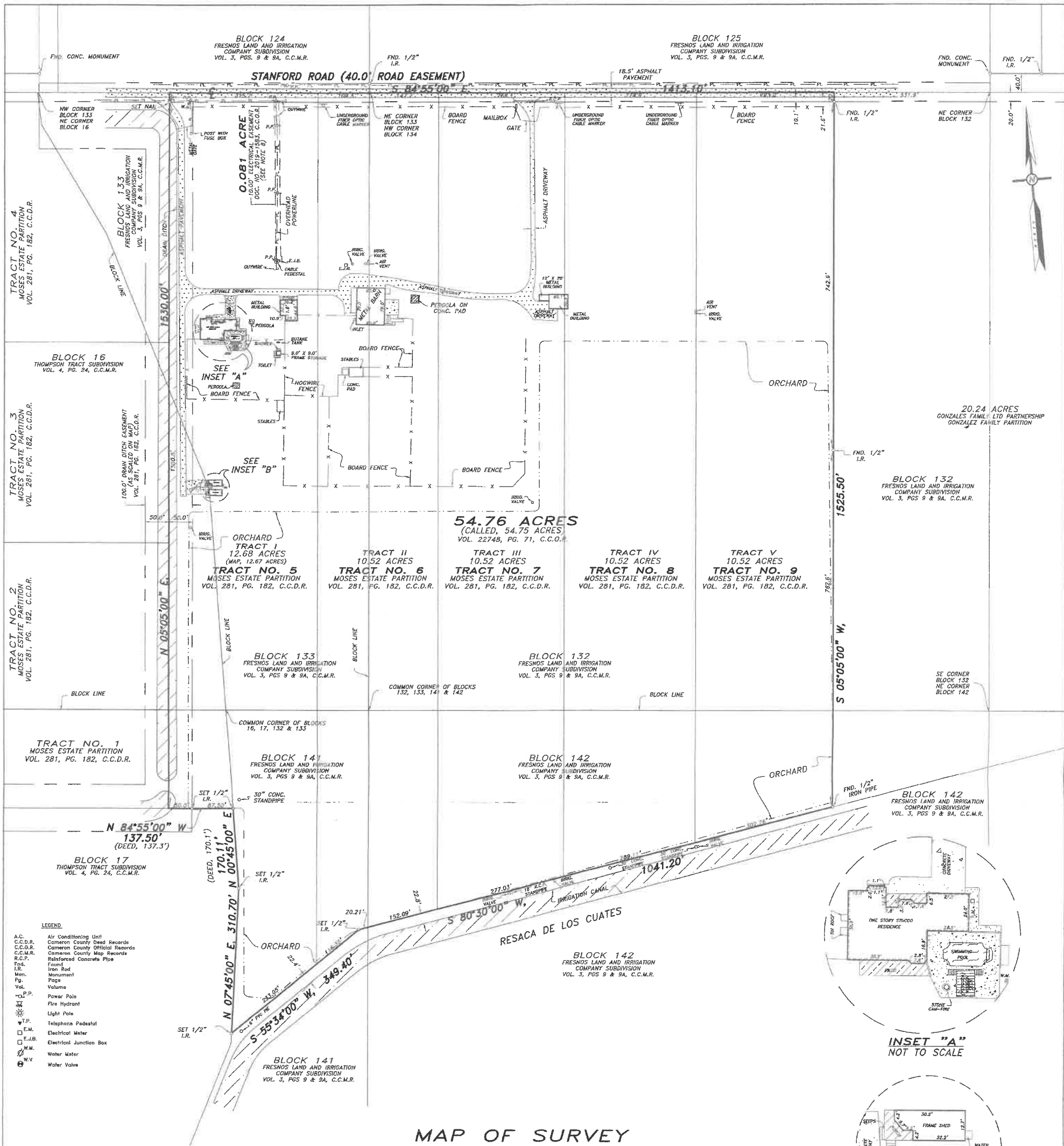
COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared Jesus A. Trevino, _____, and _____, known to me to be the persons whose names are 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 12th day of June, 2026.



[Signature]
Notary Public in and for
Hidalgo County, Texas.

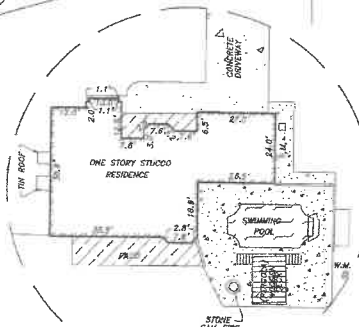


MAP OF SURVEY

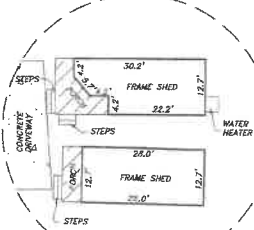
BEING 54.76 ACRES (CALLED, 54.75 ACRES) OF LAND, CONSISTING OF TRACT I (12.67 ACRES, CALLED 12.68), TRACT II (10.52 ACRES), TRACT III (10.52 ACRES), TRACT IV (10.52 ACRES) AND TRACT V (10.52 ACRES), OUT OF BLOCKS 16 AND 17, THOMPSON TRACT SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 24 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS, AND BLOCKS 132, 133, 141 AND 142, OF FRESNOS LAND & IRRIGATION COMPANY'S SUBDIVISION, OUT OF SHARE 22 OF THE ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 9 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

NOTES:

1. THIS AREA LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C04751, EFFECTIVE DATE: FEBRUARY 16, 2018.
2. ALL BEARINGS ARE BASED ON THE MAP OF FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 9 AND 9A OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
3. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CAMERON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, RECORDED IN VOLUME 532, PAGE 238 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
4. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 3889, PAGE 220 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
5. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO EAST RIO HONDO WATER SUPPLY CORP., AS RECORDED IN VOLUME 4136, PAGE 267 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
6. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CENTRAL POWER LIGHT COMPANY, AS RECORDED IN VOLUME 5579, PAGE 102 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
7. EASEMENT, RIGHTS OF WAY AND/OR AGREEMENT GRANTED TO EAST RIO HONDO WATER SUPPLY CORPORATION, AS RECORDED UNDER DOCUMENT NO. 2017-00039340 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
8. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO AEP TEXAS, INC., AS RECORDED UNDER DOCUMENT NO. 2019-1583 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (AS SHOWN).
9. ALL TERMS, CONDITIONS, EASEMENTS AND PROVISIONS, RECORDED IN VOLUME 54, PAGE 78 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).



INSET "A"
NOT TO SCALE



INSET "B"
NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 02-12-2025 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION SURVEY.

Francisco Rios
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

RIOS SURVEYING, L.L.C.
FIRM NUMBER: 10117600
221 S. OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE (956) 361-9179, FAX (956) 961-9254
EMAIL: RIOS.SURVEYING@SBCCGLOBAL.NET

SURVEYED FOR:
CS CONSTRUCTION & DEVELOPMENT CORPORATION
STEWART TITLE COMPANY FILE NO. 2532683

Date: 02-12-2025 Job No.: 2025_0100
Scale: 1"=100' DRAWN BY: EDUARDO