

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

Name: Brenda Contreras

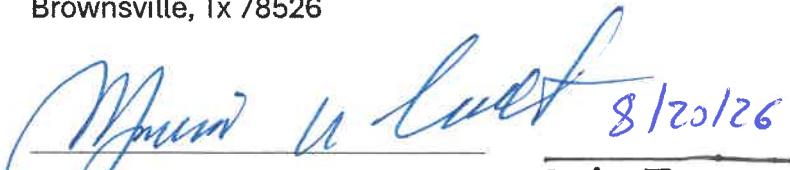
DOB: 05/26/1973

Title: Owner

Phone: (956) 466-4127

Address: 1577 Pinion Dr

Brownsville, Tx 78526



Mario A. Contreras

8/20/26
DATE
SIGNED



Brenda Contreras

8/20/26
DATE
SIGNED

METES & BOUNDS

1.04 ACRE

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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 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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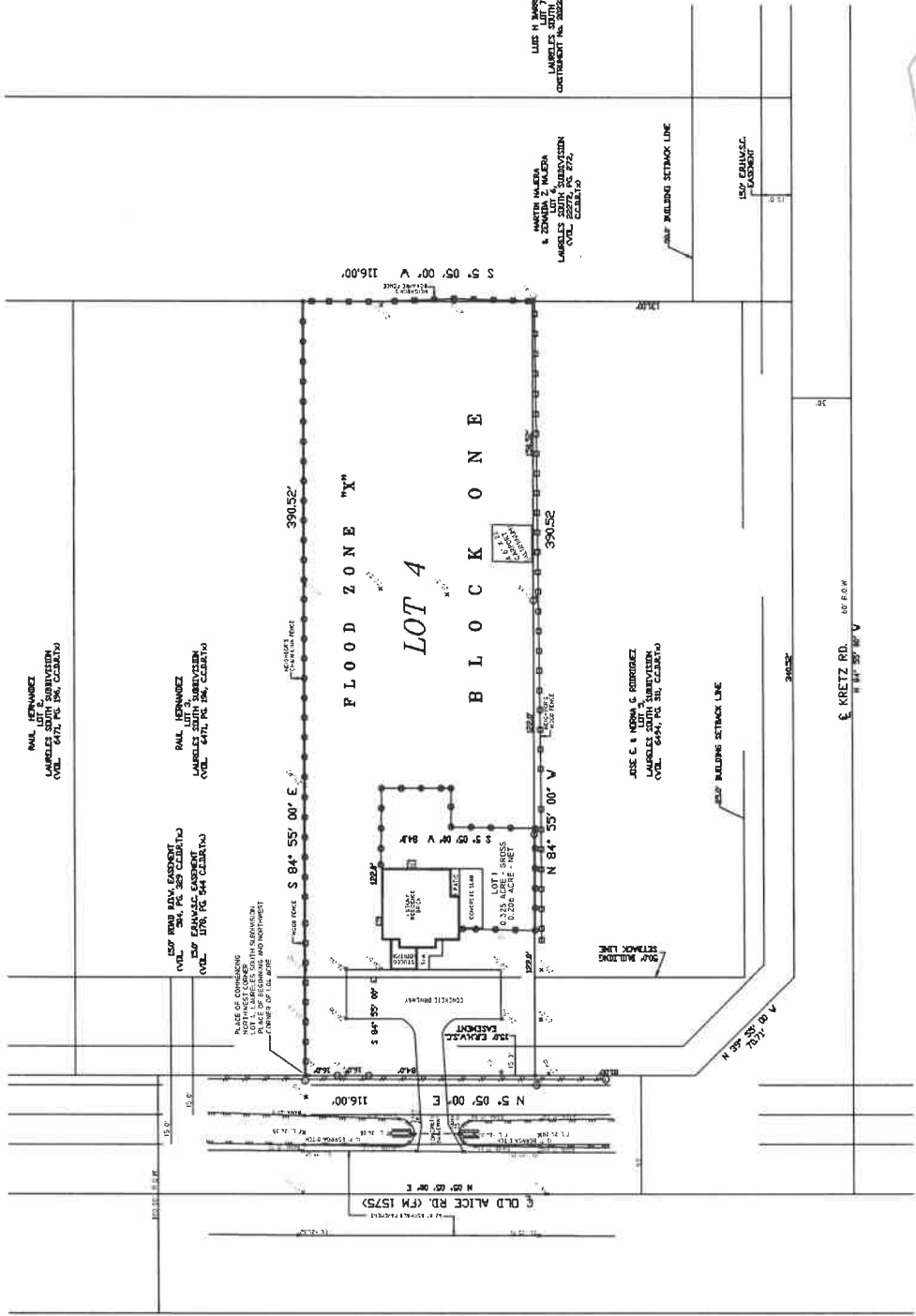
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SCALE: 1" = 40'



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

MARTIN H. JANCOSA
& JENIFER Z. JANCOSA
LAURELES SOUTH SUBDIVISION
CABINET NO. 1828/1829A

JOSE E. LOPEZ & RODRIGUEZ
LAURELES SOUTH SUBDIVISION
CABINET NO. 1828/1829A

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Enrique Corona Jr.

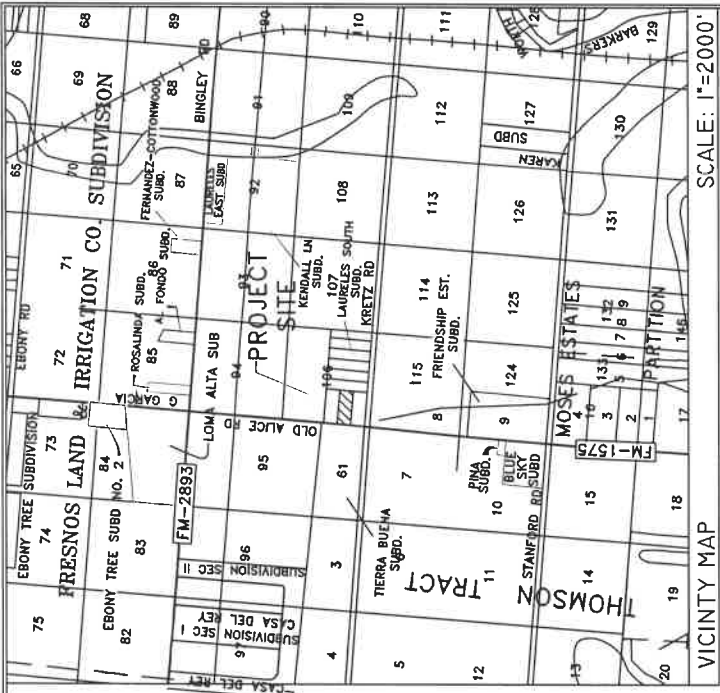
CORONA

ENGINEERING/SURVEYING CO.
654 N. ST. CHARLES STREET
LOS ANGELES, CA 90012
TEL: (213) 551-1111
FAX: (213) 551-1112

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'

1) 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.

2) 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.

3) 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 INDICATED ON THE PLAT. THE FINISHED FLOOR ELEVATION SHALL BE INDICATED ON THE PLAT. THE FINISHED FLOOR ELEVATION SHALL BE INDICATED ON THE PLAT.

4) NO TOPOGRAPHIC CHANGES ARE REQUIRED FOR THIS SUBDIVISION.

5) THIS SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT AND THE DISTRICT. THE SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT AND THE DISTRICT. THE SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT AND THE DISTRICT.

6) ALL UTILITIES SHALL BE DEEPER THAN THE MINIMUM STANDARD. ALL UTILITIES SHALL BE DEEPER THAN THE MINIMUM STANDARD. ALL UTILITIES SHALL BE DEEPER THAN THE MINIMUM STANDARD.

7) WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF LOS FRESNOS.

8) GROUNDWATER WILL BE DEEPER THAN 10'.

9) THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY AND COLLECTOR ENHANCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

10) THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY AND COLLECTOR ENHANCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

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