

ORDINANCE 582

AN ORDINANCE ANNEXING HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF LOS FRESNOS, TEXAS, CAMERON COUNTY AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND ZONING THE PROPERTY AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE NEW ZONING; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN.

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
Mayor Pro-tem Alberto Escobedo	___ For ___ Against ___ Abstained
Councilmember Andrew Gonzales	___ For ___ Against ___ Abstained
Councilmember Juan Munoz	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Leonel Casanova Jr.	___ For ___ Against ___ Abstained

WHEREAS, Chapter 43 of the Texas Local Government Code and Article I of the City Charter of the City of Los Fresnos, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state.

WHEREAS, the procedures prescribed by the Texas Local Government Code and City Charter of the City of Los Fresnos, Texas, 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 annexed 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 extended to include the above described territory within the city limits of the City of Los Fresnos, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the right and privileges of other citizens of the City of Los Fresnos and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan for the area is hereby adopted and attached as exhibit “B”.

SECTION 3. In accordance with Ordinance 235, Section 3, Sub-section 3.0 official Zoning Map, the area set forth and described by metes and bounds Exhibit “A”, attached hereto, and incorporated by reference as if set for verbatim shall be zoned as R-1 Single Family District.

SECTION 4. That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, certified copies of this Ordinance.

SECTION 5. 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 this ____ day of _____, 2026.

APPROVED AND PASSED on the second reading this ____ day of _____, 2026.

Mayor, Alejandro Flores

ATTEST:

City Secretary, Jacqueline Moya

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 [if applicable: 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:

EXHIBIT "A" METES AND BOUNDS 54.761-ACRE TRACT

A 54.761-Acre Tract of land, more or less, consisting of 1.299 acres out of Block Sixteen (16) and 0.622 acres out of Block Seventeen (17), Thomson Tract Subdivision, out of Share 22 of the Espiritu Santo Grant, as per map or plat thereof recorded in Volume 4, Page 24, Map Records, Cameron County, Texas, and 29.942 acres out of Block One Hundred and Thirty Two (132), 11.580 acres out of Block One Hundred and Thirty Three (133), 3.741 acres out of Block One Hundred and Forty-one (141), 7.577 acres out of Block One Hundred and Forty-two (142) of the Fresnos Land and Irrigation Company's Subdivision, out of Share 22 of the Espiritu Santo Grant, as per map or plat thereof recorded in Volume 3, Pages 9 and 9A, Map Records, Cameron County, Texas, references to which are here made for all purpose, located on the South side of Stanford Road, approximately 925.0 feet East of Old Alice Road (Highway FM 1575), is described by metes and bounds as follows:

The **POINT OF COMMENCEMENT (P.O.C.)** being at a point on the apparent the original existing 40.00-foot right-of-way centerline of said Stanford Road for the apparent Northeast corner of said Block 132; **THENCE**, N 85°44'05" W (N 84°55'00" W recorded), with the said Stanford Road original existing 40.00-foot right-of-way centerline and the apparent North lot line said Block 132, a distance of 331.90 feet to a point for the apparent Northwest corner of a 20.24 acre tract and the Northeast corner of said 46.782-Acre Tract, and also being the **POINT OF BEGINNING** of said 54.761-Acre Tract of land herein described;

THENCE, S 04°15'55" W (S 05°05'00" W recorded), with the apparent West lot line of said 20.24 acre tract and the East lot line of said 54.761-Acre Tract, at a distance of 20.00 feet past a No. 4 Rebar found on the apparent existing South Right-of-Way line of said Stanford Road, and continuing for a total distance of 1525.50 feet to a No. 4 Rebar found on an apparent North Meander Line of the Resaca de Los Coates for the apparent Southwest corner of said 20.24 acre tract and the Southeast corner of said 54.761-Acre Tract of land herein described;

THENCE, S 79°40'55" W (S 80°30'00" W recorded), with the said Resaca de Los Coates North Meander Line and the apparent easternmost South lot line of said

54.761-Acre Tract, a distance of 1041.21 feet to a No. 4 Rebar found at a deflection to the left of the said Resaca de Los Coates North Meander Line for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, S 54°44'55" W (S 55°34'00" W recorded), with the said Resaca de Los Coates North Meander Line and the apparent southernmost South lot line of said 54.761-Acre Tract, a distance of 349.40 feet to a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 for the apparent southernmost Southwest corner of said 54.761-Acre Tract of land herein described;

THENCE, N 06°55'55" E (N 07°45' 00" E recorded), with the apparent East lot line of said Block 17, and the apparent southernmost West lot line of said Block 141 and of said 54.761-Acre Tract, a distance of 310.70 feet to a No. 4 Rebar found for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, N 00°04'05" W (N 00°45' 00" W recorded), with the said Block 17 East lot line of, and an apparent western lot line of said Block 141 and of said 54.761-Acre Tract, a distance of 170.11 feet to a No. 4 Rebar found for an apparent interior corner of said 54.761-Acre Tract of land herein described;

THENCE, N 85°44'05" W (N 84°55' 00" W recorded), parallel to the said Block 17 North lot line, and with the apparent South lot line of said 0.622 of an acre and the northernmost South lot line of said 54.761-Acre Tract, a distance of 87.50 feet past a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 on the said existing 100-foot drainage ditch easement East line, continuing with the northernmost South lot line of said 54.761-Acre Tract for a total distance 137.50 feet, for the apparent northernmost Southwest corner of said 54.761-Acre Tract of land herein described;

THENCE, N 04°15'55" E (N 05°05' 00" E recorded), with the said drainage ditch easement existing 100-foot centerline, and an apparent western lot line of said 54.761-Acre Tract, a distance of 1,510.00 feet past a No. 4 Rebar set with yellow plastic cap stamped HLG-RPLS 2791 on the said Stanford Road existing south right of way line, continuing for a total distance of 1,530.00 feet to a point on the said Stanford Road existing 40-foot right of way centerline for the apparent Northwest corner of said 54.761-Acre Tract of land herein described;

THENCE, S 85°44'05" E (S 84°55'00" E recorded), with the said Blocks 132 and 133 North lot line, said Stanford Road existing 40-foot Right-of-Way centerline and the apparent North lot line of said 54.761-Acre Tract, a distance of 1,413.10 feet to the said Northeast corner of said 54.761-Acre Tract of land herein described, also being the **POINT OF BEGINNING**, containing a gross of 54.761 acres of land, of which 0.649 of an acre lies in existing Road Right-of-Way easement and 1.733 of an acre lies in existing drainage ditch Right-of-Way easement, for a Net of 52.379 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 FEBRUARY 03, 2026. SEE ACCOMPANIED SURVEY PLAT OF SAID 54.761-ACRE TRACT OF LAND.



Homero Luis Gutierrez

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

Date 06/10/2026

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

Signed: *[Signature]*

Signed: _____

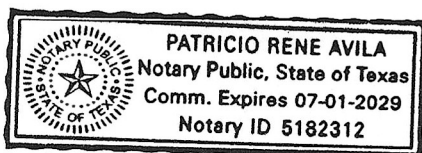
Signed: _____

THE STATE OF TEXAS

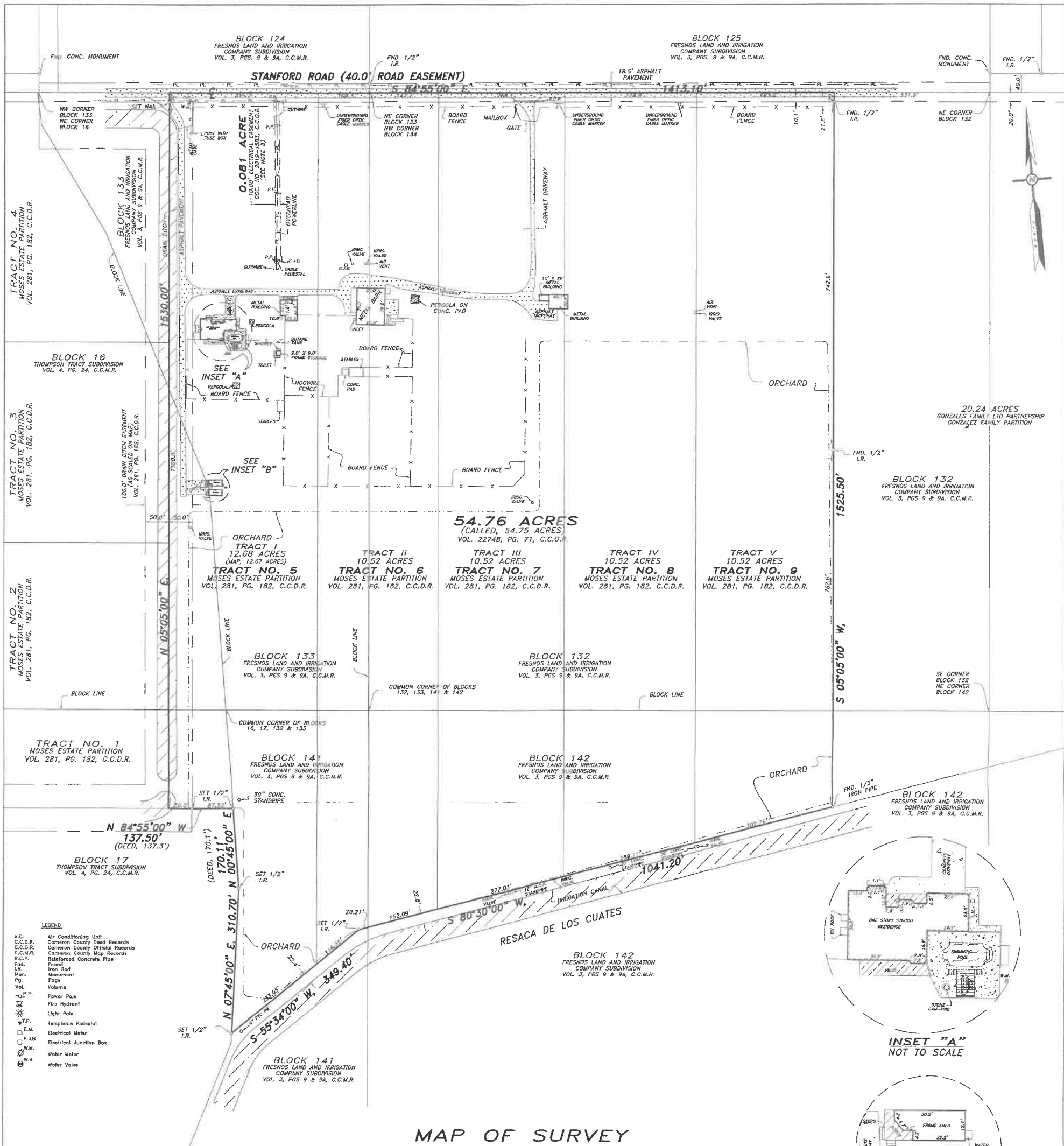
COUNTY OF Hidalgo

BEFORE ME, the undersigned authority, on this day personally appeared Jesus A. Trevino, _____, and _____, known to me to be the persons whose names are 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 12th day of June, 2026.



[Signature]
Notary Public in and for
Hidalgo County, Texas.

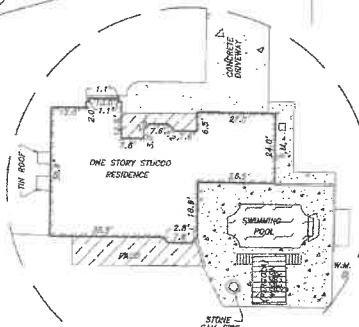


MAP OF SURVEY

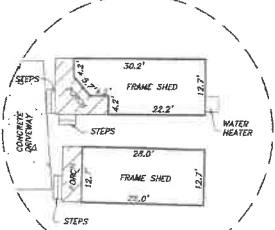
BEING 54.76 ACRES (CALLED, 54.75 ACRES) OF LAND, CONSISTING OF TRACT I (12.67 ACRES, CALLED 12.68), TRACT II (10.52 ACRES), TRACT III (10.52 ACRES), TRACT IV (10.52 ACRES) AND TRACT V (10.52 ACRES), OUT OF BLOCKS 16 AND 17, THOMPSON TRACT SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 24 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS, AND BLOCKS 132, 133, 141 AND 142, OF FRESNOS LAND & IRRIGATION COMPANY'S SUBDIVISION, OUT OF SHARE 22 OF THE ESPIRITU SANTO GRANT IN CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 9 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

NOTES:

1. THIS AREA LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C04751, EFFECTIVE DATE: FEBRUARY 16, 2018.
2. ALL BEARINGS ARE BASED ON THE MAP OF FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 9 AND 9A OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
3. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CAMERON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, RECORDED IN VOLUME 532, PAGE 238 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
4. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, AS RECORDED IN VOLUME 3889, PAGE 220 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
5. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO EAST RIO HONDO WATER SUPPLY CORP., AS RECORDED IN VOLUME 4136, PAGE 267 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
6. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO CENTRAL POWER LIGHT COMPANY, AS RECORDED IN VOLUME 5579, PAGE 102 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
7. EASEMENT, RIGHTS OF WAY AND/OR AGREEMENT GRANTED TO EAST RIO HONDO WATER SUPPLY CORPORATION, AS RECORDED UNDER DOCUMENT NO. 2017-00039340 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
8. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT GRANTED TO AEP TEXAS, INC., AS RECORDED UNDER DOCUMENT NO. 2019-1583 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (AS SHOWN).
9. ALL TERMS, CONDITIONS, EASEMENTS AND PROVISIONS, RECORDED IN VOLUME 54, PAGE 78 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).



INSET "A"
NOT TO SCALE



INSET "B"
NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 02-12-2025 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION SURVEY.

Francisco Rios
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

RIOS SURVEYING, L.L.C.
FIRM NUMBER: 10117600
221 S. OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE (956) 361-9179, FAX (956) 961-9254
EMAIL: RIOS.SURVEYING@SBCCGLOBAL.NET

SURVEYED FOR:
CS CONSTRUCTION & DEVELOPMENT CORPORATION
STEWART TITLE COMPANY FILE NO. 2532683

Date: 02-12-2025 Job No.: 2025_0100
Scale: 1"=100' DRAWN BY: EDUARDO

CITY OF LOS FRESNOS
2026 MUNICIPAL SERVICE PLAN
STANFORD ESTATES

INTRODUCTION

This Service Plan is adopted in accordance with Texas Local Government Code §43.056.

The City of Los Fresnos will provide municipal services to the annexed area at a level comparable to services provided to similar areas within the City. Services will begin on the effective date of annexation and will be fully implemented within 2.5 years.

Where necessary, the City will extend or cause to be extended public improvements to ensure the provision of municipal services in accordance with this plan and applicable ordinances.

BUILDING INSPECTION

Existing Services: Minimal services provide by Cameron County

Services to be Provided: Building Inspection will be provided by the City of Los Fresnos upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and all remodeling activities as well as enforcing all other applicable codes which regulate building construction within the City of Los Fresnos. This also includes set back, parking and sign requirements. The current city staff is adequate to cover these services.

EMERGENCY MEDICAL SERVICES

Existing Services: Emergency medical services are provided by the Los Fresnos Ambulance Service through the Cameron County Emergency Services District.

Services to be Provided: The Los Fresnos Ambulance Service currently provides emergency medical services to the City of Los Fresnos. The Los Fresnos Ambulance Service will continue to provide emergency medical services to the area upon annexation. Current contract amounts are sufficient at this time. Adjustments will be made to funding in future years as needed. The Los Fresnos Ambulance Service has adequate equipment and personnel to serve the area.

ENVIRONMENTAL SERVICES/CODE ENFORCEMENT/HEALTH

Existing Services: Minimal services through Cameron County Health Department

Services to be Provided: Environmental services will be provided by the Los Fresnos Police Department upon annexation. Some of the items included are weeded or rubbish lots, abandoned or junked vehicles, animal control, garage sales, loud music, food service permitting and health regulations. This also includes the regulation of certain types of businesses. The City provides regular mosquito control as needed. The

Police Department currently has two full time Environmental Services Officers which is more than adequate to serve this area

FIRE

Existing Services: Fire services are provided by the Los Fresnos Volunteer Fire Department through the Cameron County Emergency Services District.

Services to be Provided: The Los Fresnos Volunteer Fire Department currently provides fire services to the City of Los Fresnos. The Los Fresnos Volunteer Fire Department will continue to provide fire services to the area upon annexation. Current contract amounts are sufficient at this time. Adjustments will be made to funding in future years as needed. The Los Fresnos Volunteer Fire Department has more than adequate equipment and personnel to serve the area.

LIBRARY

Existing Services: None

Services to be Provided: The Ethel L. Whipple Memorial Library will provide free library services to anyone residing in the area upon annexation. Some of these services include books, E books, DVD's, internet access and reading programs. Other services that require fees are faxes, copies and computer print outs. These services can be provided within the current budget appropriation.

MAIL BOX CLUSTERS

Existing Services: None

Services to be Provided: United States mail delivery inside the city limits is required to be combined into a location or several locations with large developments utilizing cluster boxes. The developer will provide and install the cluster boxes as part of the development. Location of the cluster boxes will be agreed upon by the developer and City.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Commission's responsibility for regulating development and land use through the administration of the City of Los Fresnos Zoning Ordinance will extend to this area upon annexation. The property will continue to be regulated under the requirements of the City of Los Fresnos Subdivision Ordinance. These services can be provided within the current budget.

POLICE

Existing Services: Cameron County Sheriff's Department

Services to be Provided: The City of Los Fresnos will extend regular and routine patrols as well as investigative services to the area upon annexation. The Command Staff, Investigative Services, Communications Staff as well as the Patrol Division are adequate to serve the annexed area.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided by the City of Los Fresnos. The service will be provided in accordance with applicable codes and departmental policy. When additional property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances. Developers will provide sanitary sewer service at their own expense and will be inspected by the City Engineers and the City staff at the time of completion. The sanitary sewer service will be maintained by the City and ownership transferred to the City of Los Fresnos when the final plat is filed.

SOLID WASTE SERVICES

Existing Services: Republic Services provides solid waste services to the unincorporated areas of Cameron County.

Services to be Provided: The City of Los Fresnos will provide solid waste services to the area upon annexation through its existing contract with Republic Services. Service shall comply with existing City policies, beginning with occupancy of structures. Customers with existing contracts will be allowed to continue with their current contract and service until each contract expires. Republic Services, in negotiation with the City of Los Fresnos will determine the collection days (most likely Wednesday). Billing will be by the City of Los Fresnos.

STORM WATER MANAGEMENT

Existing Services: Cameron County Drainage District Number 4 provides storm water management within the area.

Services to be Provided: Cameron County Drainage District Number 4 will continue to provide storm water management along with the City of Los Fresnos upon annexation. Developers will provide storm water drainage at their own expense and will be inspected by the Engineers of the Drainage District and the City at the time of completion. Depending on each instance, the Drainage District or the City will maintain the drainage.

STREET

Existing Services: Cameron County

Services to be Provided: The Texas Department of Transportation will continue to provide street services to those under their care. The streets added as part of the development will be maintained by the City and ownership transferred to the City of Los Fresnos when the final plat is filed.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Los Fresnos will coordinate any request for improved street lighting with American Electric Power in accordance with standard policy. Street lighting will be required as part of development as the developer's responsibility. The City will assume this service once the development is complete.

TRAFFIC ENGINEERING

Existing Services: Cameron County

Services to be Provided: The City of Los Fresnos will provide traffic engineering and control upon annexation. This service can be provided within the current budget appropriation.

WATER SERVICE

Existing Services: East Rio Hondo Water Supply.

Services to be Provided: Water service to the area of proposed annexation will be served by East Rio Hondo Water Supply (ERHWSC). The service will be provided in accordance with ERHWSC policies. Extension of service shall comply with applicable codes and policies. Developers will provide water service at their own expense and will be inspected by ERHWSC at the time of completion. The water service will be maintained by the ERHWSC and ownership transferred to ERHWSC when the final plat is filed.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Los Fresnos' established policies governing extension of municipal services to newly annexed areas.

Property Owner Name

City of Los Fresnos

Signature

Signature

Date

Date