

**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 JD&L Ventures LLC ("Petitioner"), the owner 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:

BEING A 16.800-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 93, THE FRESNOS LAND AND IRRIGATION COMPAY SUBDIVISION, SHARE 22, ESPIRITU SANTO GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 9-9A, MAP RECORDS CAMERON COUNTY, TEXAS (the "Property").

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 22 day of
October, 2025.

JD&L Ventures, LLC

A handwritten signature in dark ink, appearing to read 'Diego A Rodriguez', is written over a large, faint, stylized outline of the letter 'D'.

By: _
Name: Diego A Rodriguez
DOB: 01/28/1988
Title: Managing Member
Phone: (956)-404-3858.
Email: Jdlventures1820@gmail.com
Address: 9442 Copperway
Converse, Tx 78109

By:

A handwritten signature in black ink, appearing to read 'Jeanette', with a long horizontal line extending from the end of the signature.

Date: 10/22/25

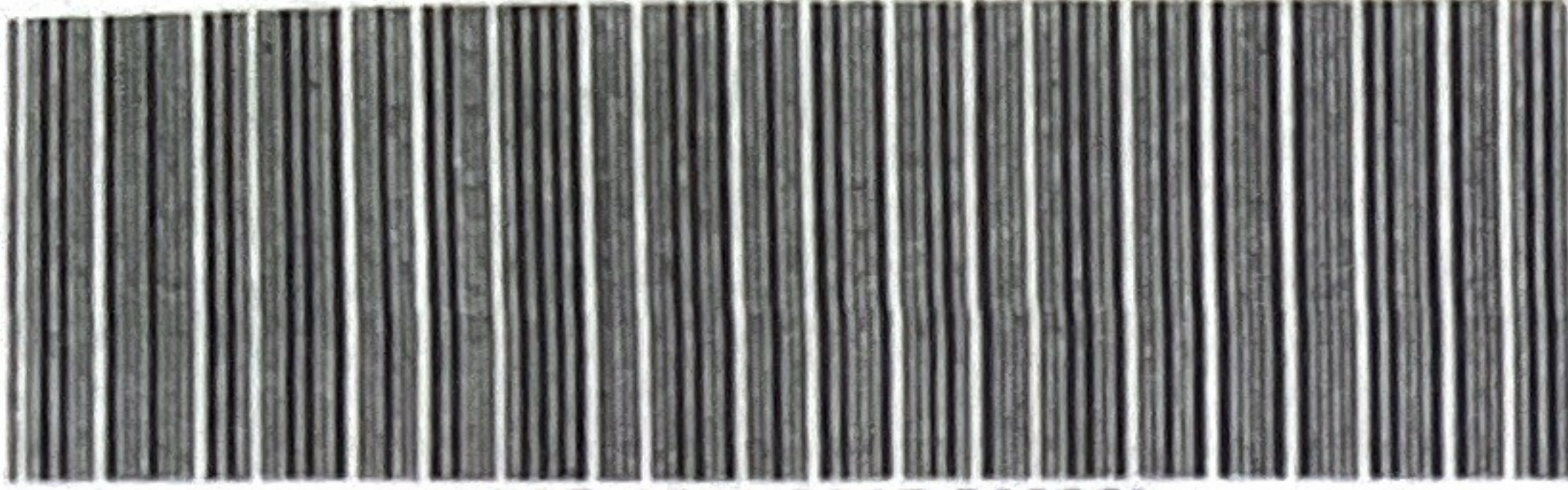
Name: Jeanette Avila

DOB:02/12/1990

Title: Managing Member

Phone: (956) 525-9775

Address: 9442 Copperway
Converse, TX 78109



"VG-2073-2025-26606"

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2025-26606

Real Property Recordings

Recorded On: July 31, 2025 01:52 PM

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: 26606
Receipt Number: 20250731000132
Recorded Date/Time: July 31, 2025 01:52 PM
User: Erika A
Station: cclerk18_09

Record and Return To:

LAW OFFICE OF RIGO FLORES PLLC
801 E VAN BUREN ST
BROWNSVILLE TX 78520



STATE OF TEXAS
Cameron County

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 Cameron County, Texas

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX

Special Warranty Gift Deed

Date: JULY 14, 2025

Grantor: ISRAEL AVILA, a single person

Grantor's Mailing Address:

ISRAEL AVILA
8150 CROSSCREEK
APT. 835W
SAN ANTONIO, TX 78218

Grantee: JD&L VENTURES, LLC, a Texas limited liability company

Grantee's Mailing Address:

JD&L VENTURES, LLC
9442 COPPERWAY
CONVERSE, TEXAS 78109

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

The South 16.80 acres, more or less, out of Block 93, Fresnos Land and Irrigation Company Subdivision, Share 22, Espiritu Santo Grant in Cameron County, Texas, more particularly described by metes and bounds as follows:

BEGINNING for the Northwest corner of this tract, at an iron pin in the West line of Block 93, Fresnos Land & Irrigation Company Subdivision, Share 22, Espiritu Santo Grant, Cameron County, Texas, at its intersection with the South right-of-way line of the San Benito & Rio Grande Railway Company;

THENCE with the West line of said Block 93, S. 5 degrees 05 minutes W. 599.4 feet to an iron pin for the Southwest corner of Block 93 and the Southwest corner of this tract;

THENCE with the South line of Block 93, S. 84 degrees 55 minutes E. 1320.0 feet to a point in Drain Ditch for the Southeast corner of Block 93 and the Southeast corner of this tract;

THENCE with the South line of Block 93, S. 84 degrees 55 minutes E. 1320.0 feet to a point in Drain Ditch for the Southeast corner of Block 93 and the Southeast corner of this tract;

THENCE with the East line of Block 93, N. 5 degrees 05 minutes E. at 20.0 feet an iron pin, 580.3 feet at R. R. Rail in the South right-of-way line of the S.B.&R.G.Ry.Co., for the Northeast corner of this tract;

THENCE with the South right-of-way line of said Railway, with its meanders, N. 84 degrees 52 minutes W. 412.0 feet to a R.R. Rail for corner, and N. 47 degrees 25 minutes W. 20.2 feet to a R.R. Rail for corner, and N. 84 degrees 52 minutes W. 892.0 feet to the place of beginning, containing 16.80 acres, more or less, after deducting 1.17 acres taken by Canal right-of-way conveyed to Fresno Land & Irrigation Company by Sheriff's Deed recorded in Vol. 119, Page 42, and 0.69 acres along South line conveyed to Cameron County Drainage District No. 4;

And being the same land conveyed by Southern Land and Investment Company to Alcadio Sanchez by deed dated November 15, 1947, of record in Volume 429, Pages 174-176, Deed Records of Cameron County, Texas, subject to the exceptions and reservations therein contained; and being of the lands allotted to Grantor by Partition Deed of record in Volume 943, Page 235, Deed Records of Cameron County, Texas, to which deed and its record references in here made for all purposes. .

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

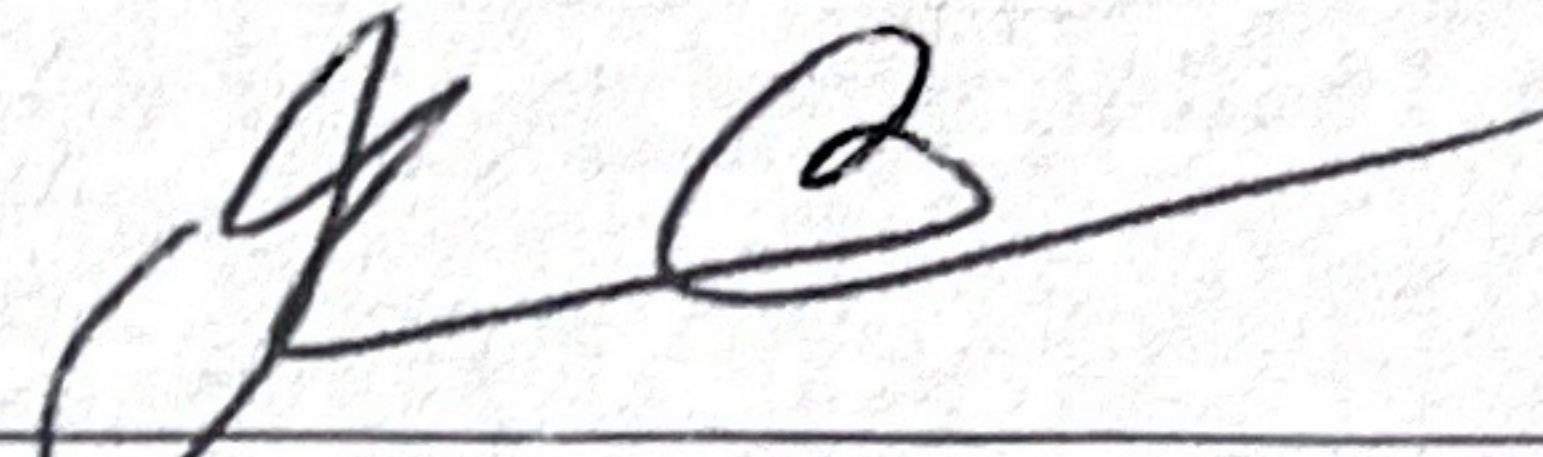
Grantor warrants that Grantor is lawfully seized of good and indefeasible title to the Property and has the right to convey title to the Property subject to any Reservations or Exceptions from Conveyance contained herein.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY DUE TO AN AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE TOTAL AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED

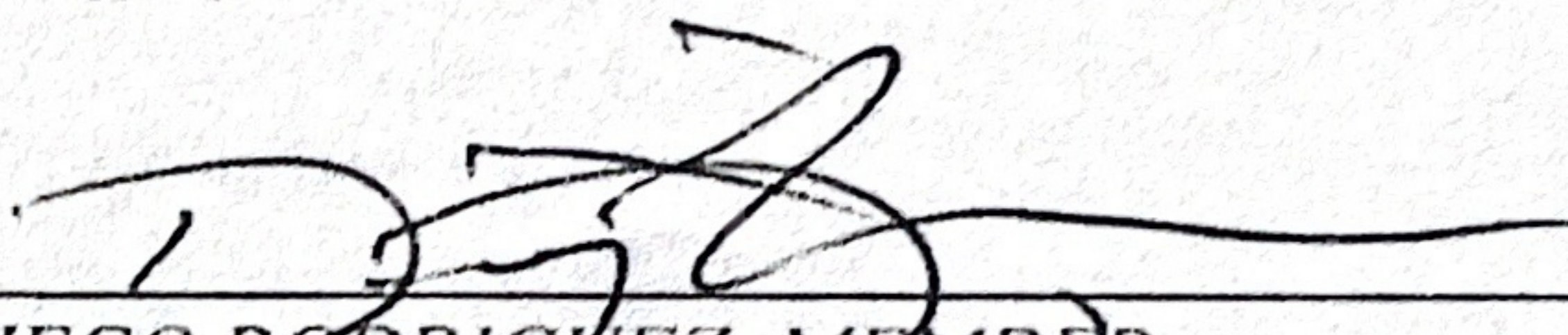
WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

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

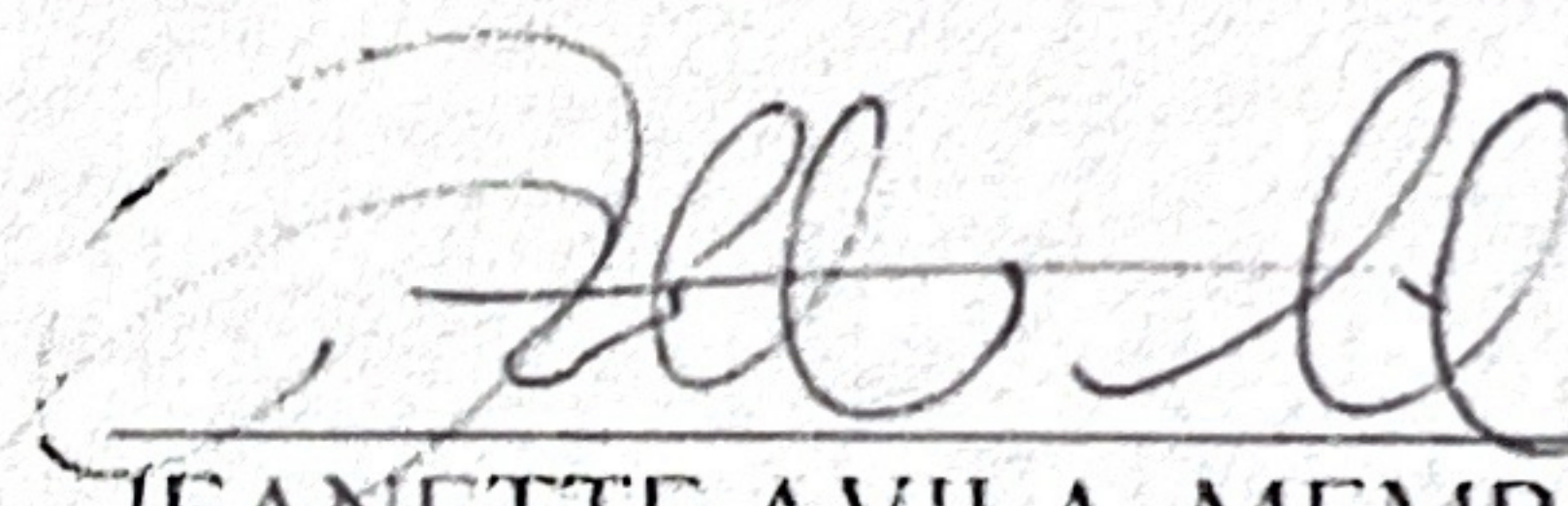


ISRAEL AVILA

JD&L VENTURES, LLC, a Texas limited liability company.



DIEGO RODRIGUEZ, MEMBER

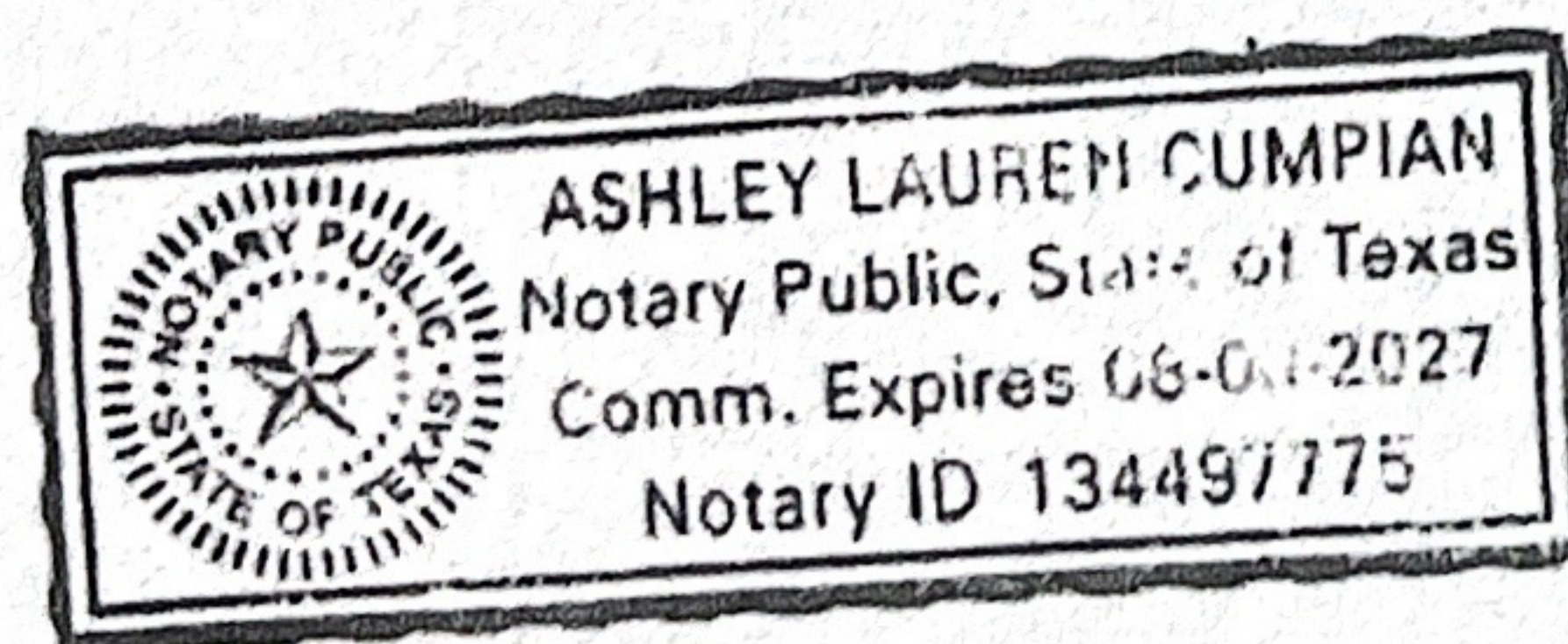


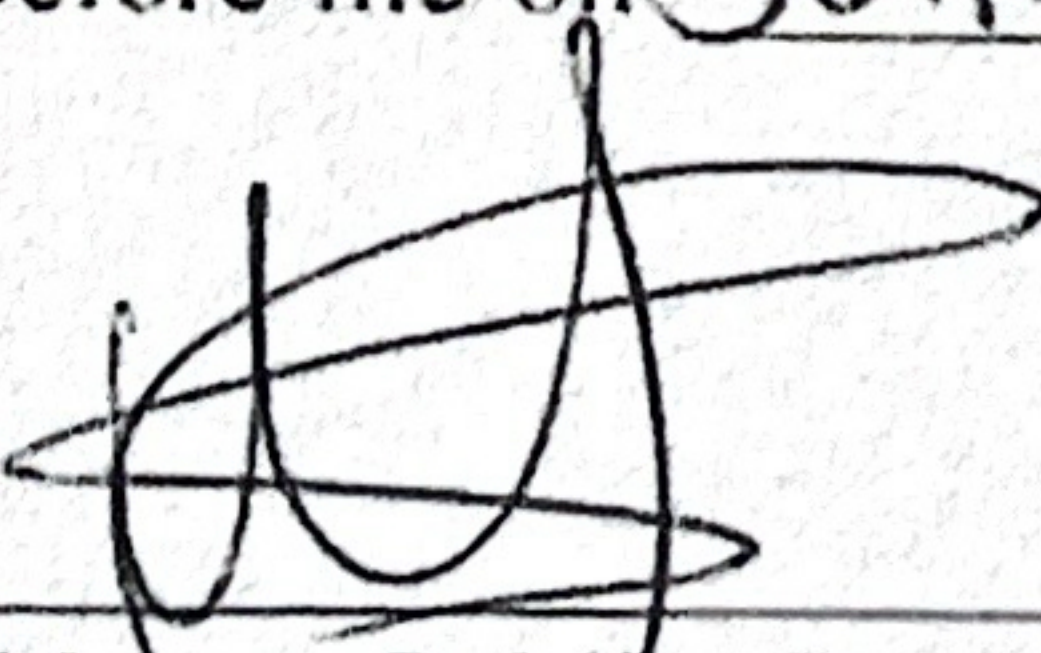
JEANETTE AVILA, MEMBER

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on July 14, 2025 2025, by ISRAEL AVILA.



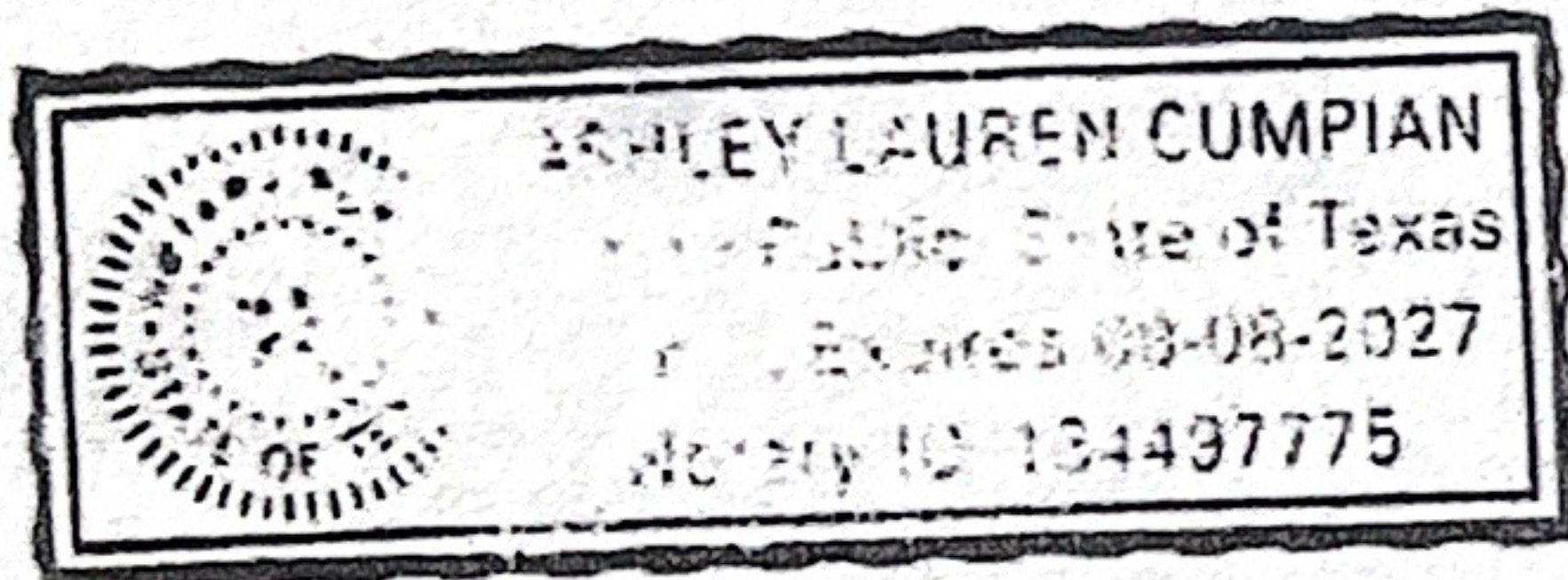


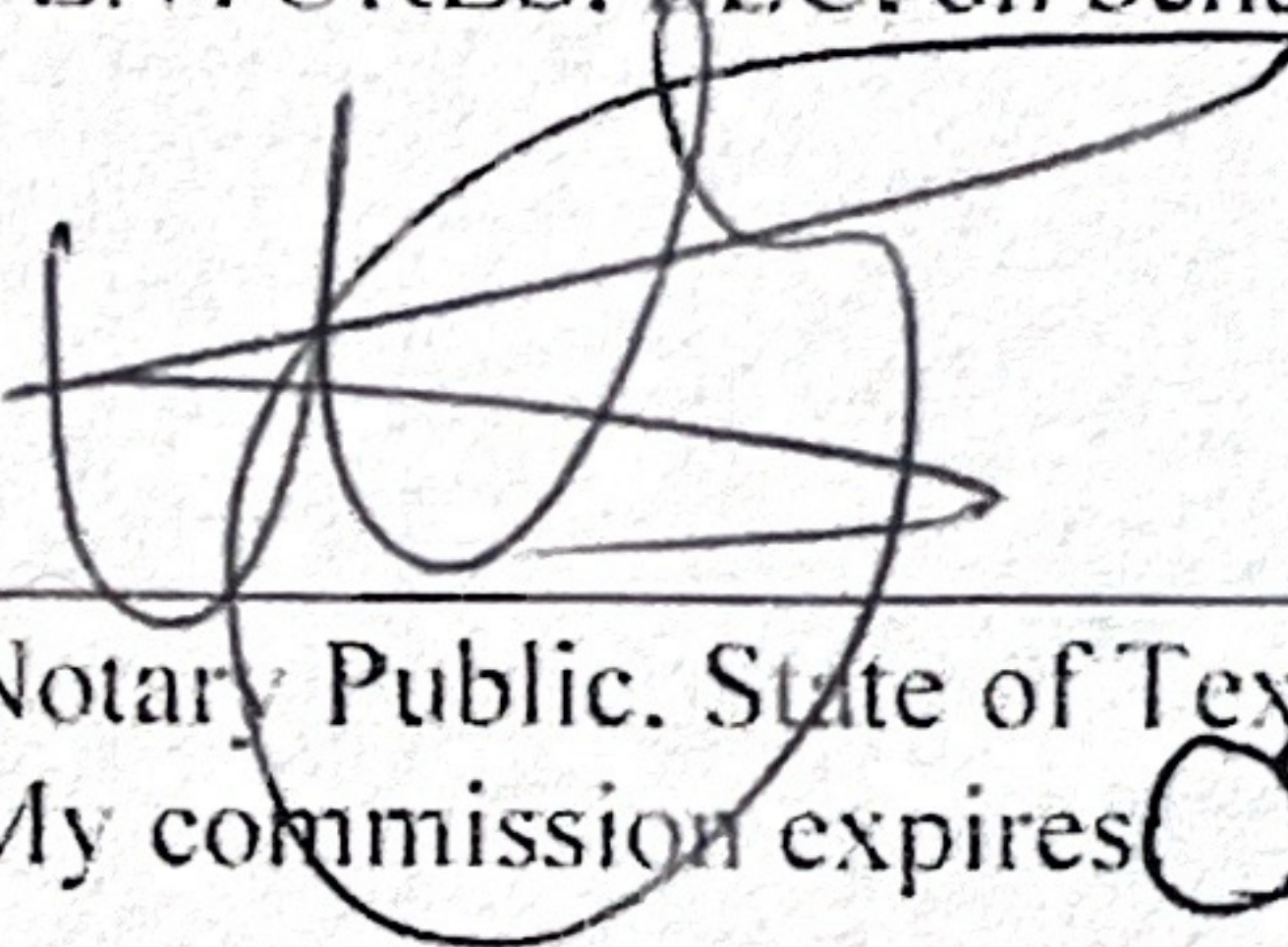
Notary Public, State of Texas
My commission expires: 08/08/2027

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on _____, 2025, by
DIEGO RODRIGUEZ, MEMBER of JD&L VENTURES, LLC, on behalf of JD&L VENTURES,
LLC, a limited liability company.





Notary Public, State of Texas

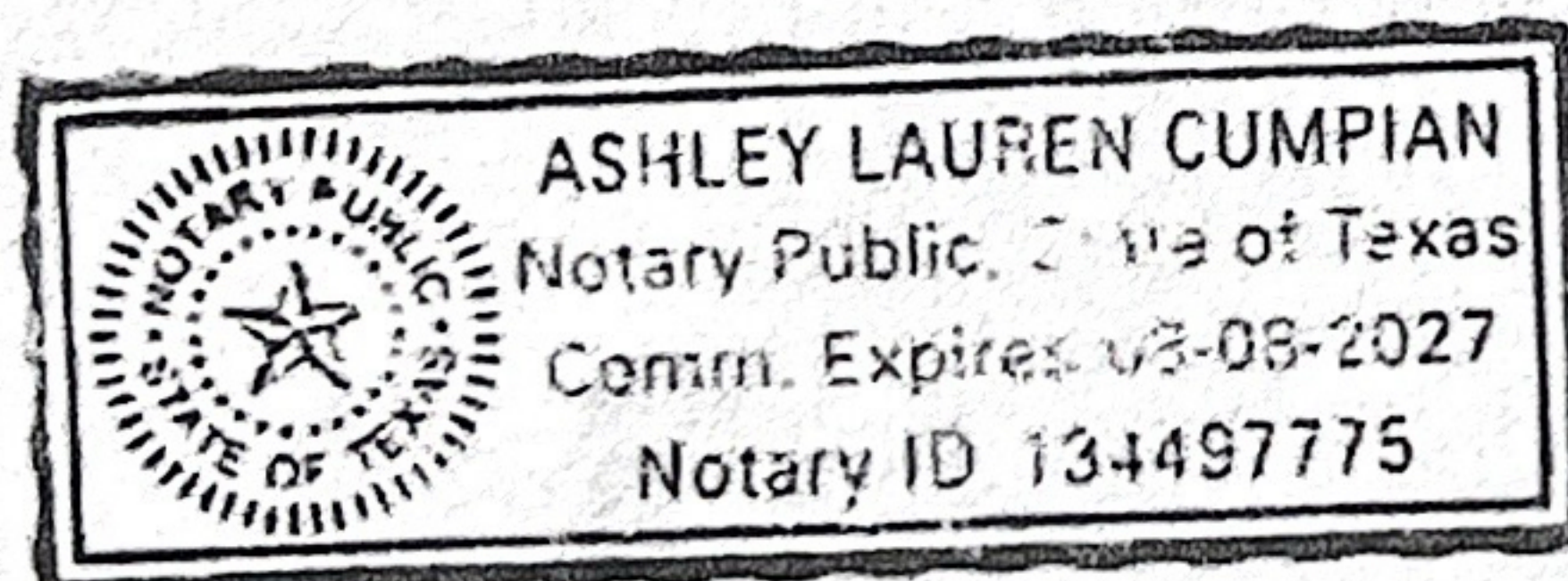
My commission expires

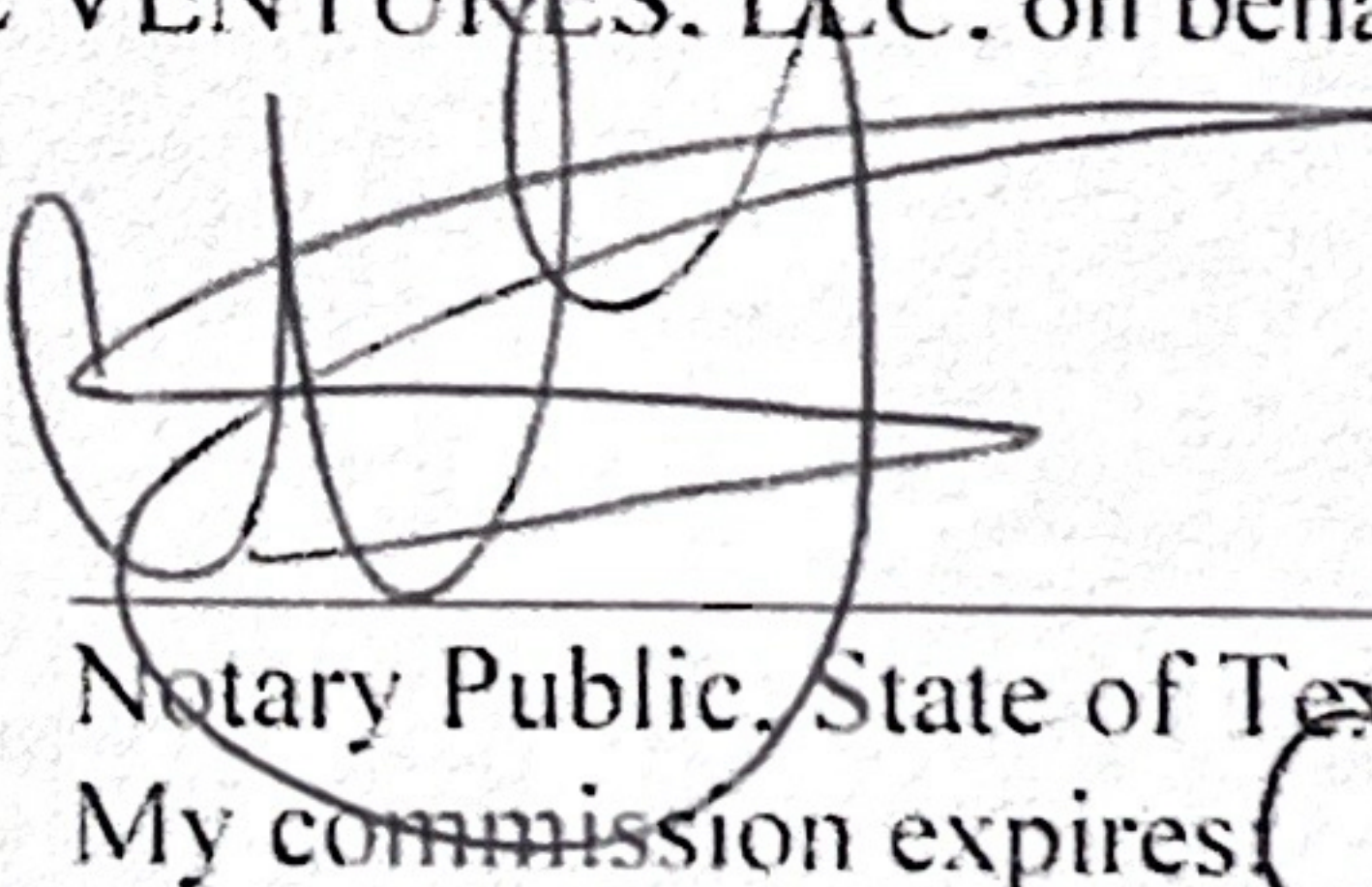
08/08/2027

STATE OF TEXAS)

COUNTY OF CAMERON)

This instrument was acknowledged before me on July 14, 2025, by
JEANETTE AVILA, a MEMBER of JD&L VENTURES, LLC, on behalf of JD&L VENTURES,
LLC, a limited liability company.





Notary Public, State of Texas

My commission expires

08/08/2027

FILED FOR RECORD
AT 5 O'CLOCK P M

JUL 31 2025

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No 2025-24606
By 70lenz Deputy

METES AND BOUNDS DESCRIPTION
(16.800-ACRE TRACT)

A 16.800-ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 93, THE FRESNOS LAND AND IRRIGATION COMPAY SUBDIVISION, SHARE 22, ESPIRITU SANTO GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 9-9A, MAP RECORDS CAMERON COUNTY, CAMERON COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED IN THE COUNTY OF CAMERON, TEXAS ON THE WEST SIDE OF KENDALL LANE, APPROXIMATELY 660 FEET SOUTH FROM THE INTERSECTION OF BINGLEY ROAD (FM 2893) AND, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING ORIGINAL 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID BINGLEY ROAD (FM 2893) FOR THE APPARENT NORTHEAST CORNER OF SAID BLOCK 93; THENCE, SOUTH 04°15'09" WEST, WITH THE APPARENT EAST LOT LINE OF SAID BLOCK 93, A DISTANCE OF 739.70 FEET TO A POINT (N=16565435.04, E=1316981.90) FOR THE APPARENT NORTHEAST CORNER OF SAID 16.800-ACRE TRACT, AND BEING ALSO THE POINT OF BEGINNING (P.O.B.) OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 04°15'09" WEST, WITH THE APPARENT EAST LOT LINE OF SAID BLOCK 93 AND OF SAID 16.800-ACRE TRACT, A DISTANCE OF 580.30 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 85°44'51" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 16.800-ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO A HALF INCH IRON ROD FOUND (N=16564954.21, E=1315622.51) FOR THE APPARENT SOUTHWEST CORNER OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 04°15'09" EAST, WITH THE APPARENT WEST LOT LINE OF SAID BLOCK 93 AND OF SAID 16.800-ACRE TRACT, A DISTANCE OF 593.73 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 85°44'51" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 16.800-ACRE TRACT, A DISTANCE OF 892.00 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT EXTERIOR CORNER OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 48°14'51" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 16.800-ACRE TRACT, A DISTANCE OF 20.20 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT INTERIOR CORNER OF SAID 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 85°44'51" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 16.800-ACRE TRACT, A DISTANCE OF 412.00 FEET TO A THE SAID HALF INCH IRON ROD FOUND FOR THE SAID NORTHEAST CORNER OF 16.800-ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 16.800 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 OCTOBER 12, 2025. SEE ACCOMPANIED SURVEY PLAT OF SAID 16.800 ACRE TRACT OF LAND.

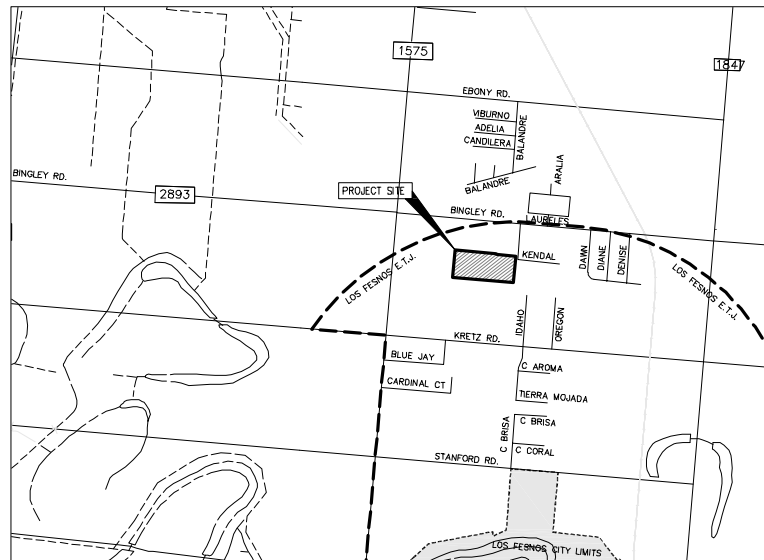
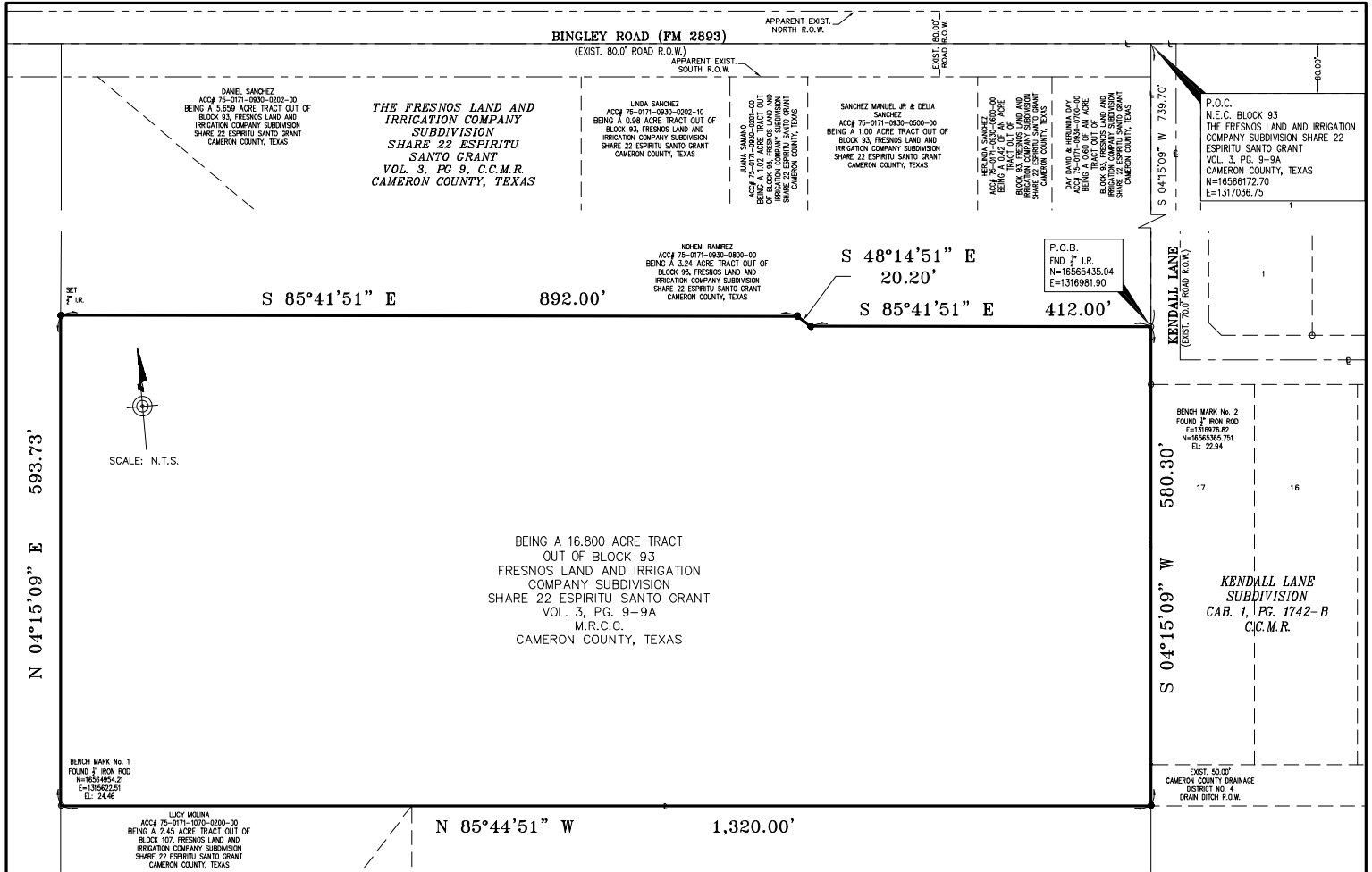
Homero Luis Gutierrez

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

10/22/2025

Date





J D & L HEIGHTS SUBDIVISION

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426