



# Special City Council Meeting Agenda

Wednesday, April 22, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

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NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

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**A. CALL MEETING TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. VISITORS REMARKS**

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

**D. ACTION ITEMS**

1. Consideration and ACTION to approve Coastal King-Los Fresnos Subdivision final plat.

**E. CLOSED SESSION**

1. Deliberation pursuant to Section 551.074, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following: the appointment, employment, evaluation and duties of City Manager, Chief of Police, Public Works Director, Librarian, Finance Director, or City Secretary.

**F. OPEN SESSION**

1. Pursuant to Section 551.074, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

The appointment, employment, evaluation and duties of City Manager, Chief of Police, Public Works Director, Librarian, Finance Director, or City Secretary.

**G. ADJOURNMENT**

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website at [www.cityoflosfresnos.com](http://www.cityoflosfresnos.com) on April 16, 2026 on or before 5:30 p.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

**ACTION ITEM REPORT**



**Item Title:** Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision final plat.

**Recommendation:**

Staff and Hanson Professional Services have reviewed the final plat. Everything is in compliance according to the ordinance. Planning & Zoning Commission approved on Monday April 20.

I recommend approval subject to all the work being completed.

## MEMORANDUM

**TO:** Jacqueline Moya  
City Secretary **jmoya@losfresnostx.gov**

**CC:** Mark W. Milum  
City Manager **mmilum@losfresnostx.gov**

**FROM:** Paolina Vega, P.E. **pvega@hanson-inc.com**

**DATE:** March 31, 2026

**SUBJECT:** Final Plat Review of Coastal King Subdivision

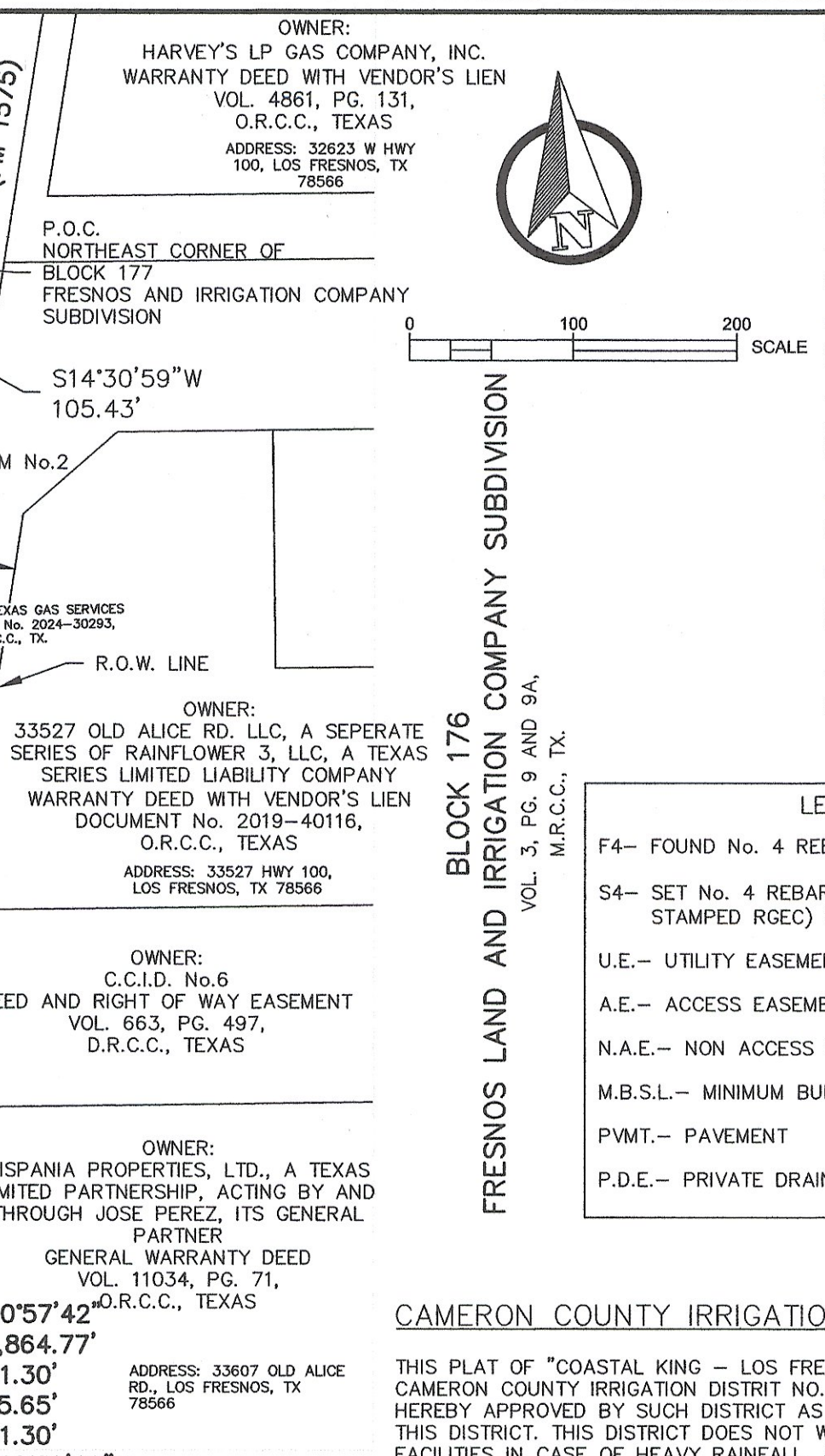
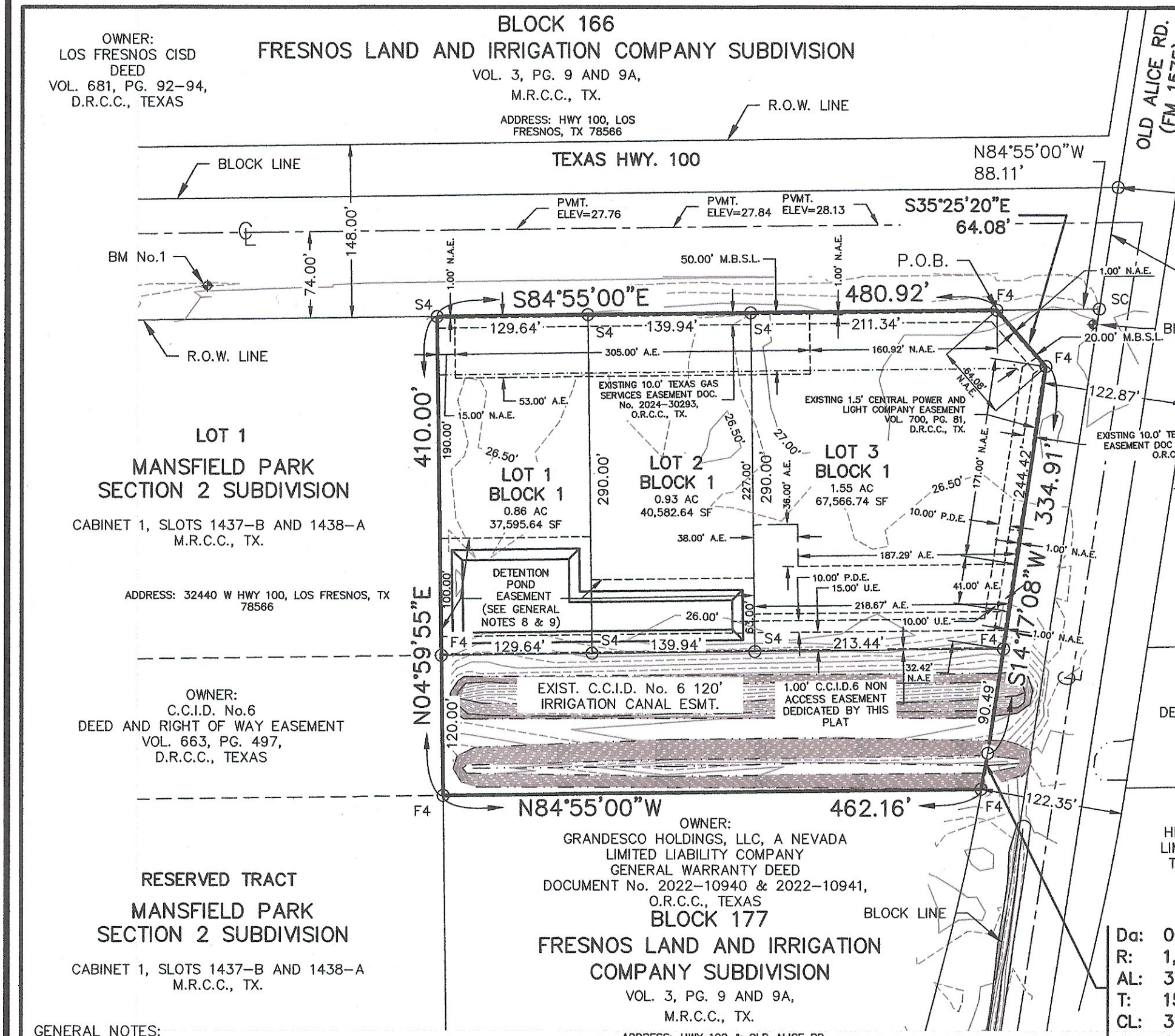
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We have reviewed the final plat of Coastal King Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance and have the following comments:

### Final Plat

1. Provide copy of CCDD1 approval letter and financial guarantee for drainage improvements.
2. Sanitary sewer improvements must be installed or submit copy of financial guarantee.
3. Subdivision perimeter corners must be monumented in concrete.
4. Tax Assessor for Cameron County is Edelmiro "Eddie" Garcia.
5. Provide approval signatures on plat.
6. Submit mylar.

All revised documents and construction plans shall be subject to further review. If you have any questions, do not hesitate to contact me at 956-551-7512 or at [pvega@hanson-inc.com](mailto:pvega@hanson-inc.com)



**METES AND BOUNDS DESCRIPTION**

A 4.65 ACRE TRACT OF LAND OUT OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 9 AND PAGE 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 4.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION; THENCE, SOUTH 14 DEGREES 30 MINUTES 59 SECONDS WEST, WITH THE EAST LINE OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, A DISTANCE OF 105.43 FEET TO A COTTON PICKER SPINDLE SET FOR A TURNING POINT; THENCE, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 68.11 FEET TO A NO. 4 REBAR FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 35 DEGREES 25 MINUTES 20 SECONDS EAST, WITH A CORNER CLIP OF TEXAS HIGHWAY 100 AND OLD ALICE ROAD, A DISTANCE OF 64.08 FEET TO A NO. 4 REBAR FOUND FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

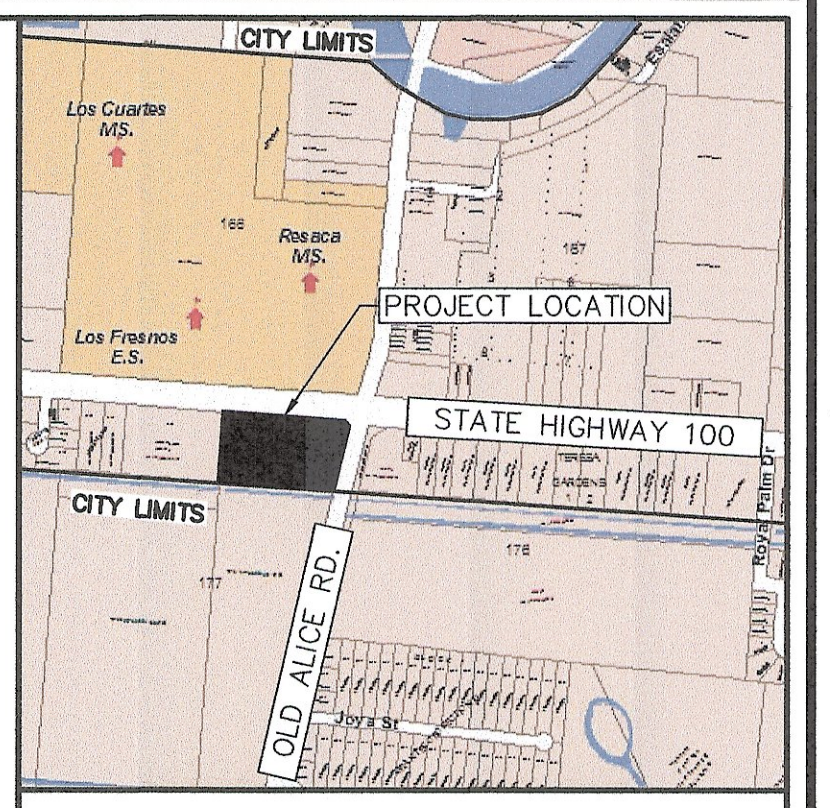
THENCE, SOUTH 14 DEGREES 17 MINUTES 08 SECONDS WEST, WITH THE WEST R.O.W. LINE OF SAID OLD ALICE ROAD, A DISTANCE OF 244.42 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH IRRIGATION CANAL EASEMENT LINE, AT A TOTAL DISTANCE OF 334.91 FEET TO A POINT OF CURVATURE OF THIS TRACT OF LAND;

THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE WEST R.O.W. LINE OF SAID OLD ALICE ROAD, WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 1864.77 FEET, AN ARC LENGTH OF 31.30 FEET, A TANGENT OF 15.65 FEET, A CHORD LENGTH OF 31.30 FEET AND A CHORD BEARING OF SOUTH 16 DEGREES 32 MINUTES 06 SECONDS WEST, TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, WITH THE EXISTING SOUTH IRRIGATION CANAL EASEMENT LINE, A DISTANCE OF 462.16 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 04 DEGREES 59 MINUTES 55 SECONDS EAST, WITH THE EAST LINE OF LOT 1, MANSFIELD PARK SECTION 2 SUBDIVISION AS PER CABINET 1, SLOTS 1437-B AND 1437-A, M.R.C.C., TX., AT A DISTANCE OF 120.00 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH IRRIGATION CANAL EASEMENT LINE, AT A TOTAL DISTANCE OF 410.00 FEET TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED 'RGEC'), AT THE SOUTH RIGHT OF WAY LINE OF TEXAS HIGHWAY 100, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 84 DEGREES 55 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID TEXAS HIGHWAY 100, A DISTANCE OF 480.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.65 ACRES OF LAND, MORE OR LESS.



**LOCATION MAP**

PREPARED BY: R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK AVE.  
PHARR, TEXAS 78577

DATE PREPARED: 12-05-2025  
DATE SURVEYED: SURVEYED

**GENERAL NOTES:**

- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO COMMUNITY PANEL NUMBER: 48061C0475F, EFF. DATE: FEBRUARY 02, 2018 AS PREPARED BY FEMA, BASED ON GRAPHICAL REPRESENTATION.
- LOTS 1-3 SHALL CONTINUE GENERAL COMMERCIAL DISTRICT USE.
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT (HWY 100):  
a) ALL BUILDINGS SHALL BE SETBACK FROM THE PROPERTY LINE A DISTANCE OF 50 FEET. IF THERE ARE ANY EXISTING BUILDINGS WITHIN 500 FEET ON THE SAME SIDE OF THE ROADWAY, THEN SAID BUILDING SETBACK LINE MAY BE REDUCED TO THE AVERAGE OF THOSE EXISTING BUILDINGS BUT IN NO CASE TO LESS THAN 25 FEET.  
b) FILING STATION PUMPS AND PUMP ISLANDS MAY BE LOCATED WITHIN A REQUIRED YARD, BUT IN NO CASE SHALL BE LESS THAN 15 FEET FROM ANY STREET-OF-WAY LINE. FILING STATION PUMPS AND PUMP ISLANDS SHALL NOT BE CLOSER THAN 100 FEET FROM ANY RESIDENTIAL DISTRICT.  
SIDE  
(c) LOTS 1, 2, AND LOT 3 (WEST SIDE); IN ACCORDANCE WITH ZONING ORDINANCE  
(d) LOT 3 (EAST SIDE) (FM 1575 - OLD ALICE ROAD): 20 FEET  
REAR:  
15.00 FEET OR EASEMENT LINE, WHICHEVER IS GREATER  
CORNER:  
20.00 FEET
- BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- BENCH MARK 1: SQUARE CUT ON TOP OF CURB INLET LOCATED APPROXIMATELY 500 FEET WEST OF THIS SUBDIVISION  
ELEVATION: 27.07 (NAD 83-NAVD 88)(ZONE 4205 TX.SOUTH)  
NORTHING: 1653272.93  
EASTING: 1312161.35  
BENCH MARK 2: SQUARE CUT ON TOP OF GRATED INLET LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION  
ELEVATION: 26.81 (NAD 83-NAVD 88)(ZONE 4205 TX.SOUTH)  
NORTHING: 1653173.39  
EASTING: 1312916.39
- FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.  
LOT 1 FFE=29.26, LOT 2 FFE=29.34, LOT 3 FFE=29.63
- DRAINAGE: IN ACCORDANCE WITH THE CAMERON COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,988 CUBIC FEET (0.826 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- DRAINAGE EASEMENTS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 1 ARE HEREBY CREATED TO ENSURE THAT REQUIRED DETENTION VOLUME MAY BE PROVIDED AND ENDURE FOR THE LIFE OF THE DEVELOPMENT. DRAINAGE EASEMENTS SHALL ENDURE UNLESS AN ALTERNATE DRAINAGE DETENTION METHOD IS APPROVED BY THE DISTRICT BOARD AT WHICH TIME THE BOARD SHALL ABANDON ALL OR A PORTION OF SAID EASEMENTS. THE MAINTENANCE AND OPERATION OF THE PRIVATE DETENTION PONDS COVERED UNDER THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY WHICH THE DETENTION ARE LOCATED ON. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF THESE PONDS OR ANY RELATED INFRASTRUCTURE SUCH AS DRAINAGE STRUCTURES OR PUMPS.
- CITY OF LOS FRESNOS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF DETENTION POND OR PRIVATE STORM SEWER SYSTEM.
- DRAINAGE SYSTEM TO BE MAINTAINED BY LOT OWNERS.
- LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- EROSION & SEDIMENTATION CONTROL SHALL COMPLY WITH CURRENT T.P.D.E.S. & SWPPP GUIDELINES.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN HIS RESPECTIVE SECTION.
- A 6.0 FOOT SECURITY FENCE SHALL BE REQUIRED ON THE NORTH SIDE OF THE CAMERON COUNTY IRRIGATION DISTRICT NO.6 NON-ACCESS EASEMENT.

**CAMERON COUNTY IRRIGATION DISTRICT No. 6 CERTIFICATION**

THIS PLAT OF "COASTAL KING - LOS FRESNOS" SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY IRRIGATION DISTRICT NO. 6 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. THIS DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE FACILITIES IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NOT BE CALLED UPON, BY OUR PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION, NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER, ANY CHANGES TO THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

1. OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ADJACENT TO ANY IRRIGATION AND/OR DRAINAGE EASEMENT, DITCH, GULLY, CREEK, RESACA OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION AND DRAINAGE EASEMENTS AND/OR RIGHT OF WAYS CLEAR OF ANY FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE DISTRICT'S OPERATIONS AND MAINTENANCE OF ITS FACILITIES. ANY UNAUTHORIZED STRUCTURE OR OBSTRUCTION IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO PART OF THIS PROPERTY SHALL BE PERMITTED TO DRAIN INTO ANY IRRIGATION OR DRAINAGE FACILITY OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6.

2. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO CAMERON COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESSED APPROVAL.

3. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY CAMERON COUNTY IRRIGATION DISTRICT NO. 6 FACILITY, EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, PIPELINES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

ROSELIO SANCHEZ, GENERAL MANAGER  
CAMERON COUNTY IRRIGATION DISTRICT NO. 6

**LIENHOLDER ACKNOWLEDGMENT**

WE, \_\_\_\_\_ OWNER AND HOLDER OF A LIEN AGAINST A 4.65 ACRE TRACT OF LAND OUT OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 9 AND 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS, WITHIN THE PROPOSED "COASTAL KING - LOS FRESNOS SUBDIVISION" CAMERON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAN AND DEDICATIONS AND RESTRICTIONS SHOWN HEREIN, AND WE DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

OWNER'S NAME \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF CAMERON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS  
PRINTED NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**LEGEND**

F4- FOUND No. 4 REBAR  
S4- SET No. 4 REBAR (WITH A YELLOW CAP STAMPED 'RGEC') IN CONCRETE  
U.E.- UTILITY EASEMENT  
A.E.- ACCESS EASEMENT  
N.A.E.- NON ACCESS EASEMENT  
M.B.S.L.- MINIMUM BUILDING SETBACK LINE  
P.W.M.- PAVEMENT  
P.D.E.- PRIVATE DRAINAGE EASEMENT

**ENGINEERS CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, RAMIRO GUTIERREZ, P.E. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



**PRELIMINARY-SUBJECT TO REVISION**  
RAMIRO GUTIERREZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 65948  
R. GUTIERREZ ENGINEERING CORP.  
130 E. PARK, PHARR, TEXAS 78577

**SURVEYOR CERTIFICATION**

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



**PRELIMINARY-SUBJECT TO REVISION**  
PABLO SOTO, JR., R.P.L.S. No. 4541  
R. GUTIERREZ ENGINEERING CORPORATION  
130 E. PARK AVENUE  
4541  
PHARR, TEXAS 78577

**PLANNING AND ZONING CERTIFICATION**

CITY OF LOS FRESNOS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT WALSDORF

**COUNTY CLERK CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF CAMERON §

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY

**OLMITO WATER SUPPLY CERTIFICATION**

THIS PLAT OF "COASTAL KING - LOS FRESNOS SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE OLMITO WATER SUPPLY CORPORATION OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT POTABLE WATER AND SANITARY SEWER IS AVAILABLE UPON REQUEST FOR SUBJECT SUBDIVISION LOT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

APPROVED: \_\_\_\_\_ PRESIDENT

**TAX CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF CAMERON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

EDELMIRO "EDDIE" GARCA  
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS

**CITY ENGINEER CERTIFICATE**

CITY OF LOS FRESNOS

I HAVE REVIEWED THIS PLAT, IDENTIFIED AS "COASTAL KING - LOS FRESNOS SUBDIVISION" PREPARED BY PABLO SOTO JR., REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541 AND THE RELATED CONSTRUCTION DOCUMENTS, PREPARED BY RAMIRO GUTIERREZ, REGISTERED PROFESSIONAL ENGINEER No. 65948 AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREIN IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTION OF THE SUBDIVISION ORDINANCES OF THE CITY OF LOS FRESNOS, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_

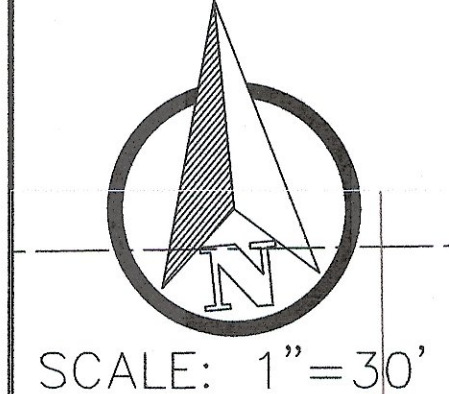
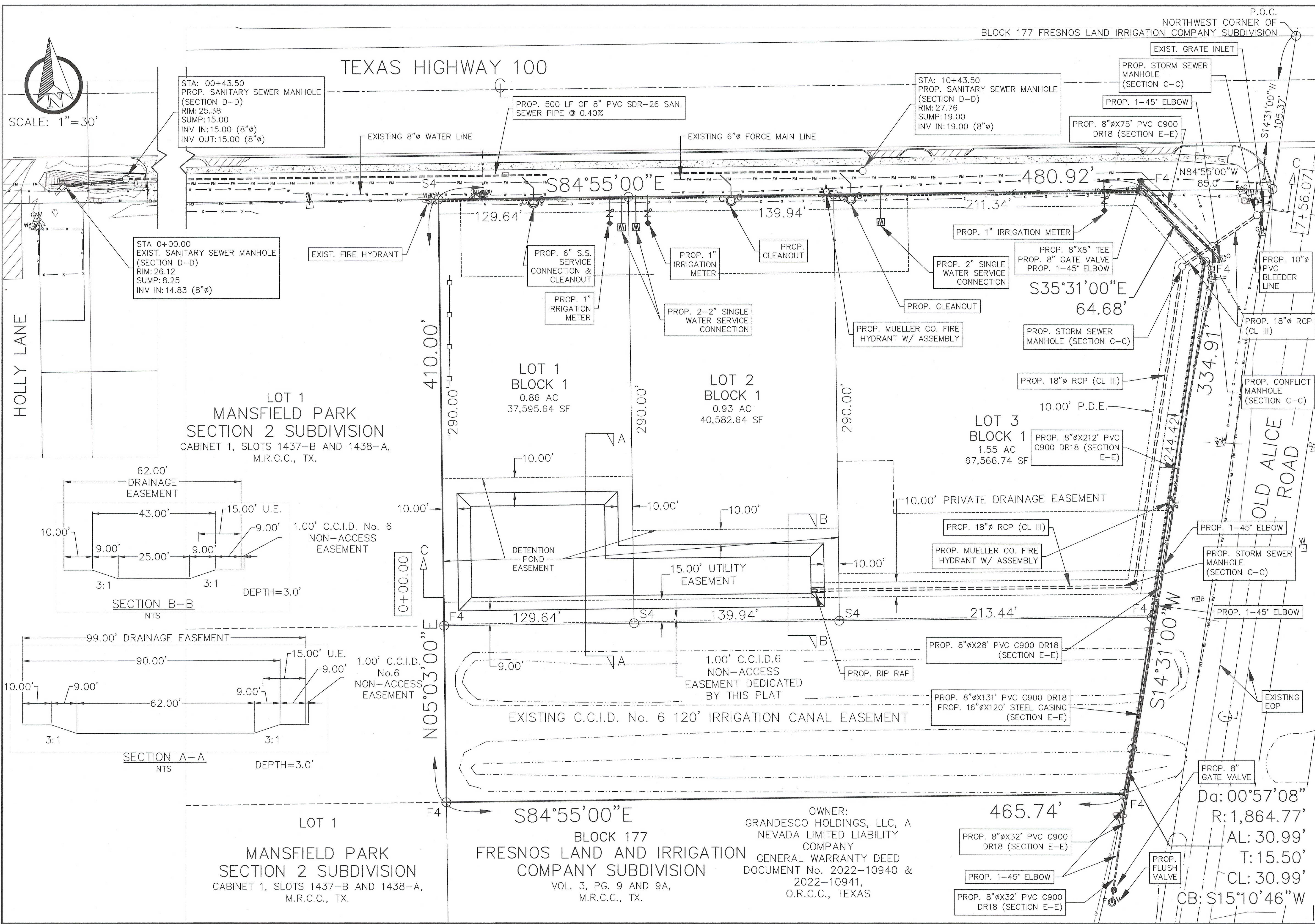
CITY ENGINEER \_\_\_\_\_

PRINCIPAL CONTACTS		
NAME	ADDRESS	PHONE No.
OWNER: COASTAL KING, LTD.	4123 S. STAPLES, CORPUS CHRISTI, TEXAS 78411	(361) 882-4100
ENGINEER: RAMIRO GUTIERREZ, PE	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557
SURVEYOR: PABLO PENNA, JR., PE,RPLS	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557

**R. Gutierrez Engineering Corporation**  
Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558  
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

**FINAL SUBDIVISION PLAT OF COASTAL KING - LOS FRESNOS SUBDIVISION**  
A 4.65 ACRE TRACT OF BLOCK 177, FRESNOS AND IRRIGATION COMPANY SUBDIVISION, LOS FRESNOS, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 9 AND 9A, M.R.C.C., TEXAS.





STA: 00+43.50  
 PROP. SANITARY SEWER MANHOLE  
 (SECTION D-D)  
 RIM: 25.38  
 SUMP: 15.00  
 INV IN: 15.00 (8"φ)  
 INV OUT: 15.00 (8"φ)

STA 0+00.00  
 EXIST. SANITARY SEWER MANHOLE  
 (SECTION D-D)  
 RIM: 26.12  
 SUMP: 8.25  
 INV IN: 14.83 (8"φ)

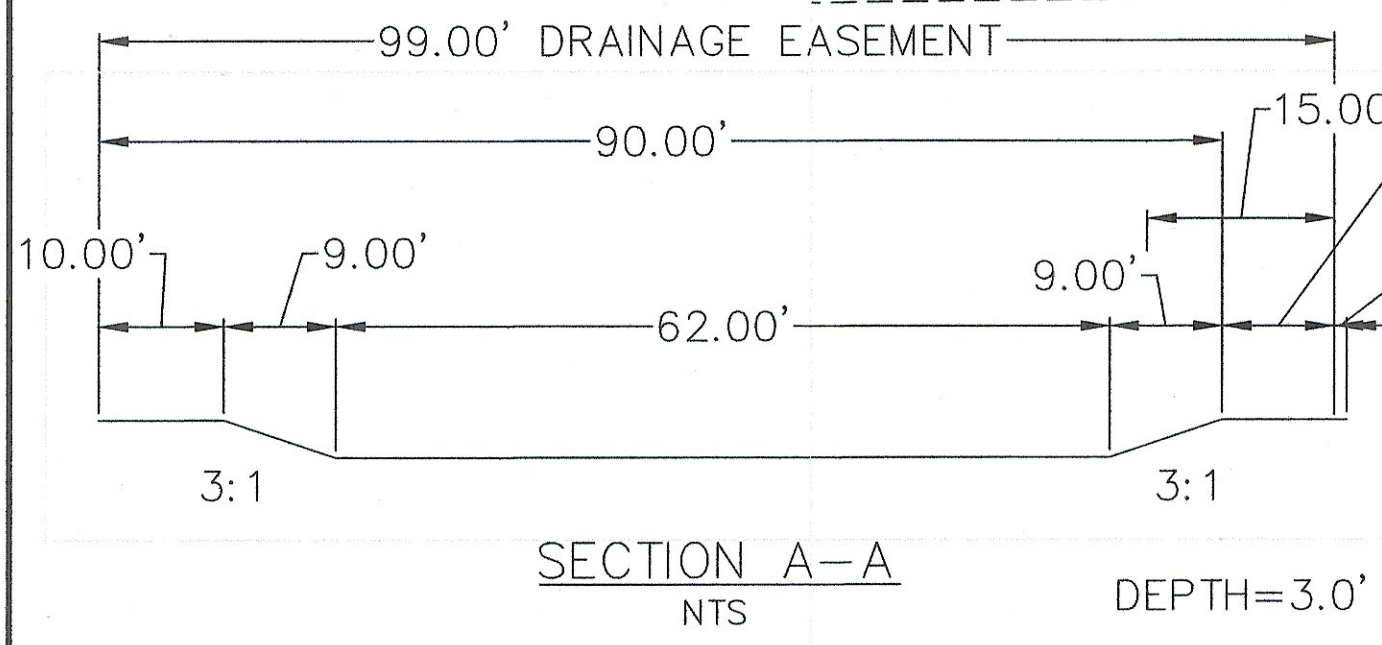
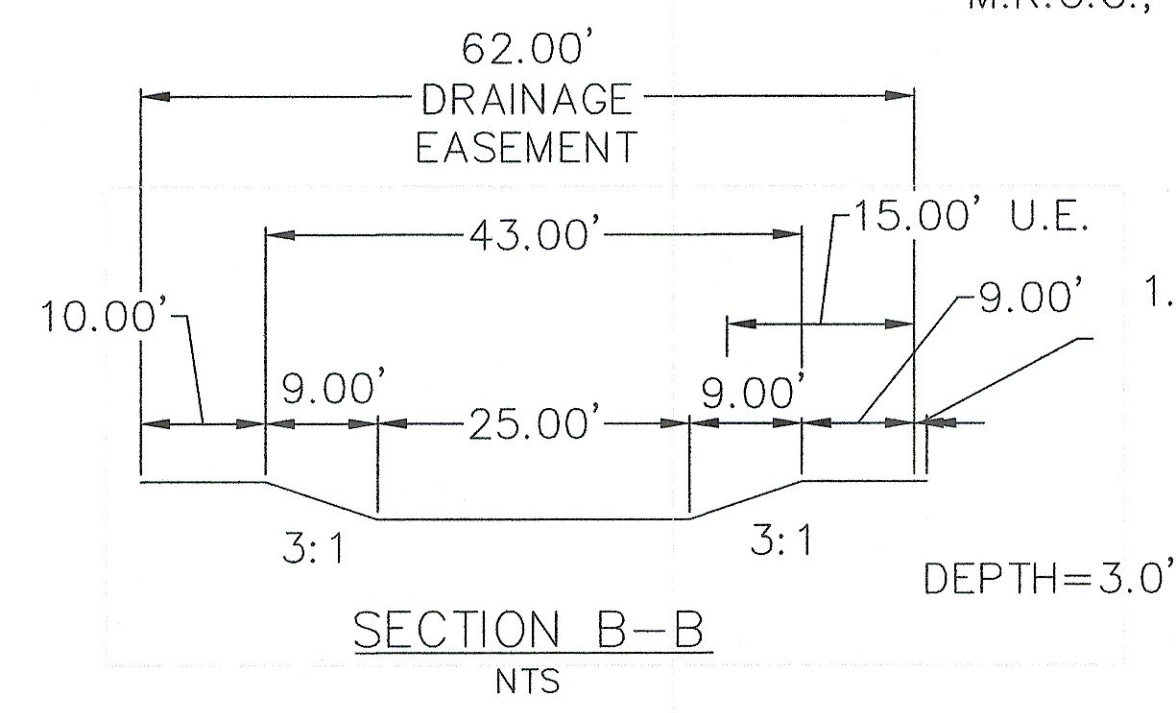
STA: 10+43.50  
 PROP. SANITARY SEWER MANHOLE  
 (SECTION D-D)  
 RIM: 27.76  
 SUMP: 19.00  
 INV IN: 19.00 (8"φ)

LOT 1  
 MANSFIELD PARK  
 SECTION 2 SUBDIVISION  
 CABINET 1, SLOTS 1437-B AND 1438-A,  
 M.R.C.C., TX.

LOT 1  
 BLOCK 1  
 0.86 AC  
 37,595.64 SF

LOT 2  
 BLOCK 1  
 0.93 AC  
 40,582.64 SF

LOT 3  
 BLOCK 1  
 1.55 AC  
 67,566.74 SF



LOT 1  
 MANSFIELD PARK  
 SECTION 2 SUBDIVISION  
 CABINET 1, SLOTS 1437-B AND 1438-A,  
 M.R.C.C., TX.

LOT 1  
 BLOCK 177  
 FRESNOS LAND AND IRRIGATION  
 COMPANY SUBDIVISION  
 VOL. 3, PG. 9 AND 9A,  
 M.R.C.C., TX.

OWNER:  
 GRANDESCO HOLDINGS, LLC, A  
 NEVADA LIMITED LIABILITY  
 COMPANY  
 GENERAL WARRANTY DEED  
 DOCUMENT No. 2022-10940 &  
 2022-10941,  
 O.R.C.C., TEXAS

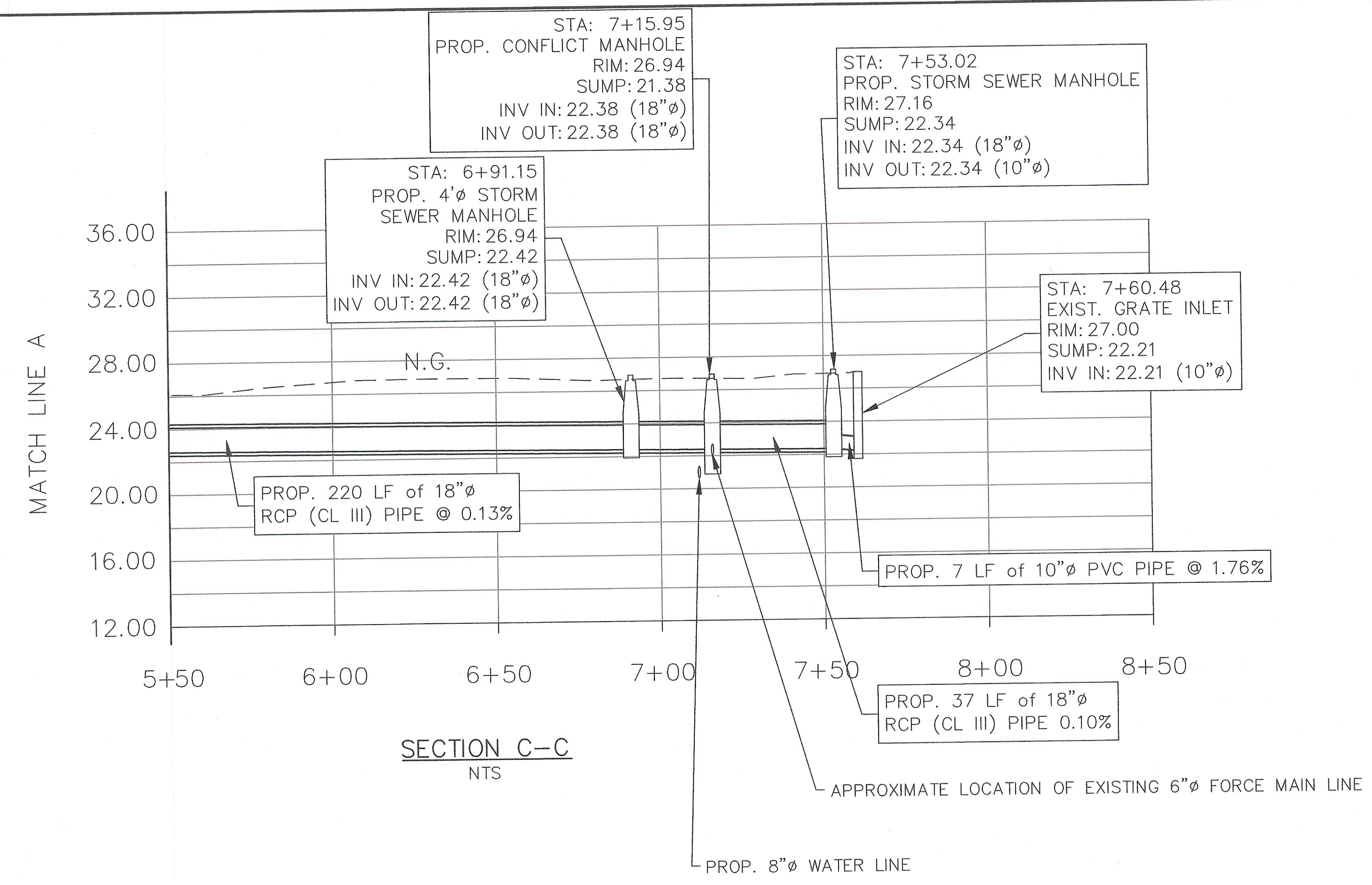
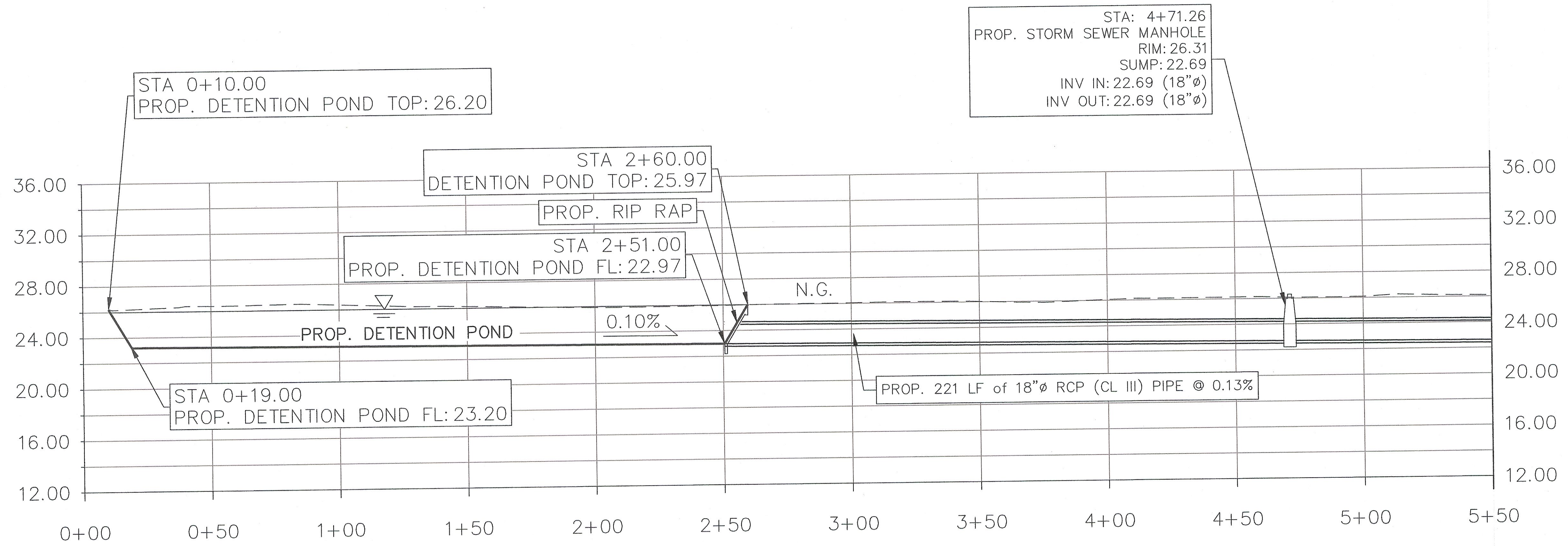
Professional Engineers & Land Surveyors  
 R. Gutierrez  
 Engineering Corporation  
 130 E. PARK AVENUE • PHARR, TEXAS 78877  
 (TEL) 361 782-2557 • (FAX) 361 782-2558  
 FIRM No. 486

STATE OF TEXAS  
 RAMIRO GUTIERREZ  
 65948  
 REGISTERED PROFESSIONAL ENGINEER  
 Date: 4-13-26  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948, DATE: 4-13-26. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

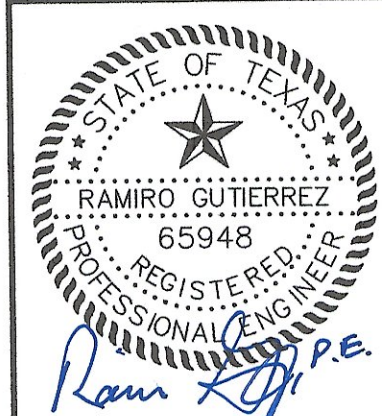
COASTAL KING - LOS FRESNOS  
 SUBDIVISION  
 DRAINAGE & UTILITY LAYOUT

NO.	REVISION	DATE	BY

SHEET  
 3



Professional Engineers & Land Surveyors  
 R. Gutierrez Engineering Corporation  
 130 E. PARK AVENUE • PHARR, TEXAS 78877  
 (TEL) 956 782-2557 • (FAX) 956 782-2559  
 FIRM No. 486



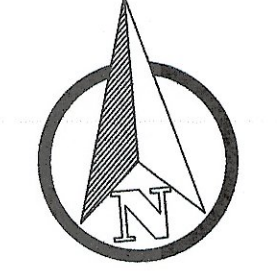
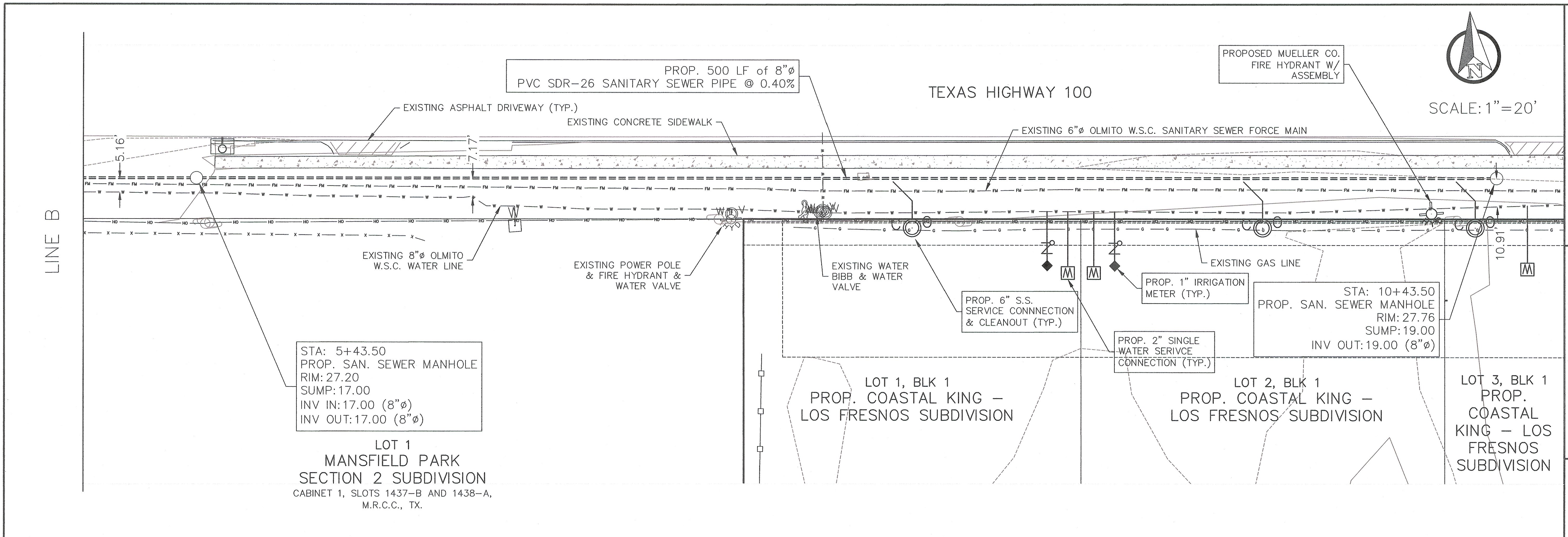
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COASTAL KING - LOS FRESNOS SUBDIVISION  
 DRAINAGE DETAILS

SCALE AS SHOWN	DATE	FB. No.	SURVEY BY:	DRAWN BY: D.C.	PREPARED BY:	CHECKED BY: R.G.	REVISION	DATE	BY

SHEET  
4





SCALE: 1" = 20'

**R. Gutierrez**  
Professional Engineers & Land Surveyors  
Engineering Corporation  
130 E. PARK AVENUE - PHARR, TEXAS 78677  
(TEL) 956 782-2557 - (FAX) 956 782-2558  
FIRM No. 486



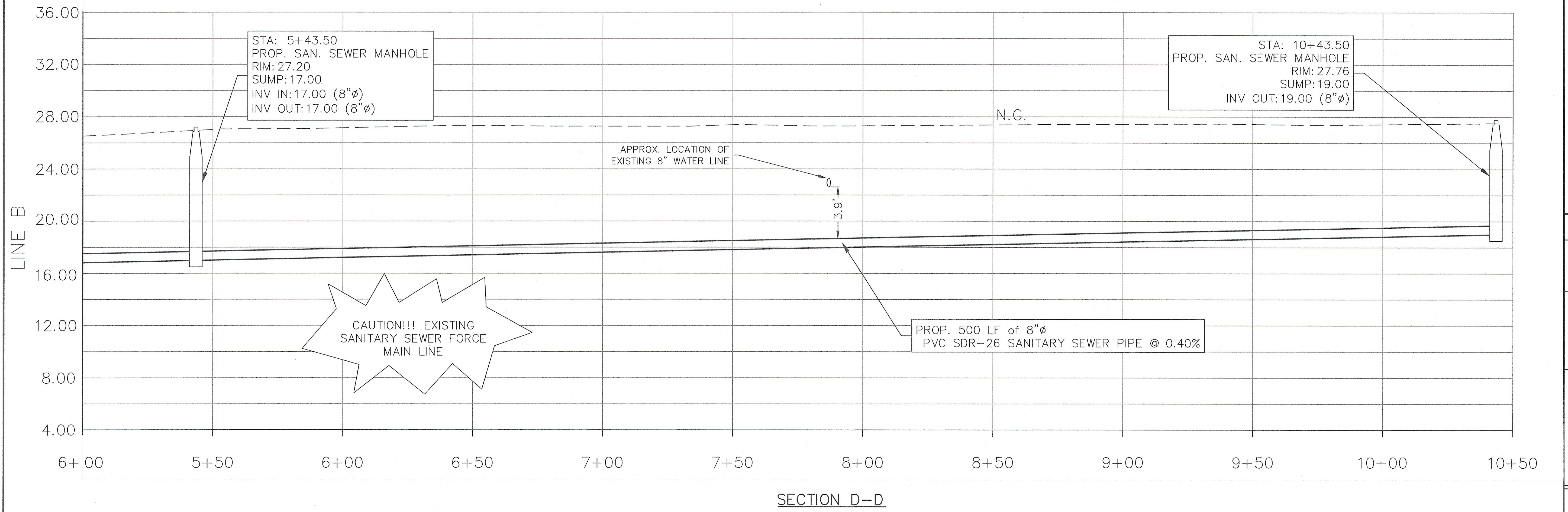
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LOT 1  
MANSFIELD PARK  
SECTION 2 SUBDIVISION  
CABINET 1, SLOTS 1437-B AND 1438-A,  
M.R.C.C., TX.

LOT 1, BLK 1  
PROP. COASTAL KING -  
LOS FRESNOS SUBDIVISION

LOT 2, BLK 1  
PROP. COASTAL KING -  
LOS FRESNOS SUBDIVISION

LOT 3, BLK 1  
PROP. COASTAL KING -  
LOS FRESNOS SUBDIVISION



SECTION D-D

COASTAL KING - LOS FRESNOS SUBDIVISION

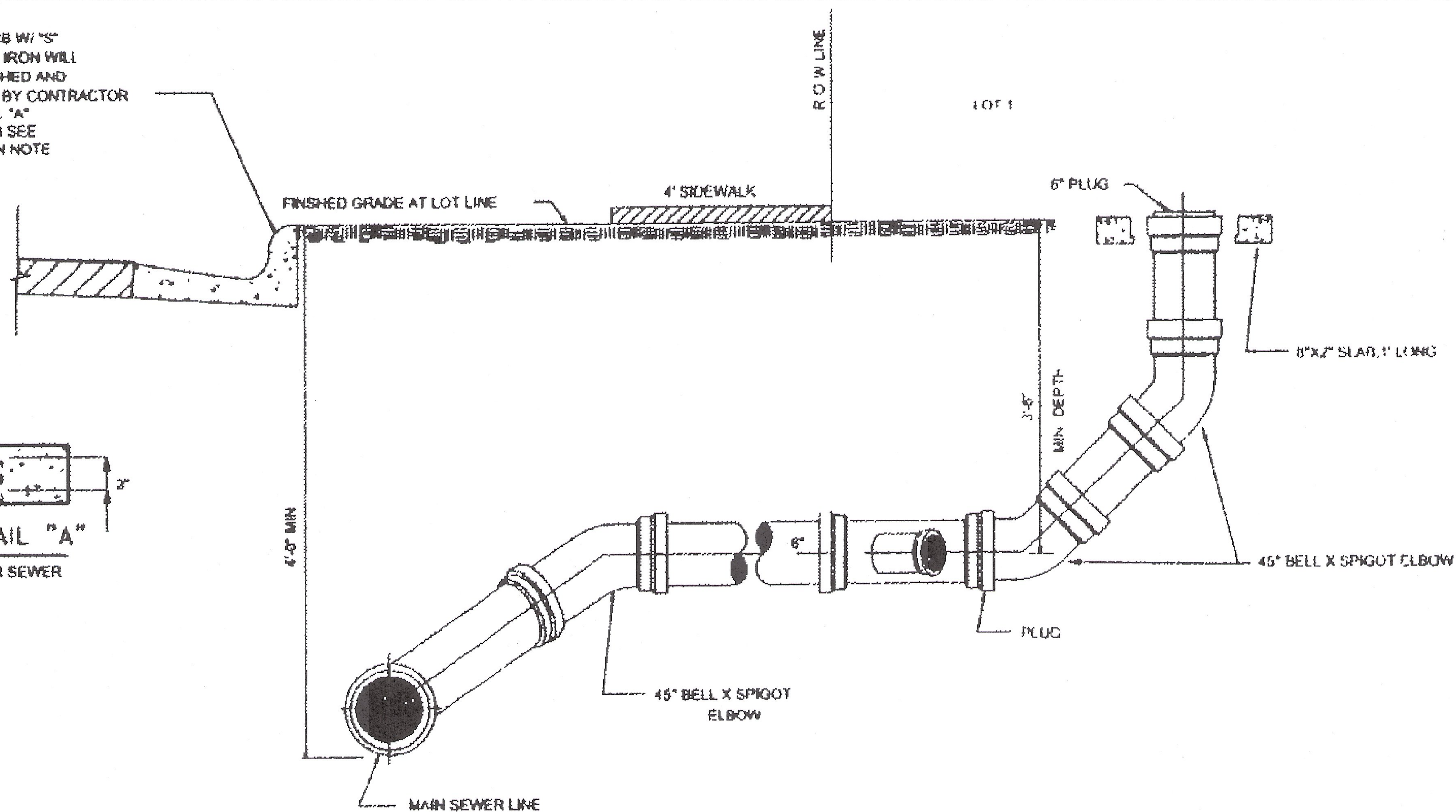
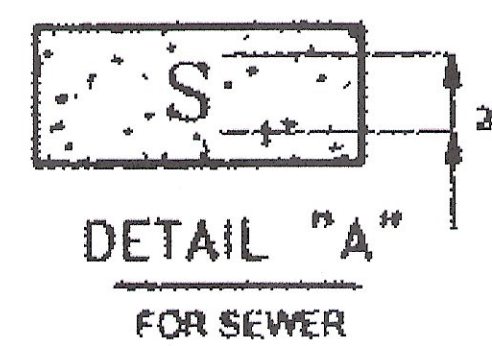
UTILITY DETAILS

SCALE: AS SHOWN	DATE:	BY:	DATE:
DATE:			
BY:			
DRAWN BY: D.C.			
PREPARED BY:			
CHECKED BY: R.G.			

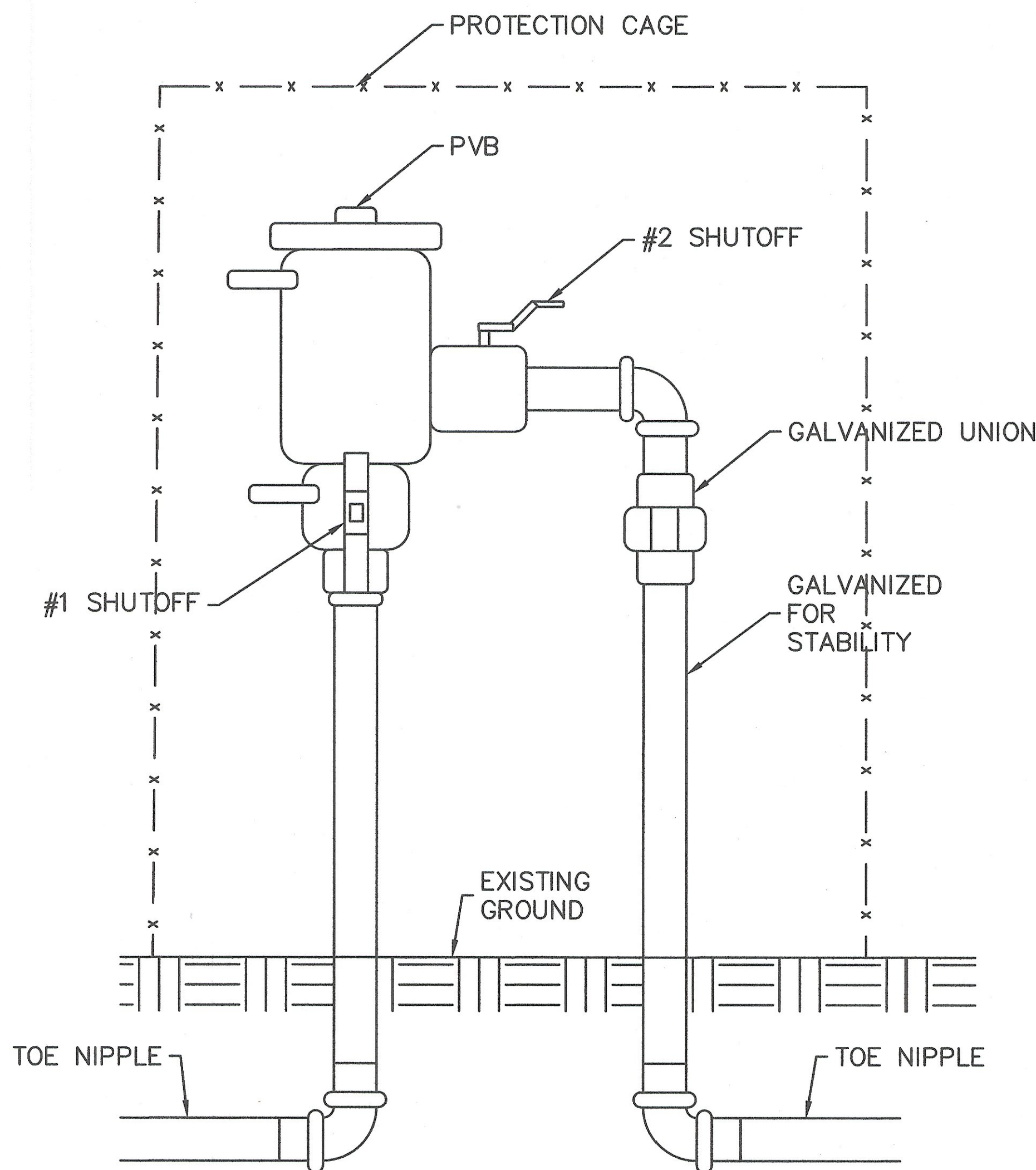
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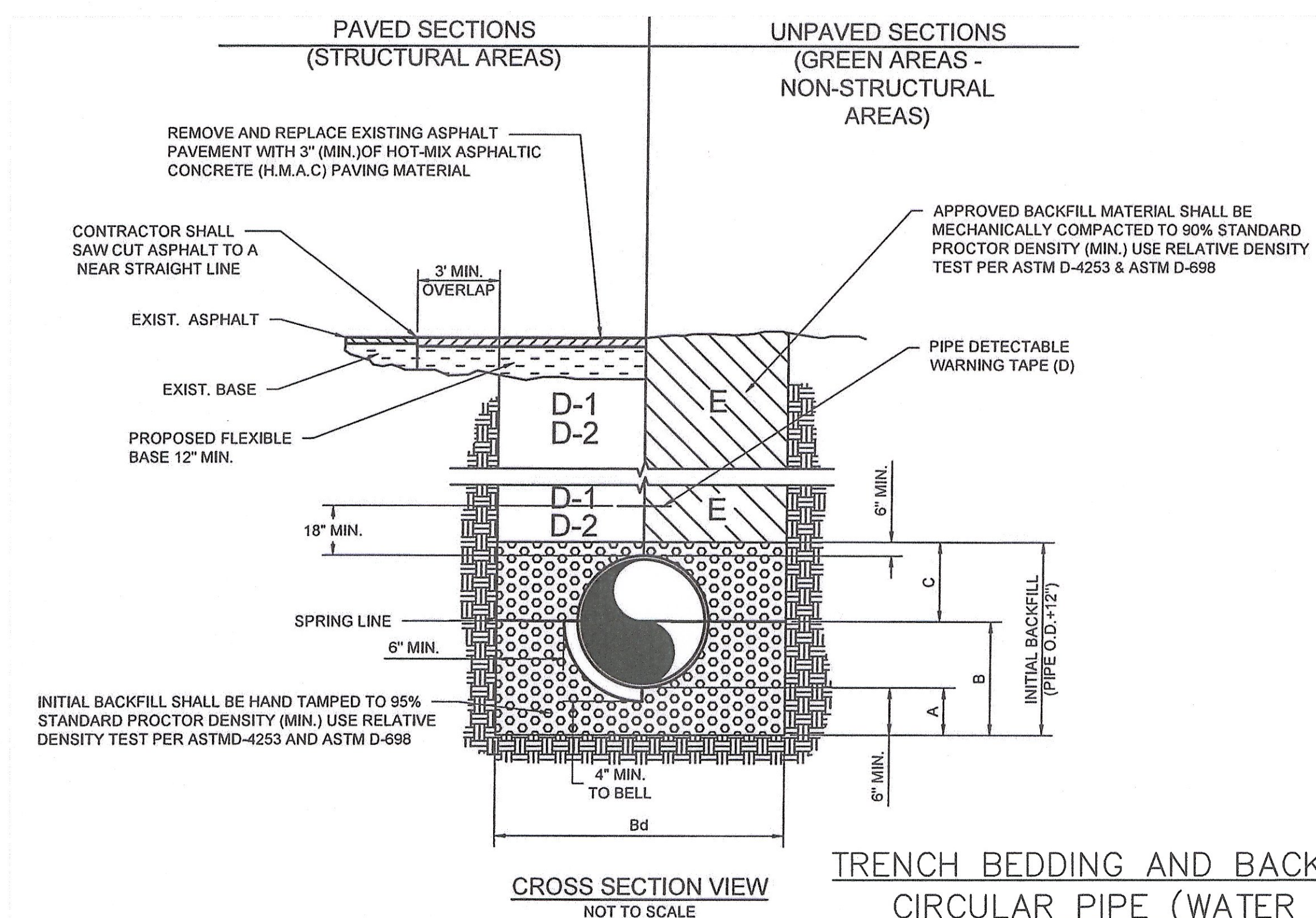
MARK CURB W/ "S"  
BRANDING IRON WILL  
BE FURNISHED AND  
PROVIDED BY CONTRACTOR  
SEE DETAIL "A"  
IF NO CURB SEE  
DETECTION NOTE



SHORT SERVICE CONNECTION  
WITH STANDARD CLEANOUT



IRRIGATION BACKFLOW PREVENTOR DETAIL



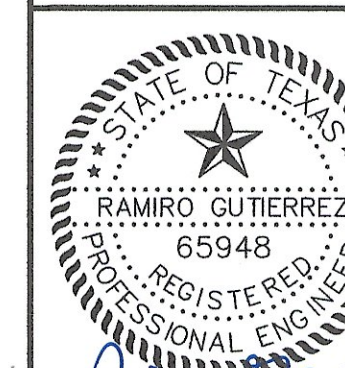
TRENCH BEDDING AND BACKFILL FOR  
CIRCULAR PIPE (WATER MAIN)

GENERAL NOTES:

- A. SAND BEDDING SHALL BE PLACED, BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE. (MIN. BEDDING THICKNESS SHALL BE 6").
- B. SAND BACKFILL SHALL BE PLACED, AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED).
- Bd. TRENCH WIDTH SHALL BE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND BACKFILL SHALL BE PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).
- D. PIPE DETECTABLE WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 18" ABOVE THE PIPE, 6" IN DIAMETER AND LARGER. WARNING TAPE SHALL BE METALLIC "TERRA TAPE SENTRY LINE 620", AS MANUFACTURED BY REEF INDUSTRIES, OR APPROVED EQUAL. THE WARNING TAPE SHALL BE "BLUE", THREE INCHES WIDE, 6 MILS THICK, WITH BLACK CONTINUOUS LETTERING THAT READS "CAUTION WATER LINE BURIED BELOW", OR OTHER WORDING APPROVED BY OWNER.
- D-1. (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 8" LIFTS.
- D-2. (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST AS PER ASTM D-4253.
- E. SELECT AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% STANDARD PROCTOR DENSITY (MIN.) IN 12" LIFTS (GREEN AREA-NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT-STABILIZED SAND, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MOISTENED, AS REQUIRED, TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 AND ASTM D-698). THE THICKNESS OF EACH LOOSE LIFT SHALL NOT EXCEED 6". APPROVED STRUCTURAL BACKFILL MATERIAL SHALL BE SAND, CEMENT-STABILIZED SAND, SELECTED SOIL, SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- F. BEFORE ATTEMPTING TO INSTALL WATER LINE PIPE IN PLACE, BE SURE THAT THE TRENCH EXCAVATION HAS BEEN BENCHED, SLOPPED, OR SHORED PROPERLY IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS. HOWEVER, WHEN BENCHING, SLOPPING, OR SHORING IS RESTRICTED DUE TO LIMITED WORKING AREA OR SPACE, TRENCH SHIELDS (TRENCH BOXES) CAN BE USED IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS.
- G. BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 231.

TRENCH BEDDING AND BACKFILL FOR  
CIRCULAR PIPE (WATER MAIN)

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FIRM No. 486



THE SEAL APPEARING ON  
THIS DOCUMENT WAS  
AUTHORIZED  
BY RAMIRO GUTIERREZ,  
P.E. 65948  
DATE: 2-13-26  
ALTERATION OF A SEALED  
DOCUMENT WITHOUT PROPER  
NOTIFICATION TO THE  
RESPONSIBLE ENGINEER IS  
AN OFFENSE UNDER THE  
TEXAS ENGINEERING  
PRACTICE LAW.

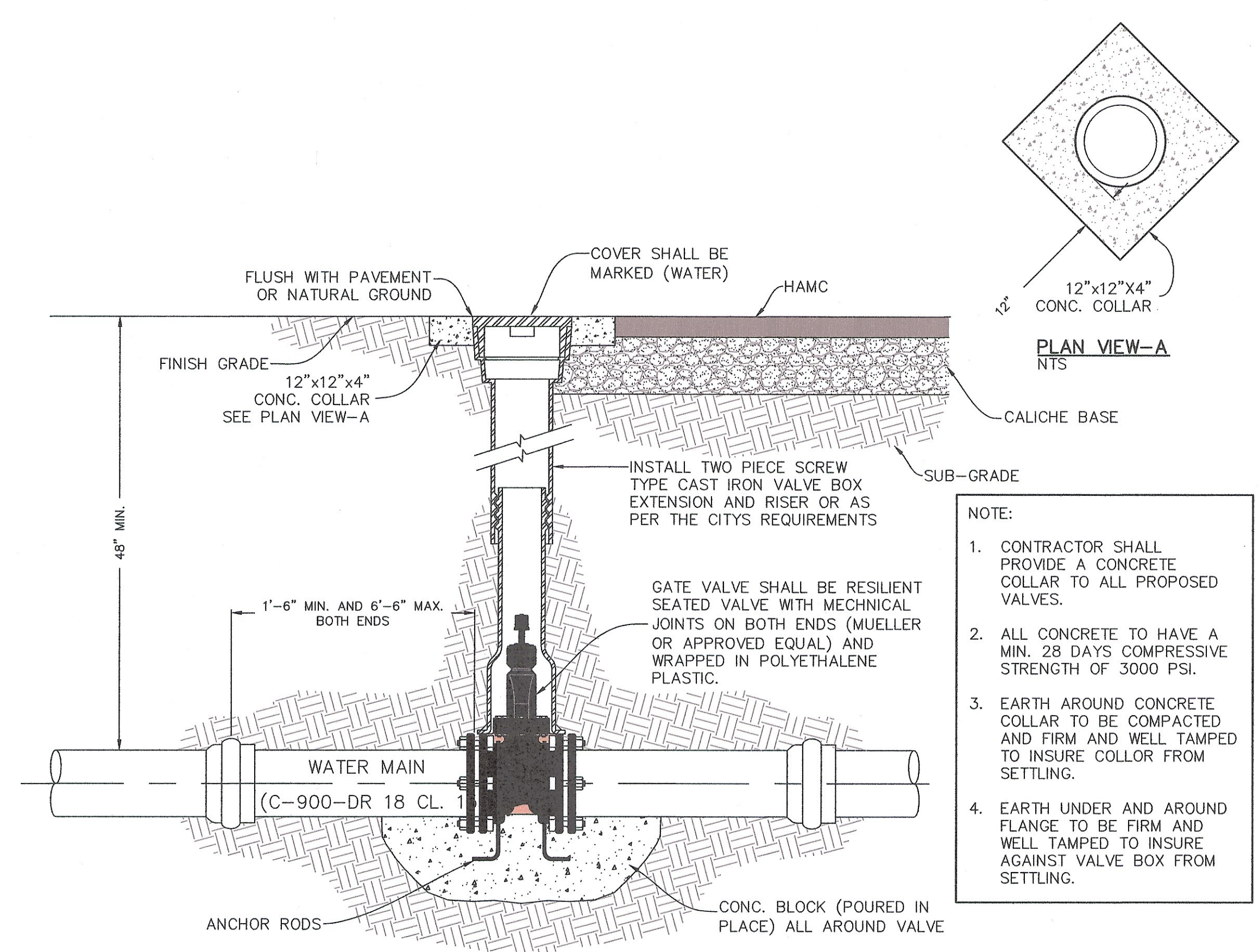
COASTAL KING - LOS FRESNOS  
SUBDIVISION

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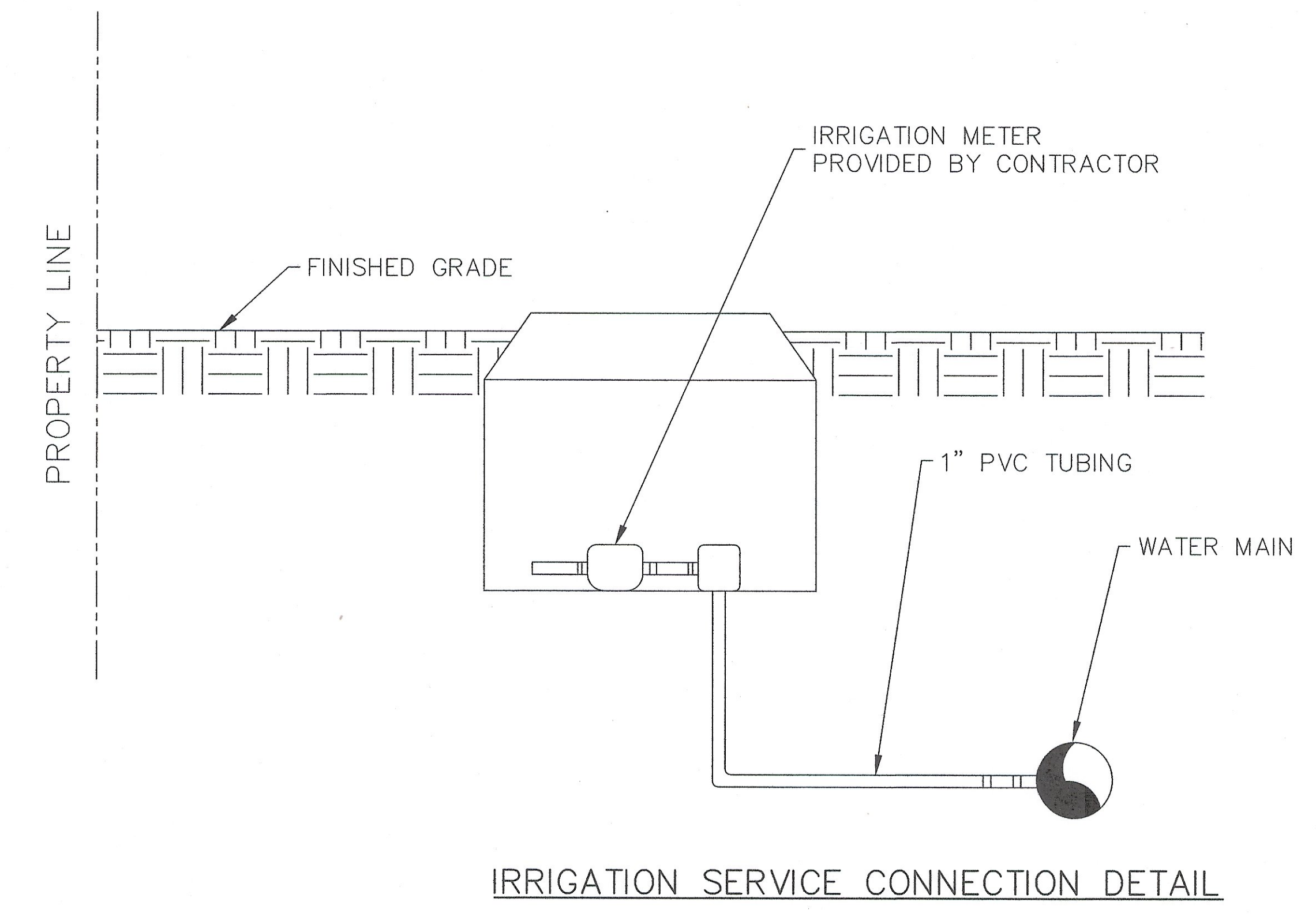
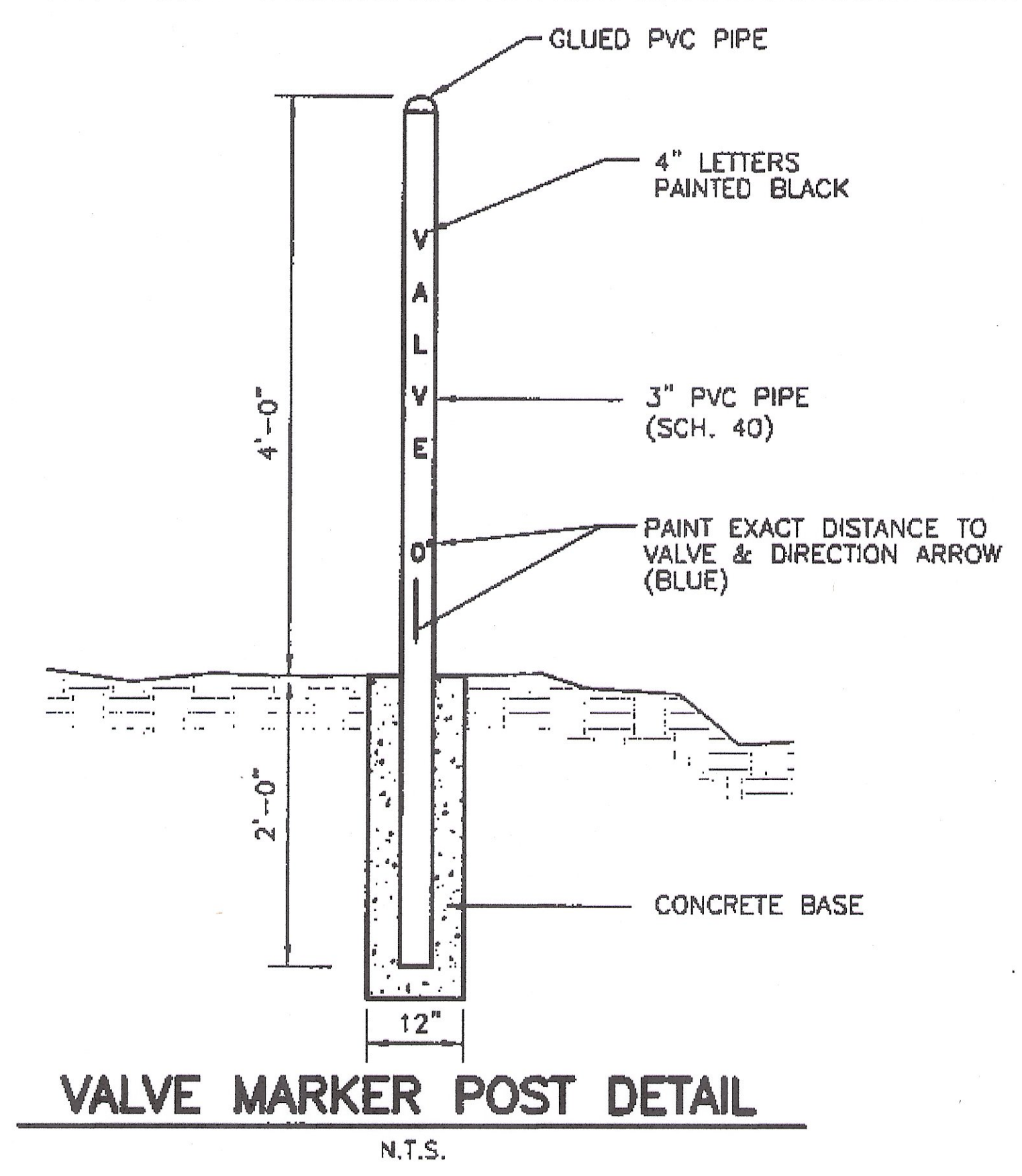
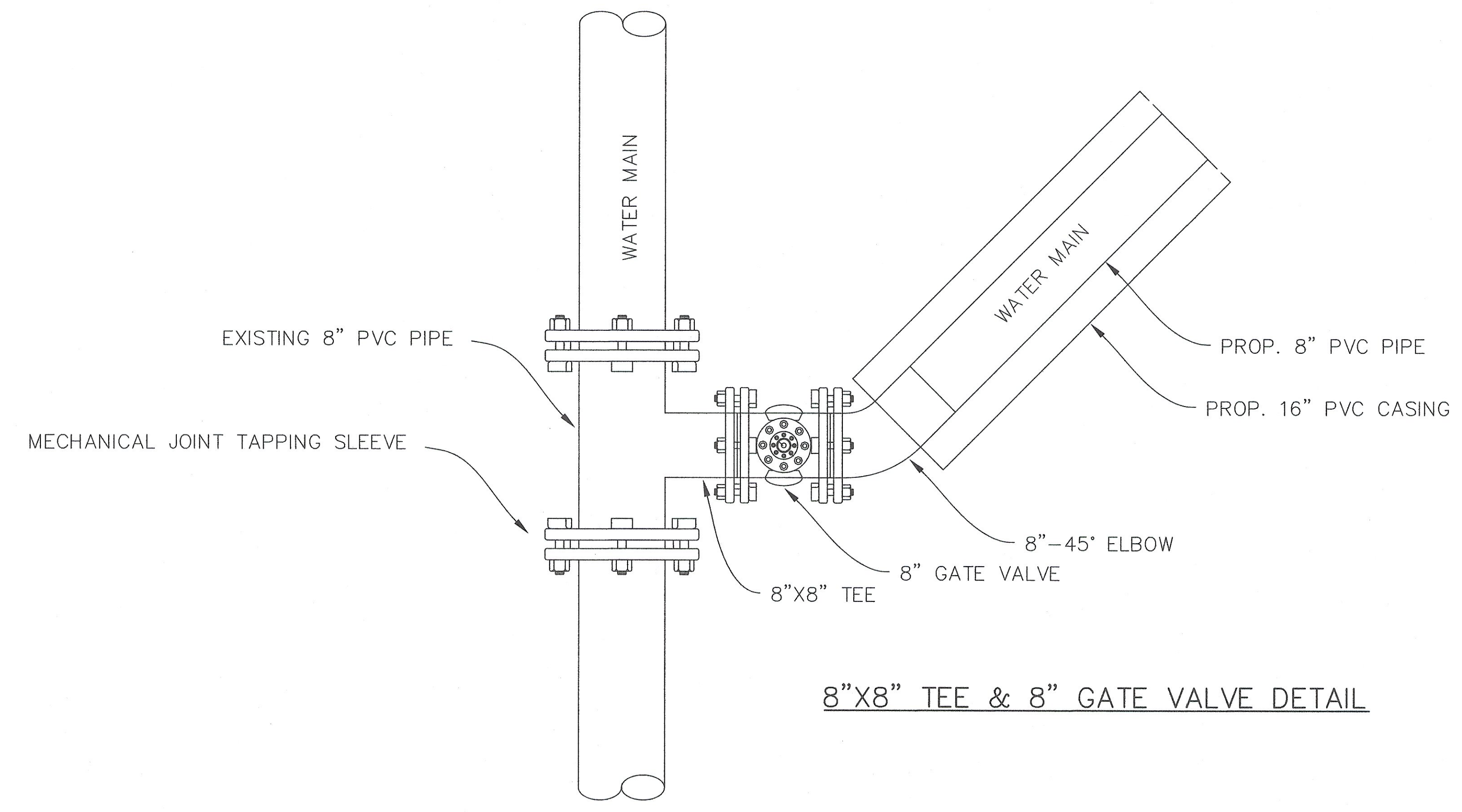
SHEET  
8



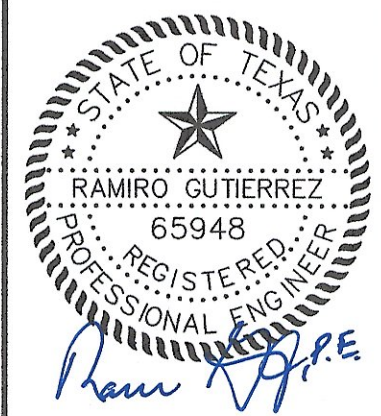




**TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE**  
NTS



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**COASTAL KING - LOS FRESNOS SUBDIVISION**

UTILITY DETAILS

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**SHEET 11**

## ACTION ITEM REPORT



**Item Title:**

Deliberation pursuant to Section 551.074, Title 5 of the Texas Government code, the Texas Open Meetings Act regarding the following: the appointment, employment, evaluation and duties of City Manager, Chief of Police, Public Works Director, Librarian, Finance Director, or City Secretary.

**Recommendation:**

## ACTION ITEM REPORT



**Item Title:**

Pursuant to Section 551.074, Title 5 of the Texas Government code, the Texas Open Meetings Act deliberation and possible action regarding the following:

The appointment, employment, evaluation and duties of City Manager, Chief of Police, Public Works Director, Librarian, Finance Director, or City Secretary.

**Recommendation:**