

ORDINANCE NO. 588

AN ORDINANCE RELEASING PROPERTY FROM THE CITY’S EXTRATERRITORIAL JURISDICTION HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF LOS FRESNOS, TEXAS, CAMERON COUNTY AND REDUCING THE BOUNDARY LIMITS OF SAID CITY SO AS TO EXCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITYS EXTRA TERRITORIAL JURISDICTION, FINDING THAT ALL REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; TERMINATING THE RIGHTS AND PRIVILEGES CONFERRED IN THE PROPERTY AND ITS INHABITANTS UPON RELEASE OF THE PROPERTY FROM THE CITY OF LOS FRESNOS; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL BOUNDARIES OF THE CITY OF LOS FRESNOS, TEXAS; AS HERETOFORE ADOPTED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A REPEALER CLAUSE.

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
Councilmember Albert Escobedo	___ For ___ Against ___ Abstained
Councilmember Andrew Gonzales	___ For ___ Against ___ Abstained
Councilmeber Juan Munoz	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Leonel Casanova Jr.	___ For ___ Against ___ Abstained

WHEREAS, Chapter 42 of the Texas Local Government Code, authorizes the release of property from the city’s Extra Territorial Jurisdiction by petition of the landowners of the territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the Texas Local Government Code 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 released from the city’s Extraterritorial Jurisdiction 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 reduced to exclude the above described territory within the city’s Extraterritorial Jurisdiction of the City of Los Fresnos, and terminating the rights and privileges conferred in the property and its inhabitants upon release of the property from the City of Los Fresnos.

SECTION 2. It is hereby declared to be the intention of the City Council that if any word phrase, clause, sentence, paragraph, or section of this Ordinance is declared to be illegal, invalid, or unconstitutional by valid judgment or decree of a court of competent jurisdiction, such adjudication shall not affect the application of any remaining word, phase, clause, sentence, paragraph, or section of this Ordinance.

SECTION 3. Any provision of any prior ordinance of the City, whether codified or uncoded, which is in conflict with any provision of this Ordinance, is hereby repealed to the extent of the conflict, but all other provisions of the ordinance of the City, whether codified or uncoded, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. 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 on this 8th day of September, 2026.

APPROVED and PASSED on the second and final reading on this 8th day of September, 2026.

Alejandro Flores, Mayor
City of Los Fresnos

ATTEST:

Jacqueline Moya, City Secretary

Landowner's Petition for Release of Area from Extraterritorial Jurisdiction

Under Sec. 42.101 et seq. of Local Government Code

To: City of Los Fresnos

Jacqueline Moya

City Secretary

520 E. Ocean Blvd.

Los Fresnos, TX 78566

(956) 233-5768

This petition is submitted to the City of Los Fresnos (the "City") under Sec. 42.102(b) by Mario A. Contreras & Brenda Contreras ("Petitioners"), the owners of certain real property located within the City's extraterritorial jurisdiction as depicted on the field notes and map attached hereto as Exhibit A and further described as:

A 1.04 ACRE TRACT BEING ALL OF LOT FOUR (4), LAURELES SOUTH SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGES 1828 A & B AND 1829 A, MAP RECORDS OF CAMERON COUNTY TEXAS, AND SAID 1.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF OLD ALICE ROAD (F.M. 1575) (120 FT. RIGHT-OF-WAY), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, SOUTH 84 DEGREES 55 MINUTES 00 SECOND EAST, A DISTANCE OF 390.52 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE WEST LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, SOUTH 05 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 116.00 FEET TO A HALF INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 390.52 FEET TO A

INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD,
FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE WEST LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, AND THE
EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD, NORTH 05 DEGREES 05 MINUTES 00
SECONDS EAST, A DISTANCE OF 116.00 FEET TO THE PLACE OF BEGINNING,
CONTAINING 1.04 ACRE OF LAND, MORE OR LESS.

Petitioner respectfully requests that the City act on this petition immediately as required by
Sec.

42.105(c) of the Local Government Code. If the City fails to do so, the Property will be
released by operation of law under Sec. 42.105(d) of the Local Government Code.

Respectfully submitted this 20 day of August, 2026.

Mario A. Contreras and Brenda Contreras

By:

Name: Mario A. Contreras

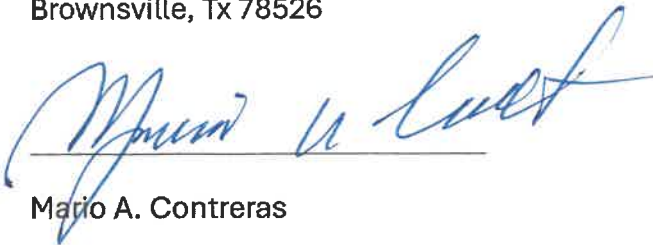
DOB: 01/18/1967

Title: Owner

Phone: (956)-466-4127

Address: 1577 Pinion Dr.

Brownsville, Tx 78526



Mario A. Contreras

Name: Brenda Contreras

DOB: 05/26/1973

Title: Owner

Phone: (956) 466-4127

Address: 1577 Pinion Dr

Brownsville, Tx 78526



Brenda Contreras

METES & BOUNDS

1.04 ACRE

A 1.04 ACRE TRACT BEING ALL OF LOT FOUR (4), LAURELES SOUTH SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGES 1828 A & B AND 1829 A, MAP RECORDS OF CAMERON COUNTY TEXAS, AND SAID 1.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG THE SOUTH LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 390.52 FEET TO A INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE WEST LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, AND THE EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD, NORTH 05 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 116.00 TO THE PLACE OF BEGINNING, CONTAINING 1.04 ACRE OF LAND, MORE OR LESS.



ENRIQUE CORONA JR. R.P.L.S. #4462



METES AND BOUNDS DESCRIPTION

A 1.04 ACRE TRACT BEING ALL OF LOT FOUR (4), LAURELES SOUTH SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGES 1828 A & B AND 1829 A, MAP RECORDS OF CAMERON COUNTY TEXAS, AND SAID 1.04 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG THE NORTH LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, SOUTH 84 DEGREES 55 MINUTES 00 SECOND EAST, A DISTANCE OF 380.52 FEET TO A HALF INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

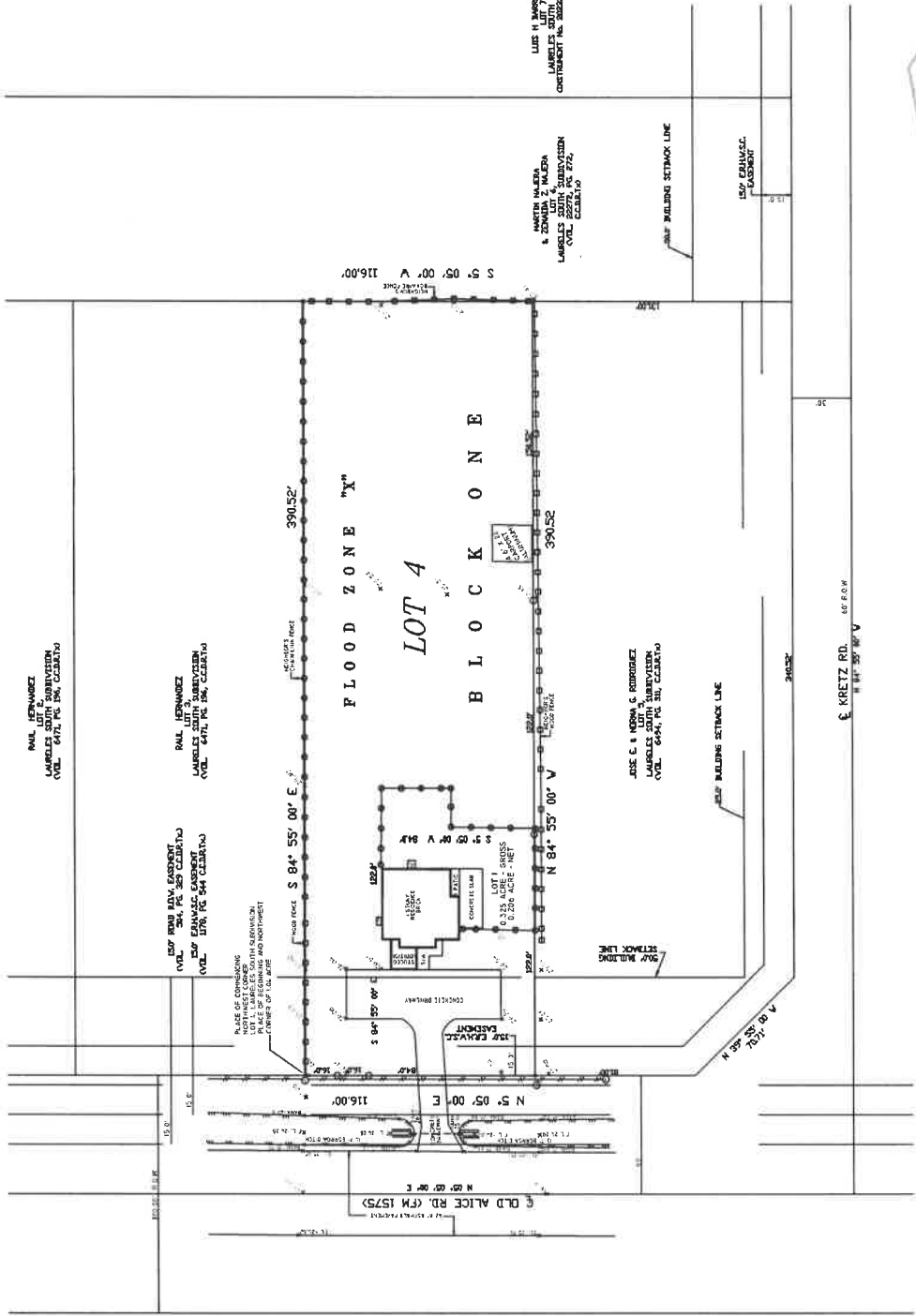
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THENCE ALONG THE WEST LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, AND THE EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD, NORTH 05 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 116.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.04 ACRE OF LAND, MORE OR LESS.



SCALE: 1" = 40'



LUIS H. JANCERA, JR.
LAURELES SOUTH SUBDIVISION
CABINET NO. 1828/1829A

MARTIN H. JANCERA
& JENNIFER Z. JANCERA
LAURELES SOUTH SUBDIVISION
CABINET NO. 1828/1829A

JOSIE C. & MARGA C. KREITZ
LOT 4, LAURELES SOUTH SUBDIVISION
CABINET NO. 1828/1829A



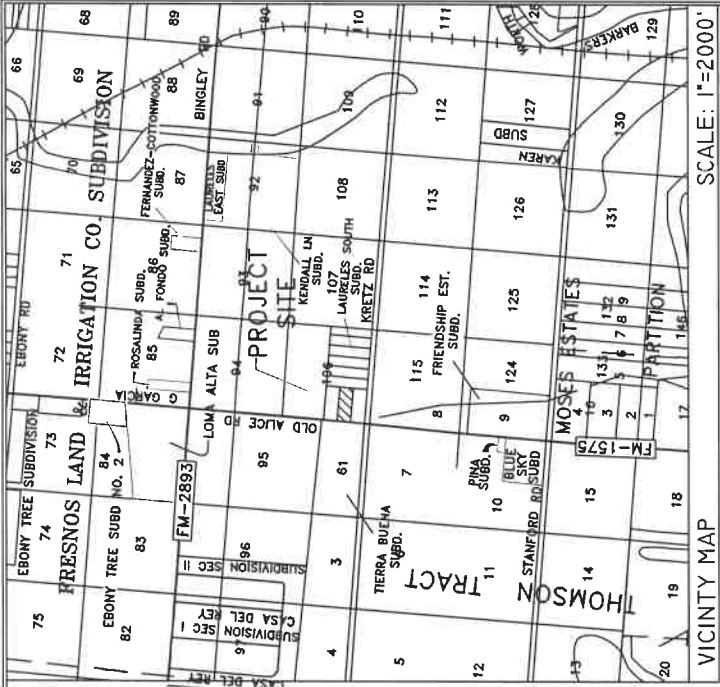
Enrique Corona Jr.

CORONA

ENGINEERING/SURVEYING CO.
CITY OF LOS ANGELES, CALIFORNIA
654 N. ST. CHARLES STREET
LOS ANGELES, CALIFORNIA 90012
TEL: (213) 551-1111
FAX: (213) 551-1111

PRELIMINARY PLAT
OF
PRAIRE WIND TRAIL ESTATES
BEING ALL OF LOT FOUR (4), LAURELES SOUTH SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGES 1828 A & B AND 1829 A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FOR: MARIO A. CONTRERAS AND BRENDA CONTRERAS
31453 OLD ALICE ROAD (FM 1575),
LOS FRESNOS, TEXAS 78566
(956) 466-4127
DATE: 5/24/2025



VICINITY MAP

SCALE: 1" = 2000'

NOTE:
1.) EAST OLD ALICE ROAD WATER SUPPLY HAS AN EXISTING 6" WATER LINE ON THE WEST SIDE OF OLD ALICE ROAD.

2.) SETBACKS

FRONT: 25.0'

BACK/REAR: 10.0'

3.) BUILDINGS SHALL COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.
4.) LOT ONE IS FOR COMMERCIAL USE ONLY. LOTS TWO AND THREE ARE FOR RESIDENTIAL USE ONLY. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THE LOT AREA SHALL BE MAINTAINED IN A MANNER THAT DOES NOT CAUSE A HAZARD TO THE ADJACENT PROPERTY. THE LOT AREA SHALL BE MAINTAINED IN A MANNER THAT DOES NOT CAUSE A HAZARD TO THE ADJACENT PROPERTY. THE LOT AREA SHALL BE MAINTAINED IN A MANNER THAT DOES NOT CAUSE A HAZARD TO THE ADJACENT PROPERTY.

5.) THIS SUBDIVISION LIES IN FLOOD ZONE "X" (AREAS OF ANNUAL FLOODING) AS PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY PANEL NO. 4806100017, EFFECTIVE FEBRUARY 15, 2018.

6.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE THE CENTER LINE OF STREET OR 1' ABOVE NATURAL GRADE, WHICHEVER IS GREATER. ELEVATION OF FINISHED FLOOR SHALL BE MAINTAINED AT ALL TIMES.

7.) FINISHED FLOOR ELEVATION SHALL BE MAINTAINED AT ALL TIMES. FINISHED FLOOR ELEVATION SHALL BE MAINTAINED AT ALL TIMES. FINISHED FLOOR ELEVATION SHALL BE MAINTAINED AT ALL TIMES.

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