

**ORDINANCE NO. 566**

**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 Juan Munoz	___ For ___ Against ___ Abstained
Mayor Pro-Tem Gabriela Fernandez	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Terry Vinson	___ 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 “A1”)

**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 \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED and PASSED on the second and final reading on this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Alejandro Flores, Mayor  
City of Los Fresnos

ATTEST:

---

Jacqueline Moya, City Secretary

**RELEASE OF AREA BY PETITION OF LANDOWNER FROM  
EXTRATERRITORIAL JURISDICTION**

TO THE MAYOR OF THE CITY OF LOS FRESNOS, TEXAS

We the undersigned owners of the hereinafter described tract of land do hereby petition your honorable body for removal of said land from the current City of Los Fresnos Extraterritorial Jurisdiction (ETJ) limits under the authority granted in the Texas Local Government Code, Chapter 42, Subsection 42.102, the following described territory, to wit:

**METES & BOUNDS DESCRIPTION**

Being 1.18 acres of land out of Block 111, Fresnos Land and Irrigation Company Subdivision in Shares 12 and 22 Espiritu Santo Grant, recorded in Volume 3, Pages 9 and 9A, Map Records of Cameron County, Texas; said 1.18 acre of land being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron pin for the northwest corner of Block 111, Fresnos Land and Irrigation Company Subdivision and being in the centerline of Kretz Road (40-foot overall right-of-way)(X=1319473.0486, Y=16563343.5081, Texas State Plane Coordinate System, South Zone, NAD83); Thence east along the north boundary of Block 111 and along the centerline of Kretz Road, South 85 degrees 43 minutes 16 seconds East (S 84° 55' E Plat) a distance of 139.87 feet to a point in the center of Kretz Road; Thence leaving the north boundary of Block 111 and leaving the centerline of Kretz Road, South 03 degrees 58 minutes 06 seconds West a distance of 20.00 to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" found in the south right-of-way of Kretz Road, for the **POINT OF BEGINNING** and the northwest corner of the tract herein described (X=1319611.1446, Y=16563313.1205, Texas State Plane Coordinate System, South Zone, NAD83);

**Thence**, along the north line of said 1.18 acre tract said line also being the south right-of-way for Kretz Road, South 85 degrees 43 minutes 16 seconds East (S 84° 55' E Plat) a distance of 213.84 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" for the northeast corner of the tract herein described;

**Thence**, leaving the south right-of-way of Kretz road and along the east line of said 1.18 acre tract also being the west right-of-way line of Union Pacific Railroad South 04 degrees 07 minutes 28 seconds West (S 04° 55' W Plat) a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719", continuing a total distance of 186.40 to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" for a point in the east line;

**Thence**, continuing on the east line of said 1.18 acre tract also being the west right-of-way line of Union Pacific Railroad South 04 degrees 06 minutes 44 seconds West a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" for the southeast corner of the tract herein described;

**Thence**, along the south line of said 1.18 acre tract North 85 degrees 43 minutes 16 seconds West a distance of 213.84 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" for the southwest of the tract herein described;

**Thence**, along the west line of said 1.18 acre tract North 04 degrees 06 minutes 44 seconds East a distance of 53.00 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" for a point in the west line;

**Thence**, continuing along the west line of said 1.18 acre tract North 04 degrees 07 minutes 28 seconds East a distance of 166.40 feet to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719", continuing a total distance of 186.40 to a 1/2-inch iron rod with plastic cap stamped "MEDINA 5719" to the **POINT OF BEGINNING**, containing 1.18 acres of land more or less in these Metes and Bounds.

We certify that this petition is signed by each person or entity having an interest in said land.

**LAND OWNERS**

By: Victor L. Lopez By: Diana A. Gonzalez

Printed Name: VICTOR L. GONZALEZ Printed Name: DIANA A. GONZALEZ

Date: 2-26-2025 Date: 2-26-2025

D.O.B.: 4-15-53 D.O.B.: 10-27-52

Place of Residence

33952 Kretz Road  
Los Fresnos, Texas 78566

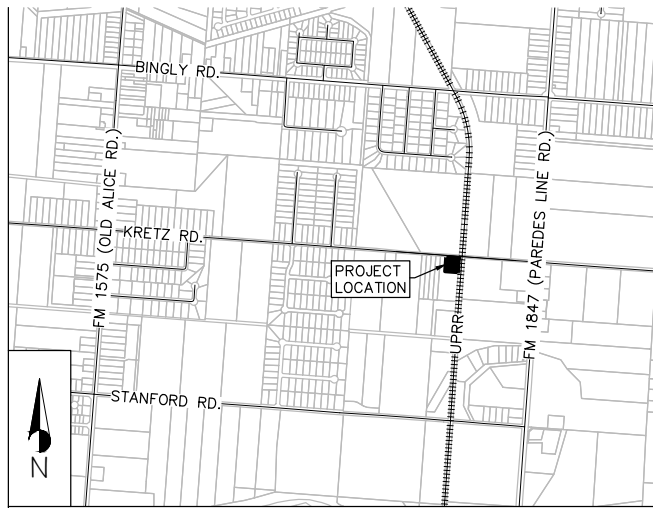
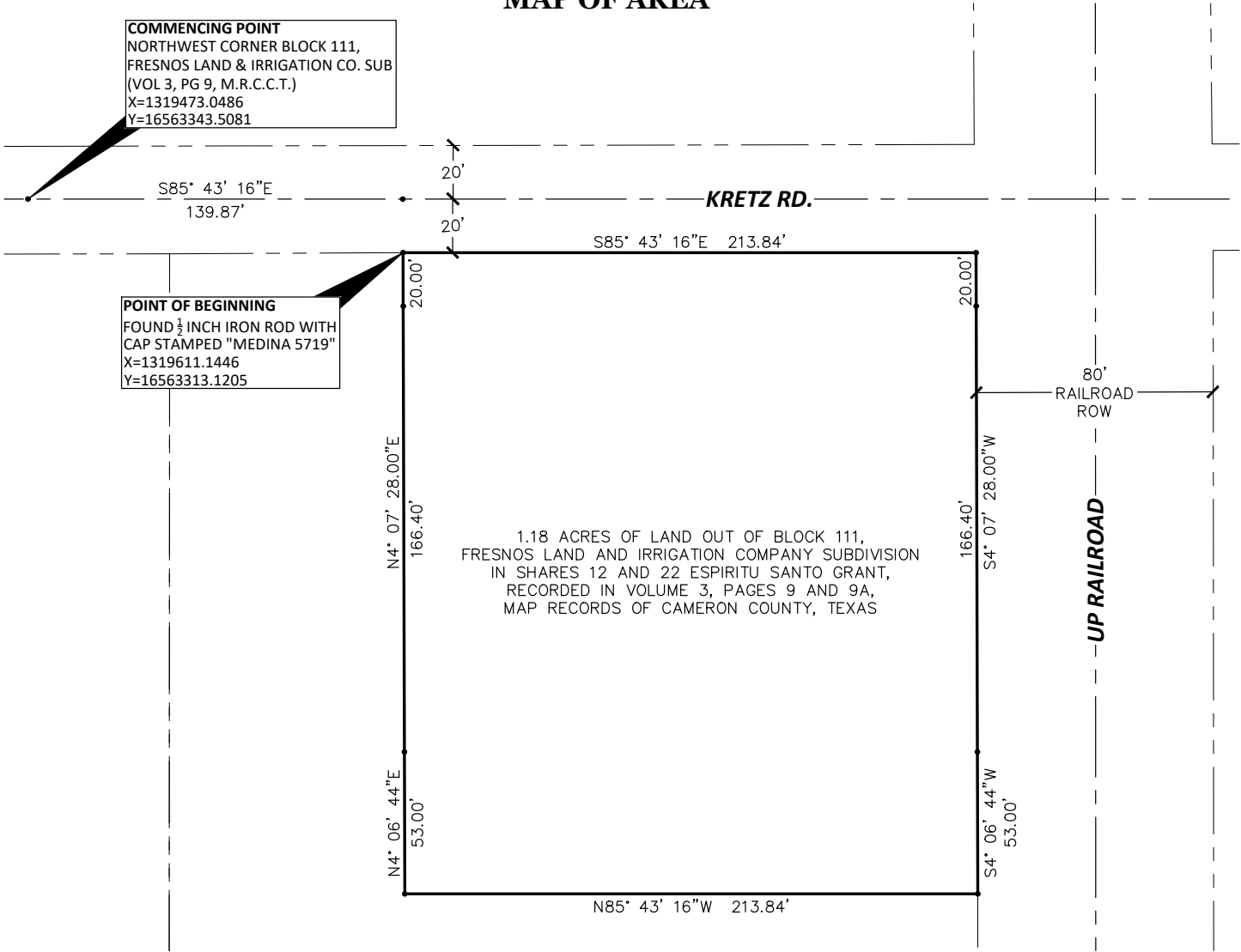
# EXHIBIT A

Map of Area

# MAP OF AREA

**COMMENCING POINT**  
 NORTHWEST CORNER BLOCK 111,  
 FRESNOS LAND & IRRIGATION CO. SUB  
 (VOL 3, PG 9, M.R.C.C.T.)  
 X=1319473.0486  
 Y=16563343.5081

**POINT OF BEGINNING**  
 FOUND ½ INCH IRON ROD WITH  
 CAP STAMPED "MEDINA 5719"  
 X=1319611.1446  
 Y=16563313.1205



VICINITY MAP

# EXHIBIT B

Latest Survey & Original Deeds

**FLOOD ZONE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480101, PANEL NO. 0475, SUFFIX "F", REVISED FEBRUARY 16, 2018.

**SURVEYOR CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND, THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE IS NO VISIBLE OVERLAPPING, APPARENT CONFLICT, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



JOSE D. MEDINA, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5719

19 November 2024  
DATE

**BOUNDARY SURVEY OF:**

0.26 ACRE OUT OF A 23.195 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-35434, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS FILED 28 SEPTEMBER 2023 AND BEING OUT OF BLOCK 111, FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, RECORDED IN VOLUME 3, PAGES 9 AND 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS

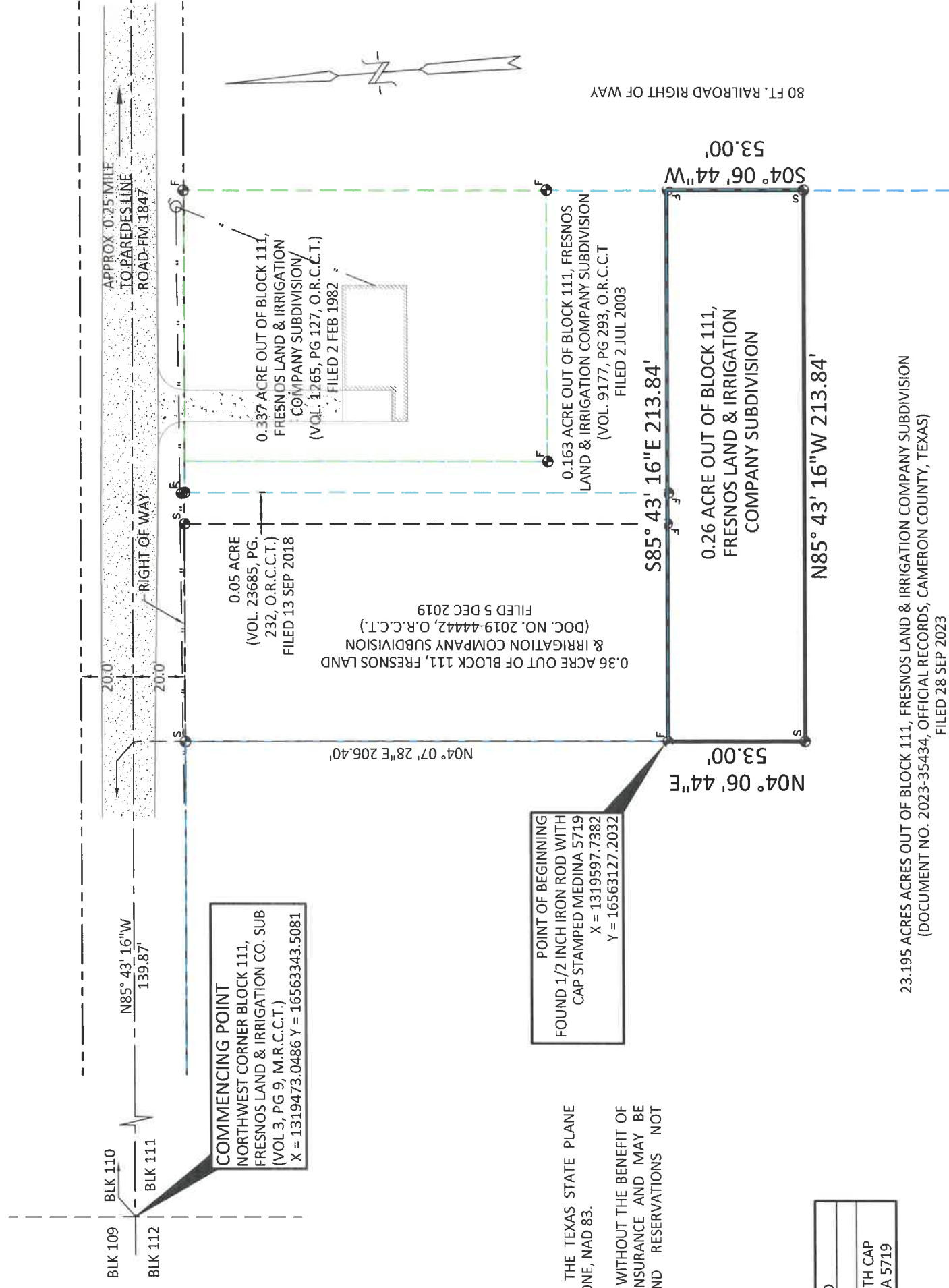
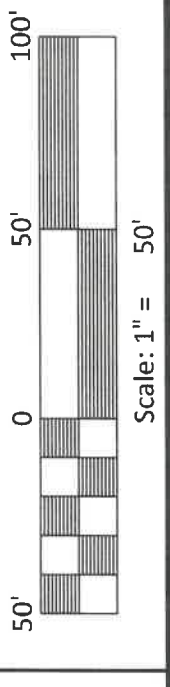
FOR: VICTOR L. GONZALEZ AND DIANA A. GONZALEZ

**FERRIS, FLINN & MEDINA, LLC**  
ENGINEERS SURVEYORS  
1405 N. STUART PLACE ROAD  
PALM VALLEY, TEXAS 78552  
PHONE (956) 364-2236 FAX (956) 364-1023

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
FIRM REGISTRATION NO. 1 00370-00 TEXAS BOARD OF PROFESSIONAL ENGINEERS  
FIRM REGISTRATION NO. F-997

1" = 50' DRAWN BY: JDM 19 NOVEMBER 2024 JOB NO: 1157-005  
CREW: FRANK SALINAS / NICK CANTU

LATITUDE: N 26° 06' 01.8" LONGITUDE: W 97° 28' 40.1"



**GENERAL NOTES**

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY BE SUBJECT TO EASEMENTS AND RESERVATIONS NOT REFLECTED HEREON.

LEGEND

	IRON ROD FOUND
	NAIL FOUND
	IRON ROD SET WITH CAP
	STAMPED MEDINA 5719

23.195 ACRES OUT OF BLOCK 111, FRESNOS LAND & IRRIGATION COMPANY SUBDIVISION (DOCUMENT NO. 2023-35434, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS) FILED 28 SEP 2023



The State of Texas,  
County of CAMERON

3073

Know All Men by These Presents:

That PROTACIO ABREGO, JR., not joined herein by my wife, as the property conveyed herein constitutes no part of our homestead,

of the County of Los Angeles State of California for and in consideration  
of the sum of Ten and No/100-----

and the love and affection towards my son-in-law and daughter \_\_\_\_\_ DOLLARS  
to me in hand paid by Victor L. Gonzalez and wife, Diana A. Gonzalez

~~and follow~~

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
Victor L. Gonzalez and wife, Diana A. Gonzalez

of the County of Cameron State of Texas all that certain  
tract, piece or parcel of land situated in the County of Cameron, State of Texas,  
to-wit:

0.337 acre tract out of a Tract No. 6, containing 4.965 Acres; said 4,965 acre tract  
being a portion of a 33.3 acre tract in Blocks 111, 112 and 128, Fresno Land and  
Irrigation Co. Subdivision, Share 22, Espiritu Santo Grant, Cameron County, Texas;  
said 0.337 Acre Tract being more particularly described as follows:

From an iron pin for the Northwest corner of Block 111; thence, along the North line  
of Block 111, S 84° - 55' E, a distance of 248.67 feet to a point; thence, S 4° - 55'  
W, a distance of 20.0 feet to an iron pin on the south right-of-way line of a 40.0 foot  
road and the Point of Beginning of this Tract;

Thence, along the south right-of-way line of a 40.0 ft. road, S 84° - 55' E, a distance  
of 105.0 feet to an iron pin on the west right-of-way line of the Southern Pacific  
Railroad;

Thence, along the west right-of-way line of the Southern Pacific Railroad, S 4° - 55'  
W, a distance of 140.0 feet to an iron pin for the southeast corner of this tract;

Thence, along the south line of this tract, N 84° - 55' W, a distance of 105.0 feet to  
an iron pin for the southwest corner of this tract;

-over-

AD 12502-352

Thence, along the west line of this tract and 105.0 feet west of and parallel to the west right-of-way line of the Southern Pacific Railroad, N 4° - 55' E, a distance of 140.0 feet to THE PLACE OF BEGINNING;

Containing 0.337 acre of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Victor L. Gonzalez and wife, Diana A. Gonzalez, themselves, their

heirs and assigns forever and do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Victor L. Gonzalez and wife, Diana A. Gonzalez, themselves, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Lynwood, California  
this 29th. day of December, 19 81.

*Protacio Abrego, Jr.*  
Protacio Abrego, Jr.

Witness at request of Grantor:

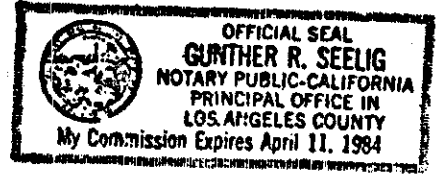
\_\_\_\_\_  
\_\_\_\_\_

NOTARY PUBLIC

NOTARY PUBLIC

CALIFORNIA SINGLE ACKNOWLEDGMENT

THE STATE OF ~~TEXAS~~  
COUNTY OF LOS ANGELES



BEFORE ME, the undersigned authority, on this day personally appeared  
Protacio Abrego, Jr.

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19<sup>th</sup> day of JANUARY A.D. 19 82

(L.S.)

My Commission Expires: APRIL 11, 1984

*Gunther R. Seelig*  
Notary Public in and for the State of Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

Notary Public in and for the State of Texas

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_

Notary Public in and for the State of Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for

record in my office on the day of , A. D. 19 at o'clock M.,

and was duly recorded by me on the day of A. D. 19

in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By \_\_\_\_\_, Deputy.

3073

Warranty Deed

FROM

TO

FILED FOR RECORD

This day of \_\_\_\_\_ A.D. 19

At o'clock \_\_\_\_\_ M. \_\_\_\_\_ County Clerk

1265-130

RECORDED  
 BY JOE G. RIVERA  
 CLERK OF CLERK DEPUTY  
 FEB 2 9 04 AM '82  
 FILED ON RECORD  
 COUNTY CLERK  
 DEPUTY

This instrument should be filed immediately with the County Clerk for Record.

Mr. Victor L. Gandy  
P.O. Box 33

The Office Company/Publishers, Dallas  
Olivette, Susan  
7001 785-75

STATE OF TEXAS  
COUNTY OF CAMERON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and page of the named RECORDS of Cameron County, Texas as stamped hereon by me.



Joe S. Rivera  
County Clerk  
Cameron County, Texas

FEB 3 1982

**GIFT WARRANTY DEED****Date:** June 26, 2003**Grantor:** PROTACIO S. ABREGO**Grantor's Mailing Address (including county):**

P.O. Box 1886  
 Los Fresnos, Texas 78566 (Cameron County)

**Grantee:** VICTOR L. GONZALEZ and wife, DIANA A. GONZALEZ**Grantee's Mailing Address (including county):**

P.O. Box 1886  
 Los Fresnos, Texas 78566 (Cameron County)

**Consideration:** The Love and affection Grantor holds for Grantee.**Property (including improvements):**

Being a 0.163-Acre Tract of land more or less, out of a certain Tract No. 6, containing 4.965 acres; said 4.965-acre tract in Block One Hundred Eleven (111) and One Hundred Twelve (112) and One Hundred Twenty-Eight (128), Fresnos Land and Irrigation Company Subdivision, Share 22, Espiritu Santo Grant, Cameron County, Texas; said 0.163-Acre Tract being more particularly located and described as follows:

COMMENCING, at the Northwest corner of Block 111, thence along the North line of Block 111, South 84 deg. 55 min. East, a distance of 236.83 feet to a point, and South 4 deg. 55 min. West, a distance of 20 feet to the South right-of-way of said Kretz Road (40ft. R. O. W.) for the Northwest corner and PLACE OF BEGINNING of the Tract herein described:

1. THENCE, along the Western Boundary of this tract South 4 deg. 55 min. West, a distance of 186.40 feet to the Southwest Corner of this Tract.
2. THENCE, along South Boundary of this tract South 84 deg. 55 min. East, distance of 116.84 feet to the West right-of-way of the Southern Pacific Railroad for the Southeast corner of this Tract.
3. THENCE, along the Eastern Boundary of this tract and the West right-of-way of the Southern Pacific Railroad North 4 deg. 55 min. East, a distance of 46.40 feet to a one-half inch diameter iron rod found for the Southeast Corner of a 0.337 acre tract is as recorded in Volume 999, Page 133, of the Deed of Trust Records of Cameron County, Texas and a corner of this Tract.
4. THENCE, along the South Boundary of said 0.337 acre tract North 84 deg. 55 min. West, a distance of 105.00 feet to a one-half inch diameter iron rod found for the Southwest Corner of said 0.337 acre tract and a corner of this Tract.
5. THENCE, along the West Boundary of said 0.337 acre tract North 4 deg. 55 min. East, a distance of 140.00 feet to a one-half inch diameter iron rod found along the South right-of-way of said Kretz Road for the Northwest Corner of said 0.337 acre tract and a corner of this Tract.
6. THENCE, along the South right-of-way of said Kretz Road North 84 deg. 55 min. West, a distance of 11.84 feet to the PLACE OF BEGINNING.

CONTAINING, 0.163 acre of land, more or less.



Doc 00035724 BR 9177 Vol PA  
00035724 DR 9177 295

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Jul 02, 2003 at 04:52p

Document Number: 00035724

By  
Yazmin Hernandez  
Joe G Rivera, County Clerk  
Cameron County

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

# Cameron County

Sylvia Garza-Perez  
Cameron County Clerk  
Brownsville, Texas

---

Document Number: 2018-33574

Recorded As : ELECTRONIC RECORDING

Recorded On: September 13, 2018  
Recorded At: 03:32:30 pm  
Number of Pages: 4  
Book-VI/Pg: Bk-OR VI-23685 Pg-232  
Recording Fee: \$44.00

Parties:

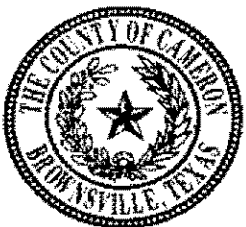
Direct-  
Indirect-

Receipt Number: 876322  
Processed By: Amanda Barbosa

---

\*\*\*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.

A handwritten signature in cursive script, appearing to read "Sylvia Garza-Perez".



EDWARDS ABSTRACT

Counters  
32151000

**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.**

**General Warranty Gift Deed**

**Date:** September 10, 2018

**Grantor:** Protacio S. Abrego a/k/a Protacio Abrego, Jr.

**Grantor's Mailing Address:**

Protacio S. Abrego a/k/a Protacio Abrego, Jr.  
33845 Stanford Rd.  
Los Fresnos, TX 78566

**Grantee:** Victor L. Gonzalez and wife, Diana A. Gonzalez

**Grantee's Mailing Address:**

Victor L. Gonzalez and wife, Diana A. Gonzalez  
P. O. Box 1886  
33952 Kretz Rd.  
Los Fresnos, TX 78566

**Consideration:** Love of, and affection for, Grantee.

**Property (including any improvements):** Being a 0.05 Acre of Land out of a Block One Hundred Eleven (111), Fresnos Land & Irrigation Company Subdivision in Shares 12 and 22, Espiritu Santo Grant, recorded in Volume 3, Page 9 and 9-A, Map Records of Cameron County, Texas; said 0.05 Acre Tract of land being more particularly described by metes and bounds on attached Exhibit "A".

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

1. Any and all easements, conditions, and restrictions, if any, and all outstanding oil, gas, mineral and/or royalty reservations and/or interests, if any, relating to the hereinabove described real property, to the extent, and only to the extent, that the same remain in force and effect, shown of record in the office of the County Clerk of Cameron County, Texas, and all easements apparent upon the ground.
2. ANY CLAIM OR ALLEGATION THAT THE LAND, DESCRIBED HEREIN WAS CONVEYED IN VIOLATION OF V.A.T.C LOCAL GOVERNMENT CODE, SECTIONS 212.004, ET SEQ, OR 232.001, ET SEQ, OR IN VIOLATION OF ANY COUNTY OR MUNICIPAL ORDINANCE AFFECTING SUBDIVISIONS, OR ANY LOSS OF USE OF THE LAND BY REASON THEREOF.
3. Taxes for the year 2018, which Grantee has agreed to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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.

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

**This instrument was prepared based on information furnished by the parties, and no independent title search has been made.**

Protacio S. Abrego Jr  
Protacio S. Abrego a/k/a Protacio Abrego, Jr.

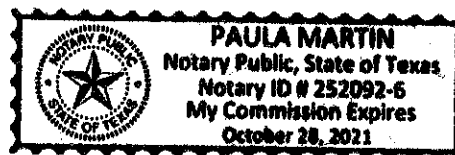
STATE OF TEXAS )

COUNTY OF CAMERON )

This instrument was acknowledged before me on September 13, 2018, by Protacio S. Abrego a/k/a Protacio Abrego, Jr.

Paula Martin  
Notary Public, State of Texas  
My commission expires: 10-28-2021

PREPARED IN THE OFFICE OF:  
Rountree Law Firm  
222 East Van Buren, Suite 101  
HARLINGEN, TX 78550-6804



AFTER RECORDING RETURN TO:  
Victor L. Gonzalez and wife, Diana A. Gonzalez  
P. O. Box 1886  
33952 Kretz Rd.  
Los Fresnos, TX 78566

Exhibit A

**METES AND BOUNDS  
0.05 ACRE OUT OF BLOCK 111, FRESNONS LAND & IRRIGATION**

**BEING 0.05 Acre of Land** out of a Block One Hundred Eleven (111), Fresno Land & Irrigation Company Subdivision in Shares 12 and 22, Espiritu Santo Grant, recorded in Volume 3, Page 9 and 9-A, Map Records of Cameron County, Texas; said 0.05 Acre Tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the Northwest corner of Block 111, Fresno Land & Irrigation Company Subdivision and being the Centerline of Kretz Road (Having 40 Feet of Right of way); (Having coordinate values of  $X = 1319473.0486$   $Y = 16563343.5081$  based on the Texas State Plane Coordinate System, South Zone, NAD83);

**THENCE** along the north boundary of Block One Hundred Eleven (111) and along the Centerline of Kretz Road, **South 85 Deg 43 Min. 16 Sec. East** (S 84° 55' E-Plat) a distance of **224.83 Feet** to a point;

**THENCE** leaving the North boundary of Block 111 and leaving the Centerline of Kretz Road, **South 04 Deg. 06 Min. 44 Sec. West** (S 04° 55' W-Plat) a distance of **20.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 set on the South Right of way of Kretz Road, for the Northwest corner and **POINT OF BEGINNING** of the tract herein described; (Having coordinate values of  $X = 1319695.8178$   $Y = 16563306.7852$  based on the Texas State Plane Coordinate System, South Zone, NAD83);

1) **THENCE** along the South Right of way of a Kretz Road, **South 85 Deg. 43 Min. 16 Sec. East** (S 84° 55' E-Plat) a distance of **12.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 set on the Northwest corner of a 0.163 Acre Tract of land recorded in Volume 9177, Page 293, Official Records of Cameron County, Texas; from which a 1/2 inch iron rod found bears N 09° 05' 29" W a distance of 1.08 Feet, for the Northeast corner of the tract herein described;

2) **THENCE** leaving the South Right of way of Kretz Road and along the west boundary of the 0.163 Acre Tract, **South 04 Deg. 06 Min. 44 Sec. West** a distance of **186.40 Feet** to a point being the Southwest corner of the 0.163 Acre Tract from which a 1/2 inch iron rod found bears S 32° 22' 24" West a distance of 0.57 Feet, for the Southeast corner of the tract herein described;

3) **THENCE** leaving the West boundary of the 0.163 Acre Tract, **North 85 Deg. 43 Min. 16 Sec. West** a distance of **12.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;

4) **THENCE North 04 Deg. 06 Min. 44 Sec. East** a distance of **186.40 feet** to the **POINT OF BEGINNING**; Containing 0.05 Acre of land within these metes and bounds.

Basis of bearings as per the Texas State Place Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds. All dimensions are feet and decimals thereof.

*PSA*

**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.**

**General Warranty Deed**

**Date:** November 13, 2019

**Grantor:** Protacio S. Abrego a/k/a Protacio Abrego, Jr.

**Grantor's Mailing Address:**

Protacio S. Abrego a/k/a Protacio Abrego, Jr.  
33845 Stanford Rd.  
Los Fresnos, TX 78566

**Grantee:** Victor L. Gonzalez and wife, Diana A. Gonzalez

**Grantee's Mailing Address:**

Victor L. Gonzalez and wife, Diana A. Gonzalez  
P. O. Box 1886  
33952 Kretz Rd.  
Los Fresnos, TX 78566

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** BEING 0.36 Acre of Land out of a Block One Hundred Eleven (111), Fresnos Land & Irrigation Company Subdivision in Shares 12 and 22, Espiritu Santo Grant, recorded in Volume 3, Page 9 and 9-A, Map Records of Cameron County, Texas; and being out of the remainder of a 33.30 Acre Tract recorded in Volume 317, Page 387, Deed Records, Cameron County, Texas; said 0.36PLOT Acre Tract of land being more particularly described by metes and bounds on attached Exhibit "A".

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

1. Any and all easements, conditions, and restrictions, if any, and all outstanding oil, gas, mineral and/or royalty reservations and/or interests, if any, relating to the hereinabove described real property, to the extent, and only to the extent, that the same remain in force and effect, shown of record in the office of the County Clerk of Cameron County, Texas, and all easements apparent upon the ground.
2. ANY CLAIM OR ALLEGATION THAT THE LAND, DESCRIBED HEREIN WAS CONVEYED IN VIOLATION OF V.A.T.C LOCAL GOVERNMENT CODE, SECTIONS 212.004, ET SEQ, OR 232.001, ET SEQ, OR IN VIOLATION OF ANY COUNTY OR MUNICIPAL ORDINANCE AFFECTING SUBDIVISIONS, OR ANY LOSS OF USE OF THE LAND BY REASON THEREOF.

3215.9091

3. Taxes for the year 2019, which Grantee has agreed to pay.

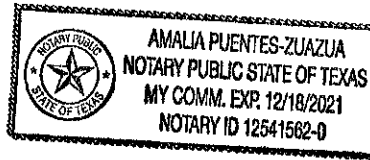
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

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

**This instrument was prepared based on information furnished by the parties, and no independent title search has been made.**

Protacio S. Abrego  
Protacio S. Abrego a/k/a Protacio Abrego, Jr.

STATE OF TEXAS )  
COUNTY OF Williamson )



This instrument was acknowledged before me on December 2, 2019, by Protacio S. Abrego a/k/a Protacio Abrego, Jr.

Amalia Puentes-Zuazua  
Notary Public, State of Texas  
My commission expires: 12.18.21

PREPARED IN THE OFFICE OF:  
Rountree Law Firm  
222 East Van Buren, Suite 101  
HARLINGEN, TX 78550-6804

AFTER RECORDING RETURN TO:  
Victor L. Gonzalez and wife, Diana A. Gonzalez  
P. O. Box 1886  
33952 Kretz Rd.  
Los Fresnos, TX 78566

Exhibit "A"

**METES AND BOUNDS**  
**0.36 ACRE OUT OF BLOCK 111, FRESNOS LAND & IRRIGATION**

BEING 0.36 Acre of Land out of a Block One Hundred Eleven (111), Fresno Land & Irrigation Company Subdivision in Shares 12 and 22, Espiritu Santo Grant, recorded in Volume 3, Page 9 and 9-A, Map Records of Cameron County, Texas; and being out of the remainder of a 33.30 Acre Tract recorded in Volume 317, Page 387, Deed Records, Cameron County, Texas; said 0.36 PLOT Acre Tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at the Northwest corner of Block 111, Fresno Land & Irrigation Company Subdivision and being the Centerline of Kretz Road (Having 40 Feet of Right of way); (Having coordinate values of X = 1319473.0486 Y = 16563343.5081 based on the Texas State Plane Coordinate System, South Zone, NAD83);

**THENCE** along the north boundary of Block One Hundred Eleven (111) and along the Centerline of Kretz Road, **South 85 Deg 43 Min. 16 Sec. East** (S 84° 55' E-Plat) a distance of **139.83 Feet** to a point;

**THENCE** leaving the North boundary of Block 111 and leaving the Centerline of Kretz Road, **South 04 Deg. 06 Min. 44 Sec. West** (S 04° 55' W-Plat) a distance of **20.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 set on the South Right of way of Kretz Road, for the Northwest corner and **POINT OF BEGINNING** of the tract herein described; (Having coordinate values of X = 1319611.0548 Y = 16563313.1270 based on the Texas State Plane Coordinate System, South Zone, NAD83);

1) **THENCE** along the South Right of way of a Kretz Road, **South 85 Deg. 43 Min. 16 Sec. East** (S 84° 55' E-Plat) a distance of **85.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 found for the Northwest corner of a 0.05 Acre Tract of land recorded in Volume 23685, Page 232, Official Records of Cameron County, Texas, for the Northeast corner of the tract herein described;

2) **THENCE** leaving the South Right of way of Kretz Road and along the west boundary of the 0.05 Acre Tract, **South 04 Deg. 06 Min. 44 Sec. West** a distance of **186.40 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 found and being the Southwest corner of the 0.163 Acre Tract, for the Southeast corner of the tract herein described;

3) **THENCE** leaving the West boundary of the 0.05 Acre Tract, **North 85 Deg. 43 Min. 16 Sec. West** a distance of **85.00 Feet** to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;

4) **THENCE** **North 04 Deg. 06 Min. 44 Sec. East** a distance of **186.40 feet** to the **POINT OF BEGINNING**; Containing 0.36 Acre of land within these metes and bounds.

Basis of bearings as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds. All dimensions are feet and decimals thereof.

**Cameron County  
Sylvia Garza-Perez  
Cameron County Clerk**

---

**Instrument Number:** 44442

eRecording - Real Property

Recorded On: December 05, 2019 11:25 AM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$44.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 44442  
Receipt Number: 20191205000063  
Recorded Date/Time: December 05, 2019 11:25 AM  
User: Amanda B  
Station: cclerk19\_12

**Record and Return To:**

ERX  
  
DALLAS TX



**STATE OF TEXAS  
COUNTY OF CAMERON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.**

Sylvia Garza-Perez  
Cameron County Clerk  
Cameron County, TX

GF# 80003102

EDWARDS ABSTRACT

**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.**

**General Warranty Deed**

**Date:** December 13, 2024

**Grantor:** MAEBEA LAND HOLDINGS, LLC., A TEXAS LIMITED LIABILITY COMPANY

**Grantor's Mailing Address:** MAEBEA LAND HOLDINGS, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
5454 Lamplight Pass  
Brownsville, Texas 78526

**Grantee:** Victor L Gonzalez and wife, Diana A Gonzalez

**Grantee's Mailing Address:** Victor L Gonzalez and Diana A Gonzalez  
33952 Kretz Rd  
Los Fresnos, Texas 78566

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

BEING 0.26 Acre of Land out of a 23.195 Acre Tract recorded in Document No. 2023-35434, Official Records of Cameron County, Texas and being out of Block One Hundred Eleven (111), Fresnos Land & Irrigation Company Subdivision in Shares 12 and 22, Espiritu Santo Grant, recorded in Volume 3, Page 9 and 9-A, Map Records of Cameron County, Texas; said 0.26 Acre Tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Block 111, Fresnos Land & Irrigation Company Subdivision and being the Centerline of Kretz Road (Having 40 Feet of Right of way); (Having coordinate values of X = 1319473.0486 Y = 16563343.5081 based on the Texas State Plane Coordinate System, South Zone, NAD83);

THENCE along the North boundary of Block One Hundred Eleven (111) and along the Centerline of Kretz Road, South 85 Deg 43 Min. 16 Sec. East (S 84° 55' E-Plat) a distance of 139.87 Feet to a point;

THENCE leaving the North boundary of Block 111 and leaving the Centerline of Kretz Road, South 04 Deg. 06 Min. 44 Sec. West (S 04° 55' W-Plat) at distance of 20.00 Feet to a 1/2 inch iron rod with plastic cap stamped MEDINA 5719 found on the South Right of way of Kretz Road, a total distance of 206.40 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 found at the southwest corner of a 0.36 Acre Tract recorded in Document No. 2019-44442, Official Records of Cameron County, Texas, for the Northwest corner and POINT OF BEGINNING of the tract herein described; (Having coordinate values of X = 1319597.7382 Y = 16563127.2032 based on the Texas State Plane Coordinate System, South Zone, NAD83);



- 1) THENCE along the South boundary of said 0.36 Acre, South 85 Deg. 43 Min. 16 Sec. East (S 84° 55' E-Plat) a distance of 213.84 Feet to a point, being the Southeast corner of a 0.163 Acre Tract recorded in Volume 9177, Page 293, Official Records of Cameron County, Texas, for the Northeast corner of the tract herein described;
- 2) THENCE leaving the South boundary of the 0.163 Acre Tract, South 04 Deg. 06 Min. 44 Sec. West at a distance of 0.44 Feet pass a 1/2-inch iron rod found, a total distance of 53.00 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;
- 3) THENCE North 85 Deg. 43 Min. 16 Sec. West a distance of 213.84 Feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set, for the Southwest corner of the tract herein described;
- 4) THENCE North 04 Deg. 06 Min. 44 Sec. East a distance of 53.00 Feet to the POINT OF BEGINNING; Containing 0.26 Acre of land within these metes and bounds.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

- a) Right of Parties in possession.
- b) Oil, Gas and Mineral Lease(s) dated April 3, 1980, recorded in Volume 126, Page 588, Oil and Gas Records, Cameron County, Texas.
- c) Oil, Gas and Mineral Lease(s) dated May 5, 1980, recorded in Volume 126, Page 689, Oil and Gas Records, Cameron County, Texas.
- d) Oil, Gas and Mineral Lease(s) dated May 5, 1980, recorded in Volume 126, Page 692, Oil and Gas Records, Cameron County, Texas.
- e) Oil, Gas and Mineral Lease(s) dated May 6, 1980, recorded in Volume 126, Page 695, Oil and Gas Records, Cameron County, Texas.
- f) Oil, Gas and Mineral Lease(s) dated May 6, 1980, recorded in Volume 126, Page 698, Oil and Gas Records, Cameron County, Texas.
- g) Oil, Gas and Mineral Lease(s) dated February 1, 1967, recorded in Volume 97, Page 40, Oil and Gas Records, Cameron County, Texas.
- h) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- i) All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges and immunities relating thereto, appearing in the public records, as provided by §2703.056(a) of the Texas Insurance Code.
- j) Right of way over, through, across and upon said land for its canals, laterals and irrigation systems, as reserved in deed dated November 15, 1919, recorded in Volume 88, Page 111, of the Deed Records, Cameron County, Texas.

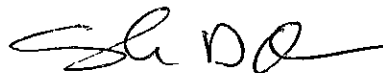
- k) Right of way easement dated June 11, 1977, recorded in Volume 1163, Page 779, Deed Records, Cameron County, Texas.
- l) Irrigation Pipeline Easement in favor of Cameron County Irrigation District No. 6.
- m) Right of way Easement dated October 14, 2016, recorded in Volume 22185, Page 48, Official Records, Cameron County, Texas.
- n) Resolution dated September 01, 1973, recorded in Volume 88, Page 454, Deed Records, Cameron County, Texas.
- o) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- p) Taxes for the year 2025, which Grantee has agreed to pay.

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.

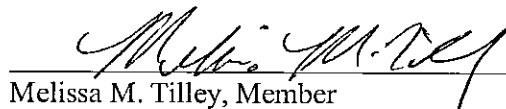
**Except as specifically stated in this Deed, Grantor hereby specifically disclaims any warranty, guaranty, or representations, oral or written, past, present, or future, of, as to, or concerning (i) the nature and condition of the property, including but not by way of limitation, the water, soil, and geology, and suitability thereof and of the Property for any and all activities and uses which Grantee may elect to conduct thereon; (ii) the manner, construction, condition, and state of repair or lack of repair of any improvements located thereon; (iii) except for any warranties contained in the Deed, the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iv) the compliance of the property or its operation with any laws, rules, ordinances, or regulations of any government or other body. The sale of the property as provided for herein is made on an "as is" basis, and Grantee expressly acknowledges that in consideration of the agreements of Grantor herein, except as otherwise specified herein, Grantor MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED, TO ANY WARRANTY OF CONDITION, ACCESS TO THE PROPERTY, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY.**

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

MAEBEA LAND HOLDINGS, LLC., A TEXAS  
LIMITED LIABILITY COMPANY



Shaun D. Tilley, Member

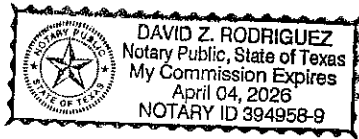



Melissa M. Tilley, Member

STATE OF TEXAS )

COUNTY OF CAMERON )

This instrument was acknowledged before me on December 13, 2024, by Shaun D. Tilly and Melissa M. Tilley, members of Maebea Land Holdings, LLC, a Texas Limited Liability Company.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 4-4-26

AFTER RECORDING RETURN TO:  
Victor L Gonzalez and Diana A Gonzalez  
33952 Kretz Rd  
Los Fresnos, Texas 78566

**Cameron County  
Sylvia Garza-Perez  
Cameron County Clerk**

---

**Instrument Number:** 2024-43260

eRecording - Real Property

Recorded On: December 16, 2024 11:57 AM

Number of Pages: 5

---

**" Examined and Charged as Follows: "**

Total Recording: \$47.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 43260  
Receipt Number: 20241216000086  
Recorded Date/Time: December 16, 2024 11:57 AM  
User: Julian M  
Station: CCLERK19\_09

**Record and Return To:**

CSC Global  
835 E LEVEE  
BROWNSVILLE TX 78520



**STATE OF TEXAS  
COUNTY OF CAMERON**

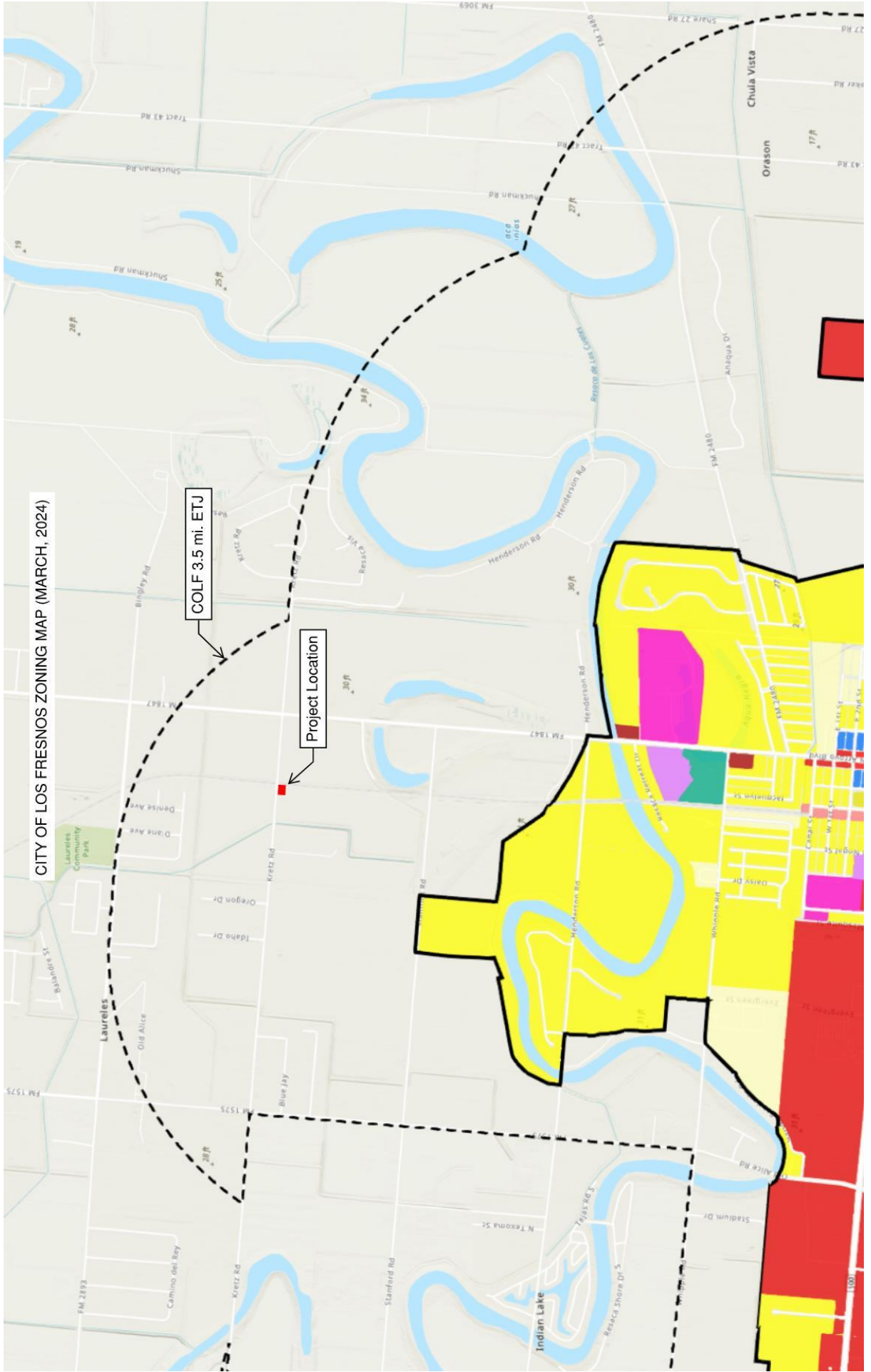
**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of County, Texas.**

Sylvia Garza-Perez  
Cameron County Clerk  
Cameron County, TX

# EXHIBIT C

City of Los Fresnos ETJ Map

CITY OF LOS FRESNOS ZONING MAP (MARCH, 2024)



COLF 3.5 mi. ETJ

Project Location