

ORDINANCE NO. 565

AN ORDINANCE TO REZONE THE PROPOSED CENTAURUS SUBDIVISION LOCATED AT ESPIRITU SANTO GRANT SHARE 12 69.91 ACS OUT OF 76.11 TR V-1 & TRX-1 IN THE CITY OF LOS FRESNOS, TEXAS FROM AG-AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY DISTRICT FOR BLOCK 1 THROUGH BLOCK 8 AND BLOCK 9 TO C-2 GENERAL COMMERCIAL DISTRICT OF THE PROPOSED CENTAURUS SUBDIVISION AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE NEW ZONING; AND PROVIDING AN EFFECTIVE DATE FOR THE IMPLEMENTATION OF THIS ORDINANCE.

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

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

SECTION 1. In accordance with Ordinance 235, Section 3, sub-section 3.0 Official Zoning Map, the area set forth and described the proposed Centaurus Subdivision located at ESPIRITU SANTO GRANT SHARE 12 69.91 ACS OUT OF 76.11 TR V-1 & TRX-1 from AG-Agricultural District to R-1 Single Family District for Block 1 through Block 8 and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision and incorporated into the Official Zoning Map.

SECTION 2. The Official Zoning Map is amended to reflect the zoning as described and shown on attached Exhibit “A”.

SECTION 3. This ordinance shall take effect immediately upon approval.

INTRODUCED and **APPROVED** on the first reading this 11th day of February, 2025.

APPROVED and **PASSED** on the second and final reading this 11th day of March, 2025.

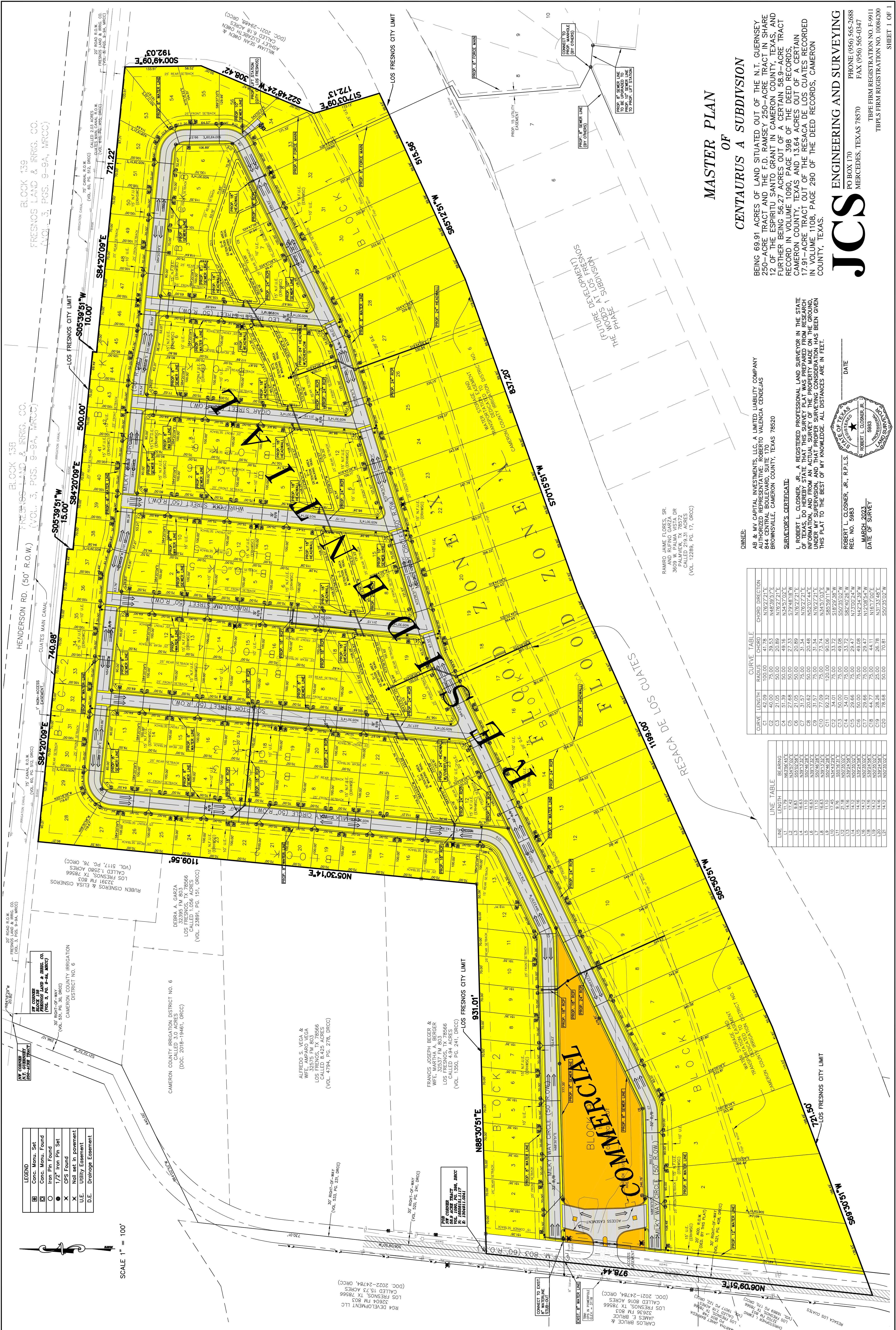
Mayor, Alejandro Flores

ATTEST:

City Secretary, Jacqueline Moya

LEGEND	
[Symbol]	Conc. Menu. Set
[Symbol]	Conc. Menu. Found
[Symbol]	Iron Pin Found
[Symbol]	1/2" Iron Pin Set
[Symbol]	GPS Found
[Symbol]	Nail set in pavement
[Symbol]	U.E. Utility Easement
[Symbol]	D.E. Drainage Easement

SCALE 1" = 100'



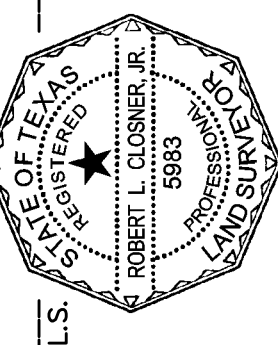
MASTER PLAN OF CENTAURUS A SUBDIVISION

BEING 69.91 ACRES OF LAND SITUATED OUT OF THE N.T. GUERNSEY 250-ACRE TRACT AND THE F.D. RAMSEY 250-ACRE TRACT IN SHARE 12 OF THE ESPERITU SANTO GRANT IN CAMERON COUNTY, TEXAS, AND FURTHER BEING 56.27 ACRES OUT OF A CERTAIN 58.9-ACRE TRACT RECORD IN VOLUME 1090, PAGE 398 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS AND 13.64 ACRES OUT OF A CERTAIN 17.91-ACRE TRACT OUT OF THE RESACA DE LOS GATOS RECORDED IN VOLUME 1108, PAGE 290 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.

OWNER:
AB & MY CAPITAL INVESTMENTS, LLC A LIMITED LIABILITY COMPANY
1901 W. PALMA WISTA DR
BROWNSVILLE, CAMERON COUNTY, TEXAS 78520

SURVEYOR'S CERTIFICATE:
I, ROBERT L. CLOSNER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSNER, JR., R.P.L.S.
REC. NO. 5983
DATE OF SURVEY
MARCH 2023



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	42.09	100.00	41.78	N76°27'21"E
C2	40.00	75.00	39.53	N48°59'27"E
C3	21.05	50.00	20.89	N26°27'21"E
C4	27.68	50.00	27.33	S79°48'48"W
C5	27.68	50.00	27.33	S79°48'48"W
C6	21.05	50.00	20.89	N76°27'21"E
C7	31.57	75.00	31.34	N76°27'21"E
C8	20.62	50.00	20.48	N52°07'44"E
C9	31.57	75.00	31.34	N76°27'21"E
C10	17.45	50.00	17.32	S85°29'58"W
C11	92.32	120.00	90.06	S85°29'58"W
C12	34.01	75.00	33.72	S18°09'58"W
C13	50.00	75.00	49.08	S90°45'02"W
C14	34.01	75.00	33.72	S82°40'05"W
C15	29.66	75.00	29.47	N23°00'26"W
C16	14.12	75.00	14.06	N23°00'26"W
C17	29.66	75.00	29.47	N23°00'26"W
C18	44.77	75.00	44.11	N16°17'00"E
C19	28.26	25.00	26.78	N31°33'48"E
C20	78.68	50.00	70.81	S50°35'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.79	N63°26'45"E
L2	11.79	N63°26'45"E
L3	9.83	S55°02'58"E
L4	16.63	N39°33'24"E
L5	16.63	N39°33'24"E
L6	16.63	N39°33'24"E
L7	11.10	S50°46'38"E
L8	11.10	S50°46'38"E
L9	11.10	S50°46'38"E
L10	17.45	N34°43'20"E
L11	9.76	S55°16'31"E
L12	14.12	S55°16'31"E
L13	14.16	S39°24'58"E
L14	14.12	N50°35'02"E
L15	14.12	N50°35'02"E
L16	14.12	N50°35'02"E
L17	14.16	N50°35'02"E
L18	14.16	S39°24'58"E
L19	14.16	S39°24'58"E
L20	14.16	S39°24'58"E
L21	14.12	N50°35'02"E

RAMIRO JAMIE FLORES, SR.
AND RUFINO GARZA
3609 W. PALMA WISTA DR
LOS FRESNOS, TX 78566
CALLED 219.31 ACRES
(VOL. 12289, PG. 17, ORCC)

RUBEN CISNEROS & ELISA CISNEROS
LOS FRESNOS, TX 78566
CALLED 1,290 ACRES
(VOL. 5177, PG. 76, ORCC)

DEBRA A. GARZA
LOS FRESNOS, TX 78566
CALLED 1,056 ACRES
(VOL. 23891, PG. 151, ORCC)

CAMERON COUNTY IRRIGATION DISTRICT NO. 6
(DOC. 2018-19461, ORCC)

ALFREDO S. VEGA & WIFE
32575 FM 803
LOS FRESNOS, TX 78566
CALLED 4.34 ACRES
(VOL. 4794, PG. 278, DRCC)

FRANCIS JOSEPH BEGER & WIFE
32575 FM 803
LOS FRESNOS, TX 78566
CALLED 4.34 ACRES
(VOL. 1350, PG. 241, ORCC)

RG4 DEVELOPMENT LLC
32604 FM 803
LOS FRESNOS, TX 78566
CALLED 15.73 ACRES
(DOC. 2022-24784, ORCC)

CARLOS BRUCE & WIFE
32656 FM 803
LOS FRESNOS, TX 78566
CALLED 8016 ACRES
(DOC. 2021-24784, ORCC)

JAMES P. BRUCE
32656 FM 803
LOS FRESNOS, TX 78566
CALLED 8016 ACRES
(DOC. 2021-24784, ORCC)

MARNA ANNE BARBERA
LOS FRESNOS, TX 78566
CALLED 1901 PG. 152, ORCC