

ORDINANCE NO. 588

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 “A”)

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 22nd day of September, 2026.

APPROVED and PASSED on the second and final reading on this 22nd day of September, 2026.

Alejandro Flores, Mayor
City of Los Fresnos

ATTEST:

Jacqueline Moya, City Secretary

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

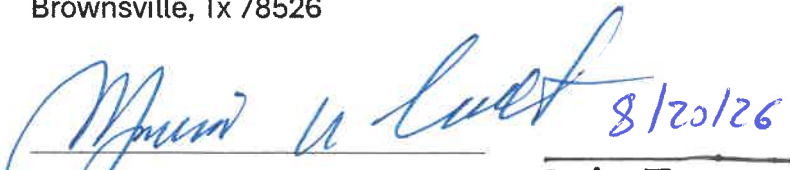
DOB: 05/26/1973

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

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 EAST 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;

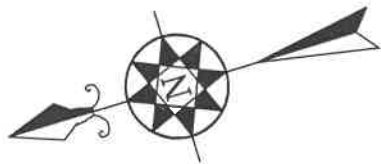
THENCE ALONG THE SOUTH LINE OF SAID LOT 4, LAURELES SOUTH SUBDIVISION, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 390.52 FEET TO A INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID OLD ALICE ROAD, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

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 TO THE PLACE OF BEGINNING, CONTAINING 1.04 ACRE OF LAND, MORE OR LESS.

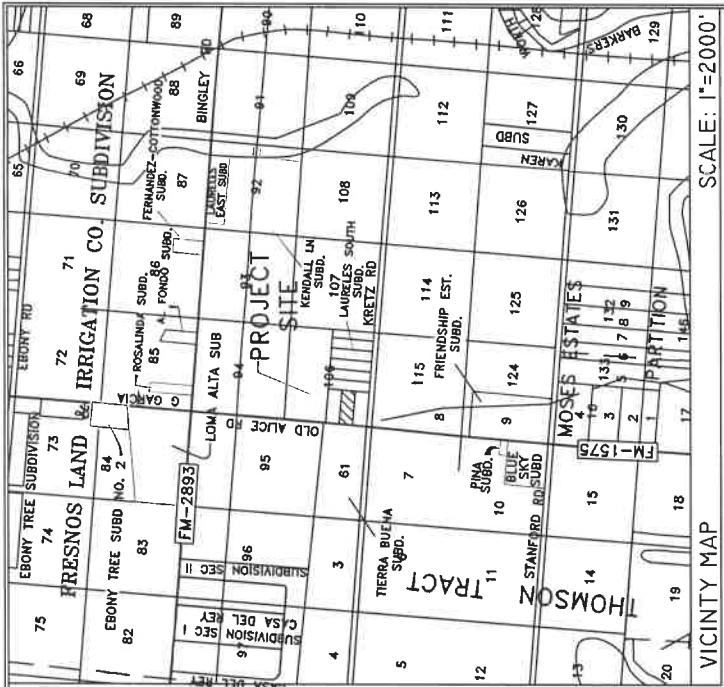


ENRIQUE CORONA JR. R.P.L.S. #4462





SCALE: 1" = 40'



VICINITY MAP
SCALE: 1"=2000'

NOTE:
1.) EAST RIO HONDO WATER SUPPLY HAS AN EXISTING 6" WATER LINE ON THE WEST SIDE OF OLD ALICE ROAD.

- [illegible]

PRELIMINARY PLAT
OF

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 157S),
LOS FRESNOS, TEXAS 78566
(956) 466-4127
DATE: 5/24/2025

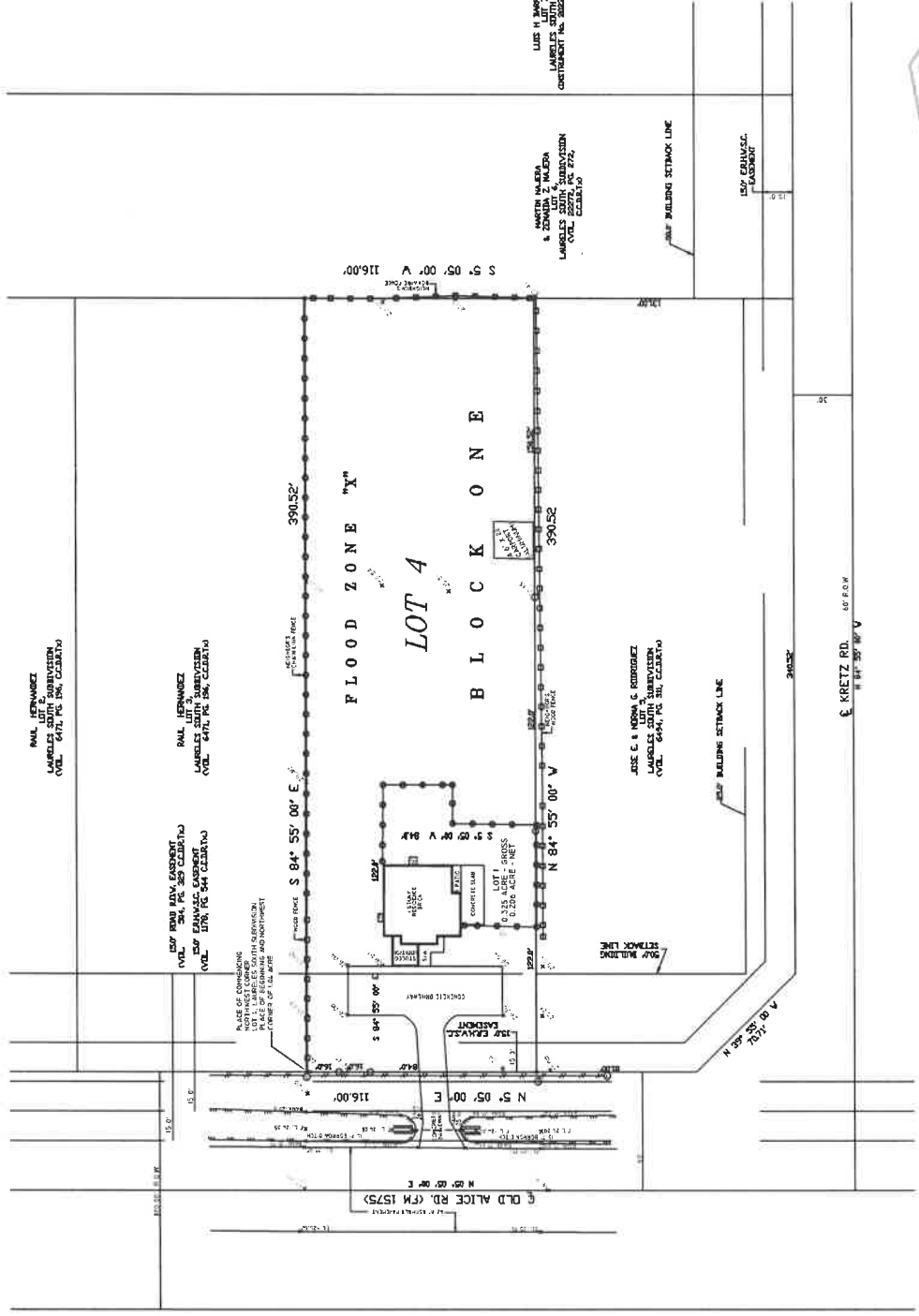
(936) 466-4121
DATE: 5/24/2025

CORONA.



ENGINEERING/SURVEYING CO.
ENGINEER FIRM REGISTRATION NO.: F-5035
SURVEYOR FIRM REGISTRATION NO.: 1099386
654 W. ST. CHARLES STREET
BIRMINGHAM, TEXAS 75150
H.CORREA@ENG@Yahoo.com
PH. NO (955) 542-3222
FAX NO (955) 542-3638

Ernest Jones



**** Electronically Filed Document ****

Document Number: 2008-9794
Recorded As : ELECTRONIC RECORDING

Recorded On: March 03, 2008
Recorded At: 11:28:11 am
Number of Pages: 3
Book-VI/Pg: Bk-OR VI-14838 Pg-50
Recording Fee: \$20.00

Parties:

Direct- ARRIAGA CUSTOM BUILDERS
Indirect- CONTRERAS MARIO A

Receipt Number: 416907
Processed By: Hilda Perez

***** 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.



A handwritten signature in black ink, appearing to be "J. S. H.", is written below the seal.

WARRANTY DEED WITH VENDOR'S LIEN
Conforms to State Bar of Texas Form

LANDTITLEUSA, INC.

Date: February 8, 2008

GF# 034760 CLOSER LiA

Grantor: **ARRIAGA CUSTOM BUILDERS, a Texas General Partnership composed of Pedro Arriaga and Victor Arriaga, partners**

Grantor's Mailing Address (including county): 905 E. Adams St., Suite B7
Brownsville, Texas 78520
Cameron County, Texas

Grantee: **BRENDA I. CONTRERAS and spouse, MARIO A. CONTRERAS**

Grantee's Mailing Address (including county): 1577 Pinion Drive
Brownsville, Texas 78526
Cameron County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Eighty-eight Thousand Four Hundred and 00/100 (\$88,400.00) and is executed by Grantee, payable to the order of FIRST NATIONAL BANK. The note is secured by a vendor's lien retained in favor of Grantor in this deed and by a deed of trust of even date from Grantee to MICHAEL V. McCARTHY, Trustee.

Property (including any improvements):

Lot Four (4), LAURELES SOUTH SUBDIVISION, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 1828-A, 1828-B and 1829-A, Map Records of Cameron County, Texas, reference to which here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, transfers and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

FIRST NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note(s) described. The vendor's lien and the superior title to the Property are retained for the benefit of FIRST NATIONAL BANK and are transferred to FIRST NATIONAL BANK without recourse on Grantor.

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

ARRIAGA CUSTOM BUILDERS, a Texas General Partnership

BY:

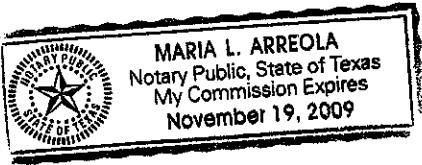

PEDRO ARRIAGA, Partner

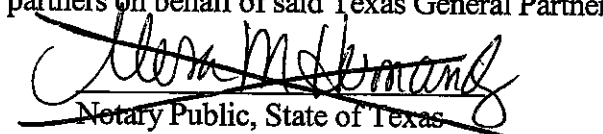

VICTOR ARRIAGA, Partner

(Acknowledgment)

State of Texas
County of Cameron

This instrument was acknowledged before me on the 22 of February, 2008, by PEDRO ARRIAGA, General Partner of ARRIAGA CUSTOM BUILDERS, a Texas General Partnership composed of Pedro Arriaga and Victor Arriaga, partners on behalf of said Texas General Partnership.

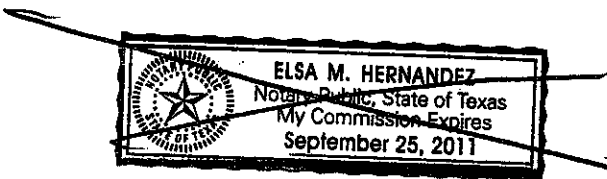


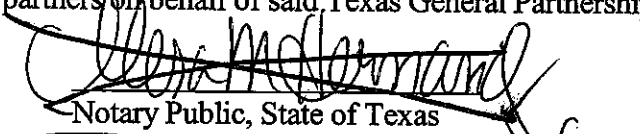

Notary Public, State of Texas

(Acknowledgment)

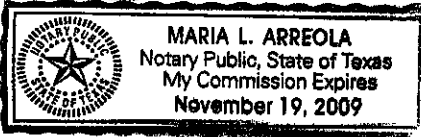
State of Texas
County of Cameron

This instrument was acknowledged before me on the 22 of February, 2008, by VICTOR ARRIAGA, General Partner of ARRIAGA CUSTOM BUILDERS, a Texas General Partnership composed of Pedro Arriaga and Victor Arriaga, partners on behalf of said Texas General Partnership.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:
BRENDA CONTRERAS
MARIO CONTRERAS
1577 Pinion Drive
Brownsville, TX 78526



PREPARED BY:
Roberto A. Alvarado
Attorney at Law
315 E. McIntyre
Edinburg, Texas 78540
File/GF No:036730