

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 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:

METES AND BOUNDS DESCRIPTION

A 29.229 Acre Tract of land out of Tract 45, Subdivision "F" of Paredes Tract Subdivision in Share 19, Espiritu Santo Grant, Cameron County, Texas; Said 29.229 Acre Tract also being out of a certain 747.21 Acre Tract of land described in Deed recorded in Volume 22333, Page 291 of the Official Records of Cameron County Texas; said 29.229 Acre Tract being more particularly described by metes and bounds as follows:

COMMENCING, at Concrete Monument with yellow plastic cap stamped "M&R, INC." found, on the West right-of-way line of Veterans Memorial Drive for the Westernmost Southwest corner of Feather Ridge Subdivision Phase Three (Recorded as Documents 2022-14488, 2022-14489 and 2022-14490 in the Map Records of Cameron County, Texas), and the **POINT OF BEGINNING** of the tract herein described;

THENCE, South 85 Deg. 09 Min. East, along a South line of Feather Ridge Subdivision, Phase Three, passing the East right of way line of Veterans Memorial Drive, and continuing a total distance of 201.05 feet to a concrete monument with a one half inch iron pin with yellow plastic cap stamped "M&R, INC", found at the Northwest corner of Lot 1, Block 12, Feather Ridge Subdivision, Phase Four (Recorded as Documents No. 2022-14485, 2022-14486 and 2022-14487 in the Map Records of Cameron County, Texas), for the Northeast corner of this tract;

THENCE, South 04 Deg. 51 Min. West, along a West line of Feather Ridge Subdivision, Phase Four, a distance of 76.14 feet to a one half inch iron pin with yellow plastic cap stamped "M&R, INC" found at the Southwest corner of Lot 1, Block 12, Feather Ridge Subdivision, Phase Four, for a corner of this tract;

THENCE, South 05 Deg. 36 Min. 59 Sec. East, along a West line of Feather Ridge Subdivision, Phase Four, a distance of 140.33 feet to a one half inch iron pin with yellow plastic cap stamped "M&R, INC" found at the Northwest corner of Lot 4, Block 12, Feather Ridge Subdivision, Phase Four, for a corner of this tract;

THENCE, South 04 Deg. 51 Min. West, along a West line of Feather Ridge Subdivision, Phase Four, at a distance of 424.11, passing the southwest corner of said subdivision, and continuing a total distance of 499.11 feet to a point on the South line of Tract 45 and a 75.00 feet wide drainage easement in favor of Cameron County Drainage District No. 1, Recorded in Volume 1419, Page 161, Official Records of Cameron County Texas, for the Southeast corner of this tract;


THENCE, North 85 Deg. 35 Min. West, along the South line of said Tract 45 and said 75.00 feet wide drainage easement, a distance of 1828.03 feet, to a point on the West line of said 75.00 feet wide drainage easement, for the Southwest corner of Tract 45 and of this tract;

THENCE, North 04 Deg. 22 Min East, along the West line of said Tract 45 and of said 75.00 feet wide drainage easement, a distance of 695.00 feet, to the Southwest corner of a certain 12.319 Acre Tract recorded in Document No. 2020-19386 O.R.C.C.Tx., for the Northwest corner of this this tract;

THENCE, South 85 Deg. 35 Min. East, along the South line of said 12.319 Acre Tract, a distance of 1,599.25 feet for a corner of this tract and the beginning of a curve to the left;

THENCE, in a Northeasterly direction along said curve, having a radius of 210.00 feet and a chord bearing North 26 Deg. 53 Min. 03 Sec East , a distance of 21.58 feet, an arc distance of 21.59 feet to the **POINT OF BEGINNING**;

CONTAINING 29.229 Acres of land, more or less.


James E. Rose
4/29/26

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

LAND OWNER

Ocelot Development, LLC, a Texas limited liability company

By: HMHFL Lakes, LLC

A member of Ocelot Development, LLC

Signed:

[Signature]
Alter Holand, Member of HMHFL Lakes, LLC

Date:

4/30/26

THE STATE OF TEXAS

COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared Alter Holand, known to me to be the person whose name is 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 30th day of April, 2026.

[Signature]

Notary Public in and for
Hidalgo County, Texas.

