

ORDINANCE NO. _____

AN ORDINANCE TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE THE SAME WITHIN TO THE CORPORATE BOUNDARIES OF THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, BEING DESCRIBED AS A 5.539-ACRE TRACT OF LAND OUT OF A 9.04-ACRE TRACT OUT OF LOT 14, BLOCK 4, MISSION GROVE ESTATES SUBDIVISION, LOCATED ALONG THE EAST SIDE OF MOOREFIELD ROAD APPROXIMATELY 1,850 FEET NORTH OF U.S. EXPRESSWAY 83 AND TO ESTABLISH THE INITIAL ZONING OF (AO-I) AGRICULTURAL OPEN INTERIM DISTRICT, BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Mission, Texas (the "City") desires to annex approximately 5.539 acres of land out of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates Subdivision described below as The Property, as shown in Exhibits "A" and "B", and to establish an initial zoning of Agricultural Open Interim ("AO-I") District; and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality's extraterritorial jurisdiction (ETJ); and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area at the request of the property owner(s) in an area; and

WHEREAS, the City Council of the City of Mission, Texas finds that the inclusion of such additional area will be of benefit to the City of Mission; and

WHEREAS, the City staff of the City of Mission, Texas has prepared and agreed to an annexation services agreement with the property owner for the area proposed to be annexed as shown in Exhibit "C", and said agreement has been available for public review and inspection; and

WHEREAS, one public hearing was held prior to the adoption of the ordinance as required by State Law; and

WHEREAS, as per State Law the notice of the public hearing was posted on the City's website on or after the 20th day but before the 10th day before the date of the hearing, with such posted notice remaining on the City's website until after the date of the hearing; and

WHEREAS, as per State Law a notice of the public hearing was published in a newspaper of general circulation in the City of Mission at least once on or after the 20th day but before the 10th day before the date of the hearing,

WHEREAS, at the hearing all interested persons were heard concerning the advisability of annexing such tracts of land; and now therefore

BE IT ORDAINED BY THE CITY OF MISSION:

SECTION I

The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.

SECTION II

The City finds annexation of The Property to be in the public interest since it is promoting the City’s economic growth.

SECTION III

The Property, lying outside of, but adjacent to and adjoining the City and located within the City’s ETJ, as shown in Exhibits “A” and “B”, is hereby annexed into the city, and the boundaries of the City are extended to include The Property within the Corporate limits of the City. From and after the date of this ordinance The Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions and regulations of the City.

SECTION IV

The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City’s Corporate limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Hidalgo County, Texas, and in the official records of the City.

SECTION V

The Property is hereby zoned Agricultural Open Interim (AO-I), pending final determination by said City on a permanent zoning to The Property.

SECTION VI

This ordinance will take effect upon its adoption by the City Council and the caption shall be published in a newspaper of general circulation in Mission, Texas.

READ, CONSIDERED AND PASSED, this the 24th day of March, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT "A"

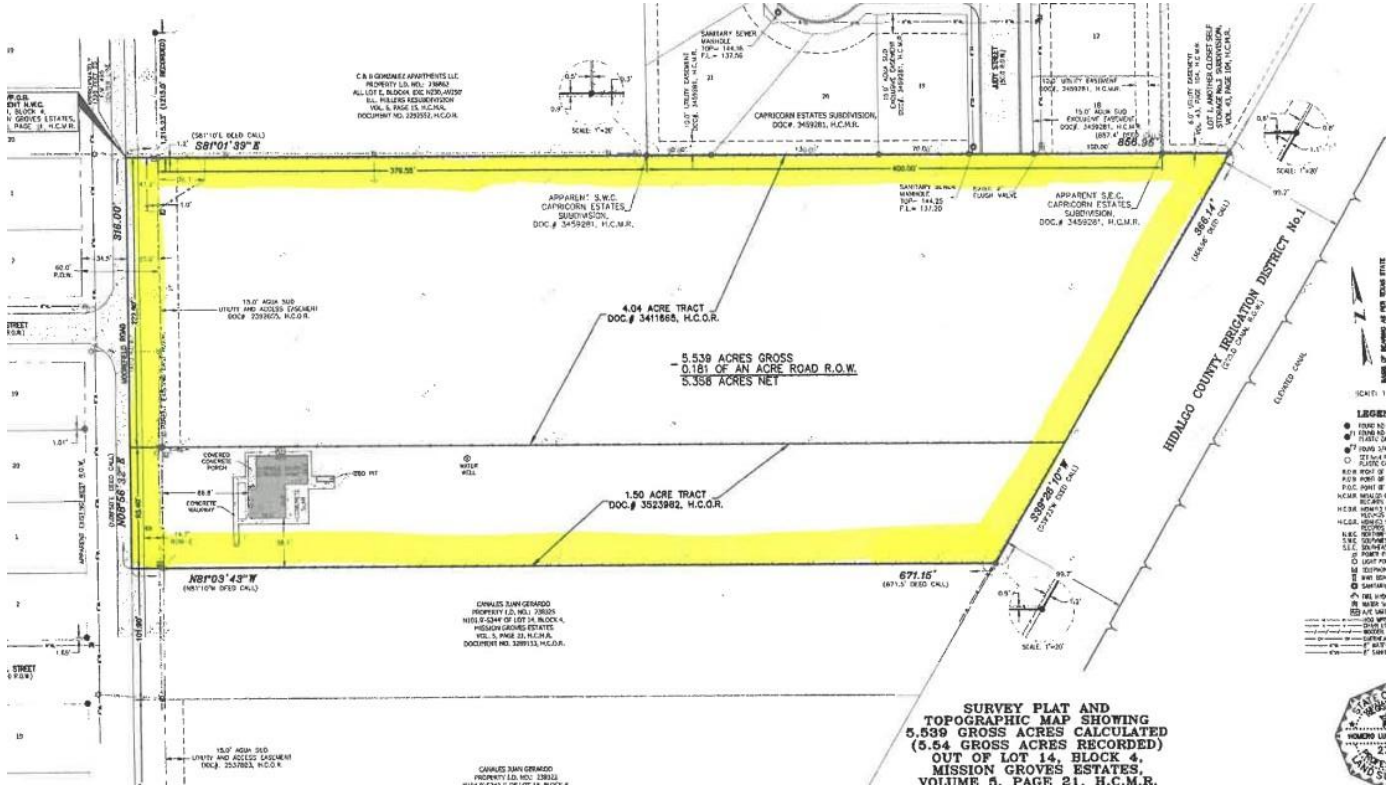


EXHIBIT "B"

METES AND BOUNDS

A 5.539-ACRE TRACT (5.54 ACRES RECORDED) OF LAND, MORE OR LESS, BEING THE NORTH 5.539 ACRES AND FORMING A PART OF A 9.04-ACRE TRACT OUT OF LOT 14, BLOCK 4, MISSION GROVES ESTATES, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE EAST SIDE OF MOOREFIELD ROAD AND APPROXIMATELY 1,320 FEET SOUTH OF WEST GRIFFIN PARKWAY (MILE 1 ROAD AND HIGHWAY FM 495), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MOOREFIELD ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 14, OF SAID 9.04-ACRE TRACT AND OF SAID 5.539-ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 5.539-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 01 MINUTES 39 SECONDS EAST (SOUTH 81 DEGREES 10 MINUTES EAST DEED CALL), WITH THE APPARENT NORTH LOT LINE OF SAID LOT 14, OF SAID 9.04 ACRE TRACT AND OF SAID 5.539-ACRE TRACT, A DISTANCE OF 25.0 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID MOOREFIELD ROAD, CONTINUING WITH THE NORTH LOT LINE OF SAID 5.539-ACRE TRACT FOR A TOTAL DISTANCE OF 856.95 FEET (857.40 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON AN APPARENT WESTERN LINE OF AN EXISTING 250-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 MAIN CANAL FOR THE APPARENT NORTHEAST CORNER OF SAID 9.04-ACRE TRACT AND OF SAID 5.539-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 39 DEGREES 26 MINUTES 10 SECONDS WEST (SOUTH 39 DEGREES 23 MINUTES WEST DEED CALL), WITH THE SAID HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 EXISTING 250-FOOT MAIN CANAL WESTERN LINE, AND THE APPARENT EAST LOT LINE OF SAID 9.04-ACRE TRACT AND OF SAID 5.539-ACRE TRACT, A DISTANCE OF 366.14 FEET (366.98 FEET DEED CALL) TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 5.539-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 03 MINUTES 43 SECONDS WEST (NORTH 81 DEGREES 10 MINUTES WEST DEED CALL), PARALLEL TO THE SAID LOT 14 NORTH LOT LINE, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 5.539-ACRE TRACT, A DISTANCE OF 646.15 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID MOOREFIELD ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 671.15 FEET (671.5 FEET DEED CALL) TO A POINT ON THE SAID MOOREFIELD ROAD ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID 5.539-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 56 MINUTES 32 SECONDS EAST (NORTH 08 DEGREES 50 MINUTES EAST DEED CALL), WITH THE SAID MOOREFIELD ROAD ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE, THE APPARENT WEST LOT LINE OF SAID LOT 14, OF SAID 9.04-ACRE TRACT AND OF SAID 5.539-ACRE TRACT, A DISTANCE OF 316.00 FEET TO THE SAID POINT FOR THE NORTHWEST CORNER OF SAID 5.539-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 5.539 ACRES, OF WHICH 0.181 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 5.358 ACRES OF LAND, MORE OR LESS.

EXHIBIT "C"

ANNEXATION SERVICE AGREEMENT

Pursuant to the provisions of V. T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of a 5.539 acre tract of land being the North 5.539 acres and forming part of a 9.04-acre tract out of Lot 14, Block 4, Mission Grove Estates, located along the East side of Moorfield Road approximately 1,850 feet North of US Expressway 83, the owner of the land in the area and the City of Mission ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

A. Services to be provided on the effective date of annexation unless otherwise specified.

1. Police Protection

Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.

2. Fire Protection

Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.

3. Emergency Medical Services

Emergency medical services will be provided on the effective day of annexation.

4. Environmental Health and Code Compliance

Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation

5. Solid Waste Collection

Pick-up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Mission.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and Maintenance of Public Water and Wastewater Facilities

Routine maintenance of existing water and wastewater facilities owned by the City of Mission will continue on the effective day of annexation. The property is not within Mission's Certificate of Convenience and Necessity (CCN) for water and wastewater.

7. Operation and Maintenance of Public Roads and Streets

Routine maintenance of public roads and streets will begin on the effective date of annexation.

- B. If the city fails to zone the property as Single Family Residential ("R-1") District after the rezoning public hearings are held, the city agrees to de-annex the property within three (3) months after the rezoning process is completed.

SIGNED this ____ day of _____, 2026

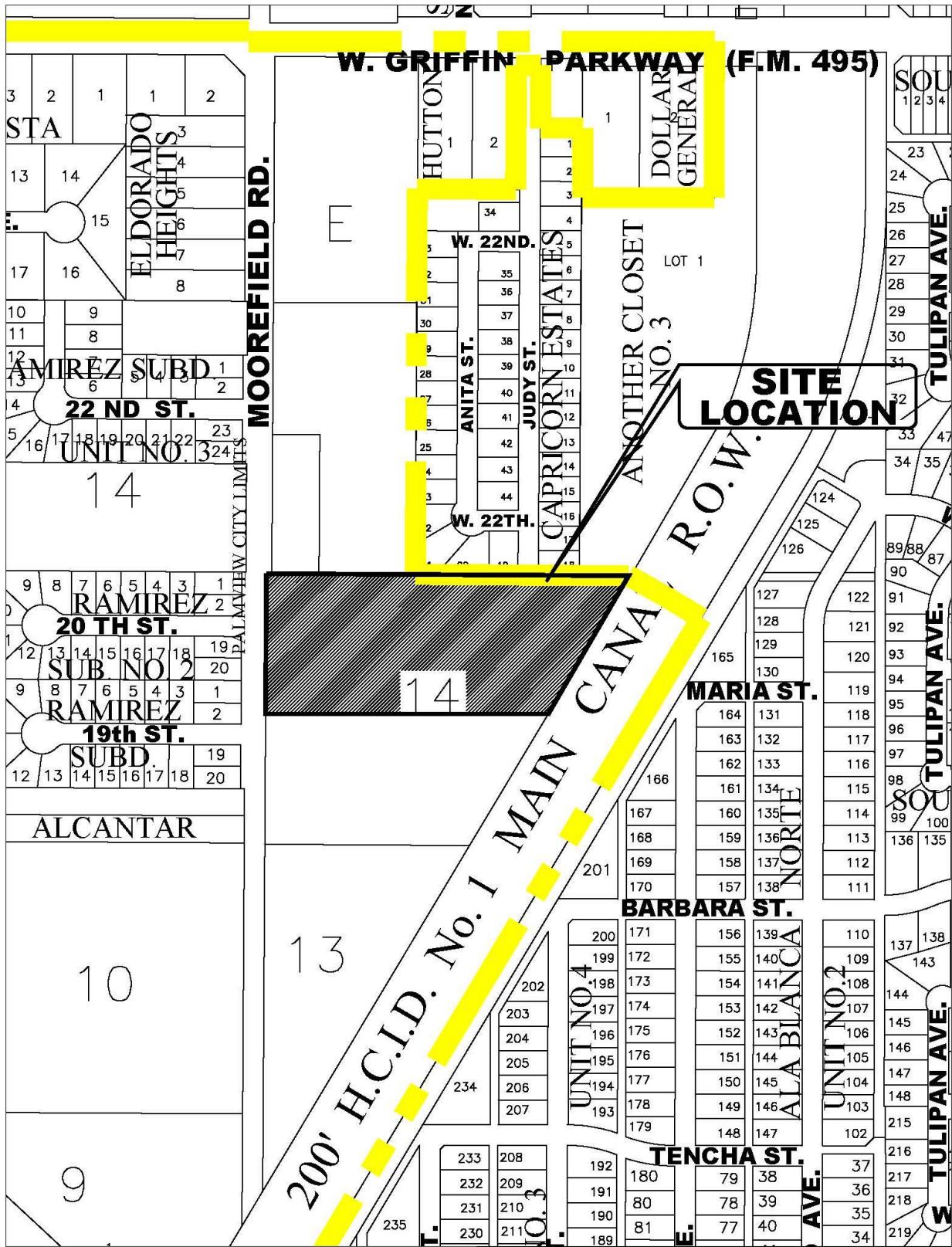
CITY OF MISSION

By: _____
Juan Pablo Terrazas, City Manager

By: _____
Andres Garcia, City Manager

OWNER OF THE PROPERTY DESCRIBED ABOVE

By:  _____
LLAAG, LLC
Lyonel A. Adame Garza, President



LOCATION MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78702

PH: (956) 580-8672
FAX: (956) 580-8680

No.