

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
PLANNING AND ZONING COMMISSION**


NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

THURSDAY, NOVEMBER 19, 2015
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements.
4. Approval of the October 15, 2015 Regular Meeting Minutes.
5. Discussion and action regarding the proposed "Replat (merge) of Lots 5, 6 and 7 in Block 83, Padre Beach Subdivision, Section VI" South Padre Island, TX to "Lot 5A".
6. Discussion and action regarding the proposed "Replat (merge) of Lots 1, 4 and 17 in Block 5, Padre Beach Subdivision, Section I", South Padre Island, TX to "Lot 1".
7. Adjournment.

DATED THIS THE 13TH DAY OF NOVEMBER 2015



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON NOVEMBER 13, 2015 AT/OR BEFORE 4:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.





Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 15, 2015**

1. Call to Order.

Patrick McNulty called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Commission members in attendance were: Gary Olle, Patrick McNulty, Kori Marra, Robert Bujanos, and Chris Huffman. Members with an excused absence were Russell Judah and Beth Vance. Staff members present were City Manager William DiLibero, Development Director, City Attorney Paull Cunningham, and Marta Martinez.

2. Pledge of Allegiance.

Mr. McNulty led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of the September 17, 2015 Regular Meeting Minutes.

Mr. McNulty announced the item from the agenda and asked the Commission members if they had any corrections to the September 17, 2015 regular meeting minutes. Mr. Olle made a motion to approve as submitted. Mr. Huffman seconded the motion. The motion carried unanimously.

5. Public Hearing regarding text amendments to Section 20-10 District "E" to add provisions of conformity clause.

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:02 p.m. and asked if anyone from the public wished to speak in favor of this agenda item. Teresa Metty spoke in favor. Mr. McNulty then asked if anyone from the public wished to speak in opposition of this agenda item. Hearing none, Mr. McNulty closed the public hearing at 3:03 p.m.

6. Discussion and action regarding text amendments to Section 20-10 District "E" to add provisions of conformity clause.

Mr. McNulty announced the item from the agenda and opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve as submitted. Mr. Bujanos seconded the motion. The motion carried unanimously.

7. Public Hearing regarding rezoning of Veranda Condominium from District "E" (Low Density Residential – Single Family and Townhouse Dwelling District) to District "B" (Multiple family dwellings, apartments, motel, hotel, condominium, townhouse district).

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief presentation/statement and stated that staff is withdrawing this agenda item.

8. **Discussion and action regarding rezoning of Veranda Condominium from District "E" (Low Density Residential – Single Family and Townhouse Dwelling District) to District "B" (Multiple family dwellings, apartments, motel, hotel, condominium, townhouse district).**

Agenda item was withdrawn by staff.

9. **Public Hearing regarding parking regulations in Chapter 20 Zoning.**

Mr. McNulty announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then opened the public hearing at 3:16 p.m. and asked if anyone from the public wished to speak in favor and/or in opposition of this agenda item. Hearing none, Mr. McNulty closed the public hearing at 3:17 p.m.

10. **Discussion and action regarding parking regulations in Chapter 20 Zoning.**

Mr. McNulty announced the item from the agenda and opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve as submitted. Ms. Marra seconded the motion. The motion carried unanimously.

11. **Adjournment**

Since the Commission had no further business to discuss, Mr. McNulty adjourned the meeting at 3:27 p.m.

Marta Martinez, Secretary

Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: November 19, 2015

ITEM: 5

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding the proposed "Replat (merge) of Lots 5, 6 and 7 in Block 83, Padre Beach Subdivision, Section VI", South Padre Island, TX to "Lot 5A".

DISCUSSION:

SETBACK ISSUES

Lot 5 is zoned NT (Neighborhood Transition Character District) that requires:

1. No front build-to-zone toward local street (East Atol);
2. 0' side setback; and
3. 0' rear setback (10' minimum toward single family residential; currently parking lot exists).

Lots 6 and 7 are zoned B-2 (Residential & Multi-Family Dwelling District) that require:

1. 25' front setback;
2. 5' side setback; and
3. 20' rear setback.

Therefore, rezoning may be needed depends on the configuration of the intended multi-family development on the property.

SIDEWALK ISSUES

According to Sec.23.14 (F), as a condition of a plat or replat which has 100 feet or greater frontage on a public road, a developer shall install a sidewalk.

The combined lot will have a 150'-length frontage toward East Atol Street and the applicant proposed \$4,908.75 construction cost. (Please see attached Engineer's Estimate Construction Cost)

EASEMENT ISSUES

There is an overhead power line that across Lot 7. However no easement along this power line exists on deed, title report or the plat. I believe that this is an issue between AEP and the owner.

METES & BOUNDS DESCRIPTION

0.430 ACRE TRACT (18,750 SQ. FT.) BEING ALL OF LOTS NUMBERED FIVE (5), SIX (6) AND SEVEN (7), BLOCK EIGHTY-THREE (83), PADRE BEACH SUBDIVISION, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.430 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF LOT 2, BLOCK 83 (REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 83), FOR THE NORTHWEST CORNER OF THIS TRACT;

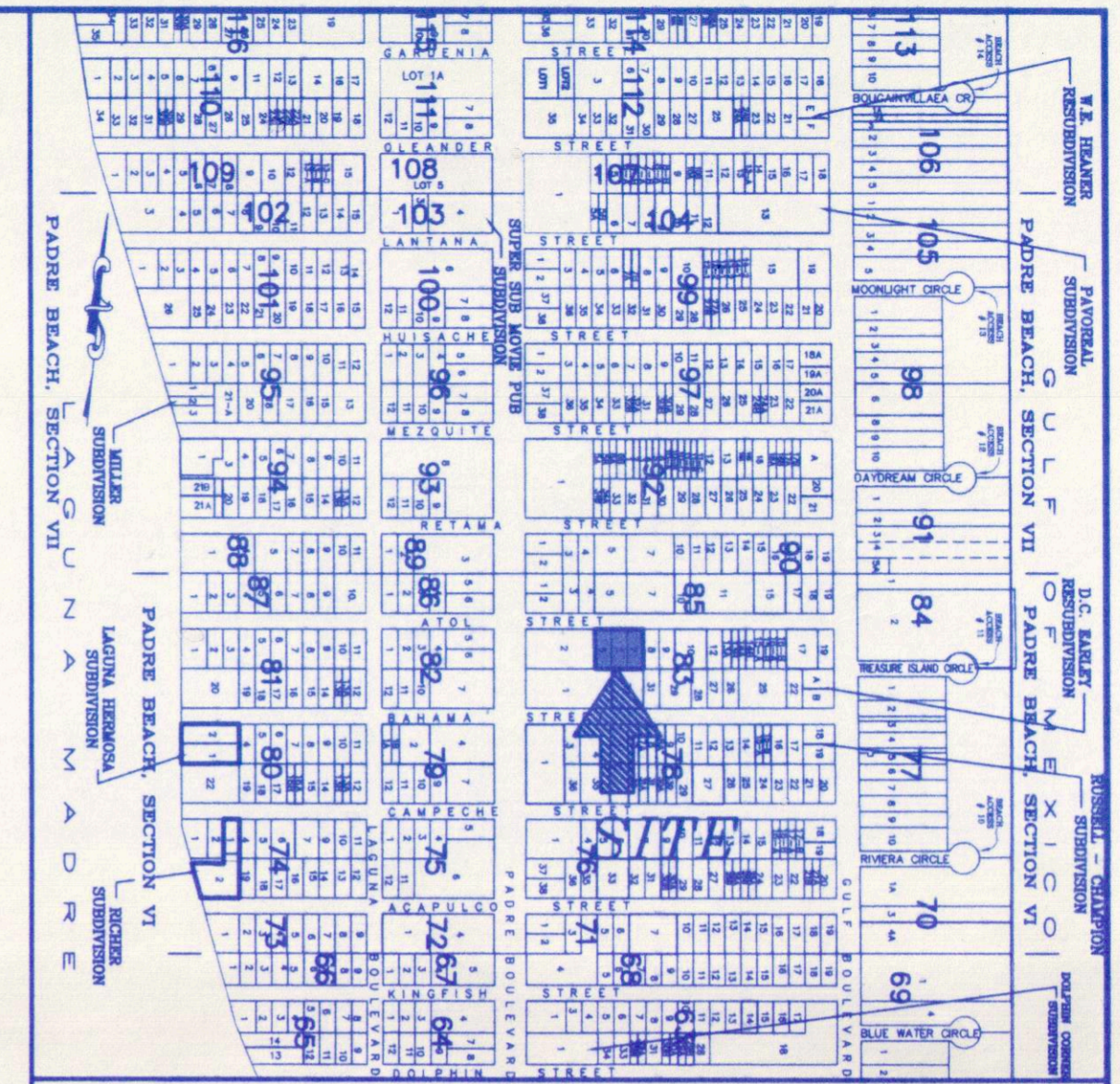
THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 150.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHWEST CORNER OF LOT 8, BLOCK 83, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 22 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 32, BLOCK 83, FOR THE SOUTHEAST CORNER OF THIS TRACT;

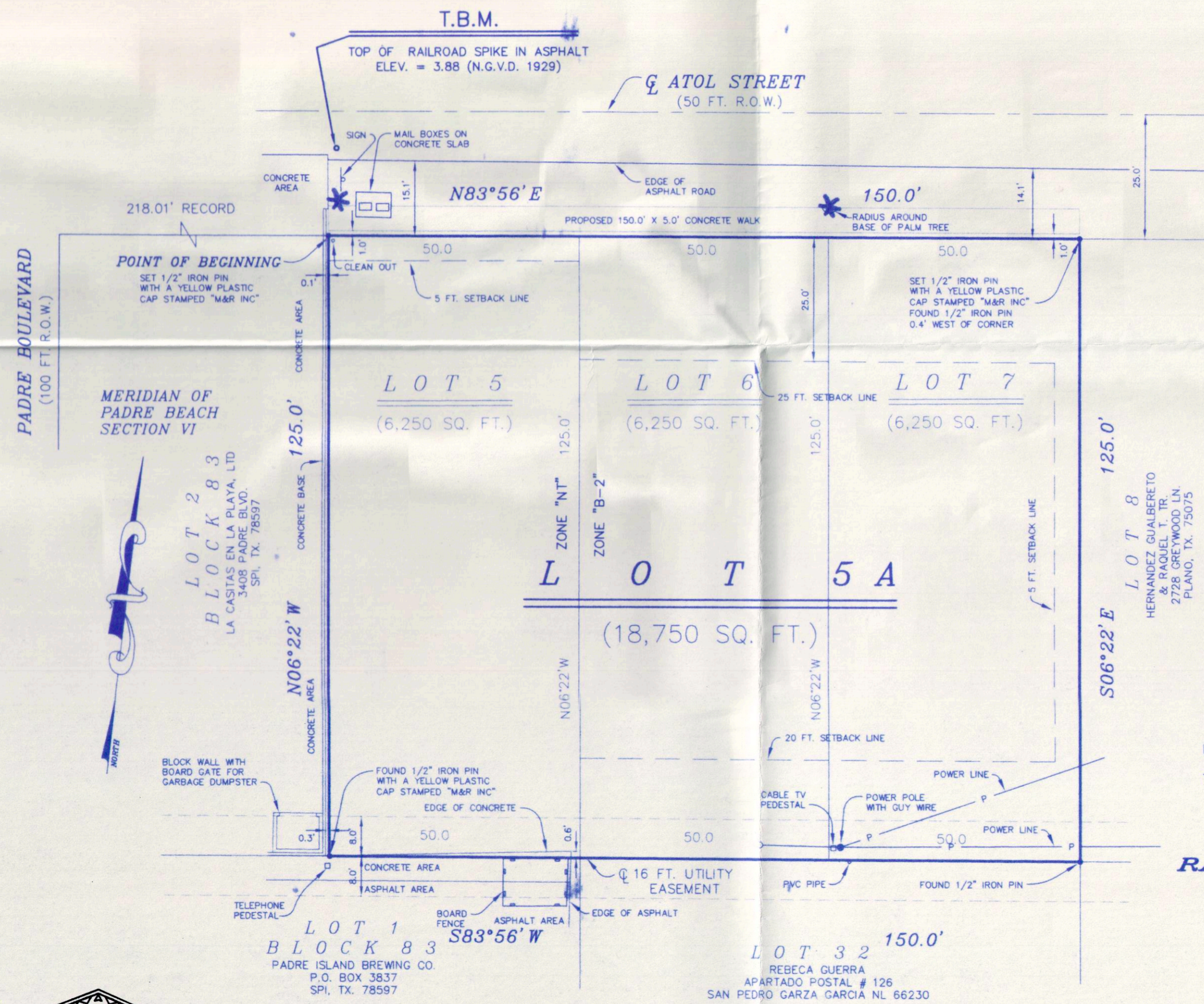
THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 150.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 83 (REPLAT OF LOTS 34, 35, 36, 37 AND 38, BLOCK 83), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 22 MINUTES WEST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.430 ACRE, MORE OR LESS.



VICINITY MAP N.T.S.



NOTES:

- 1) THIS TRACT LIES IN ZONE "AE" (ELEV. 8) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001-D, EFFECTIVE MARCH 09, 1999.
- 2) MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ATOL STREET WAS USED FOR BASIS OF BEARING.
- 3) LOT 5, BLOCK 83, IS ZONED "NT" NEIGHBORHOOD TRANSITION CHARACTER DISTRICT, PER SECTION 6.7 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
- 4) ZONE "NT" SETBACKS PER SECTION 6.7.2 ii, OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
- 5) LOT 6 & 7, BLOCK 83, ARE ZONED "B-2" RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 6) ZONE "B-2" SETBACKS PER SECTION 20-7.1, OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 7) REFERENCE NGS BENCH MARK "D1436" (ELEV. 2.39)(N.G.V.D. 29) AND IS LOCATED ON THE WEST RIGHT-OF-WAY OF PADRE BOULEVARD BETWEEN HUISACHE STREET AND MEZQUITE STREET.
- 8) THE SECTION OF SIDEWALK AT THE FUTURE DRIVEWAY LOCATION WILL BE REMOVED AT THE TIME THE DRIVEWAY IS BEING BUILT.

PRELIMINARY PLAT OF

"Lot 5A, Block 83, Padre Beach Subdivision, Section VI"

BEING A RE-PLAT OF LOTS NUMBERED FIVE (5), SIX (6) AND SEVEN (7), BLOCK EIGHTY-THREE (83), PADRE BEACH SUBDIVISION, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

RAINBOW FALLS PROPERTIES, L.L.C.

OCTOBER 19, 2015

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.E. Reg. No. F-002670

T.B.P.L.S Reg. No. 10023900

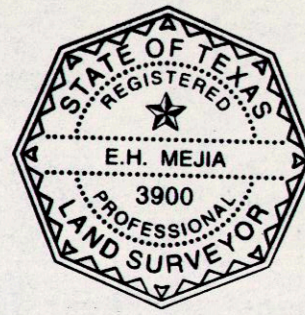
1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@cn@gmail.com

The undersigned hereby certifies that the survey described hereon was made on the ground on 10-19-15; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



E.H. Mejia
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

LOT 1
BLOCK 83
PADRE ISLAND BREWING CO.
P.O. BOX 3837
SPI, TX. 78597

LOT 32
REBECA GUERRA
APARTADO POSTAL # 126
SAN PEDRO GARZA GARCIA NL 66230

OWNER: RAINBOW FALLS PROPERTIES, L.L.C.
2665 30TH STREET
SUITE 212
SANTA MONICA,
CA. 90405
(956) 544-3022 PHONE
(956) 544-3068 FAX

G.F. NO. N/A

JOB NO. 19639
S.TROWBRIDGE

METES & BOUNDS DESCRIPTION

0.430 ACRE TRACT (18,750 SQ. FT.) BEING ALL OF LOTS NUMBERED FIVE (5), SIX (6) AND SEVEN (7), BLOCK EIGHTY-THREE (83), PADRE BEACH SUBDIVISION, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.430 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF LOT 2, BLOCK 83 (REPLAT OF LOTS 1, 2, 3 & 4, BLOCK 83), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 150.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHWEST CORNER OF LOT 8, BLOCK 83, FOR THE NORTHEAST CORNER OF THIS TRACT;

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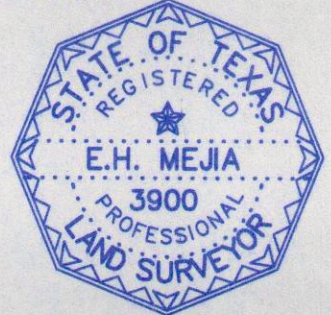
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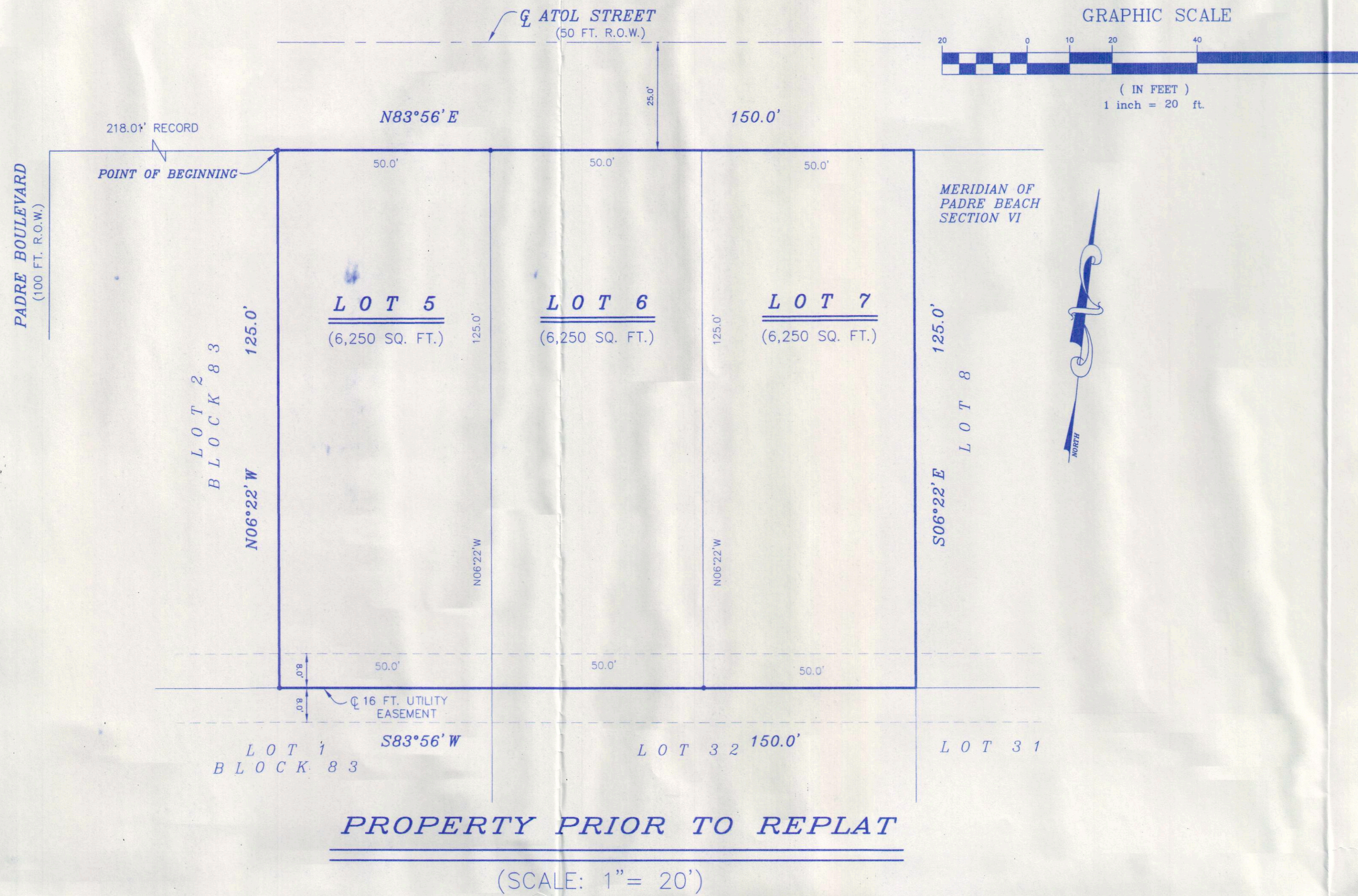
CONTAINING, 0.430 ACRE, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

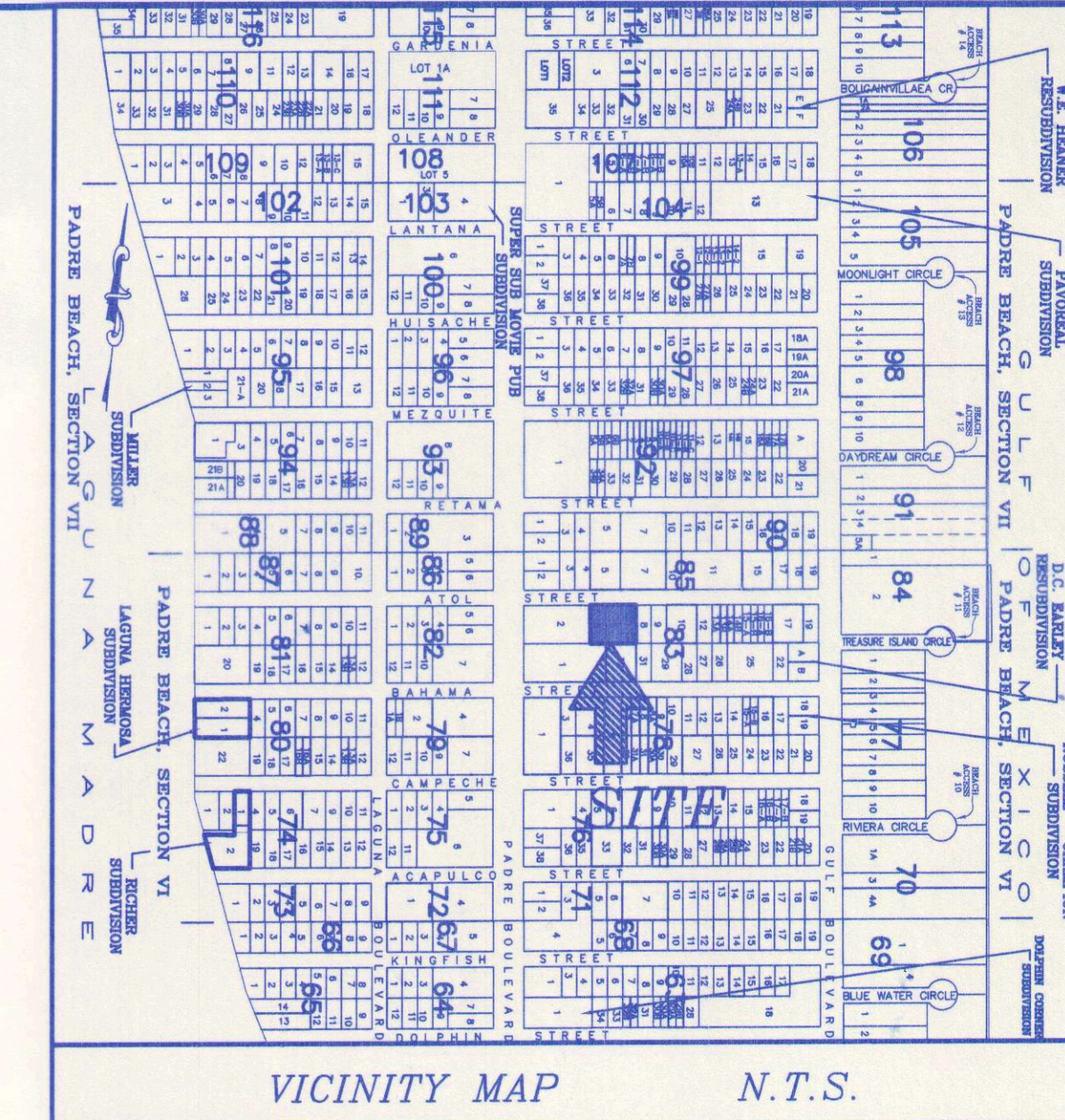


E. H. Mejia
EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900



PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 20')



VICINITY MAP N.T.S.

**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, EZRA EZBAN, MANAGER OF RAINBOW FALLS PROPERTIES, L.L.C., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 5A, BLOCK 83, PADRE BEACH SUBDIVISION, SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ET AL, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

EZRA EZBAN, MANAGER OF RAINBOW FALLS PROPERTIES, L.L.C. DATE _____

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, EZRA EZBAN, MANAGER OF RAINBOW FALLS PROPERTIES, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF _____ 20____

Alexandra R. de la Jalar
NOTARY PUBLIC



**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 5, 6 AND 7, BLOCK 83, PADRE BEACH SUBDIVISION, SECTION VI", DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* DATE 10/30/2015
TONY YZAGUIRRE, JR. ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

Carlos J. Galvan, Jr. DATE Nov 2, 2015
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS
COUNTY OF CAMERON**

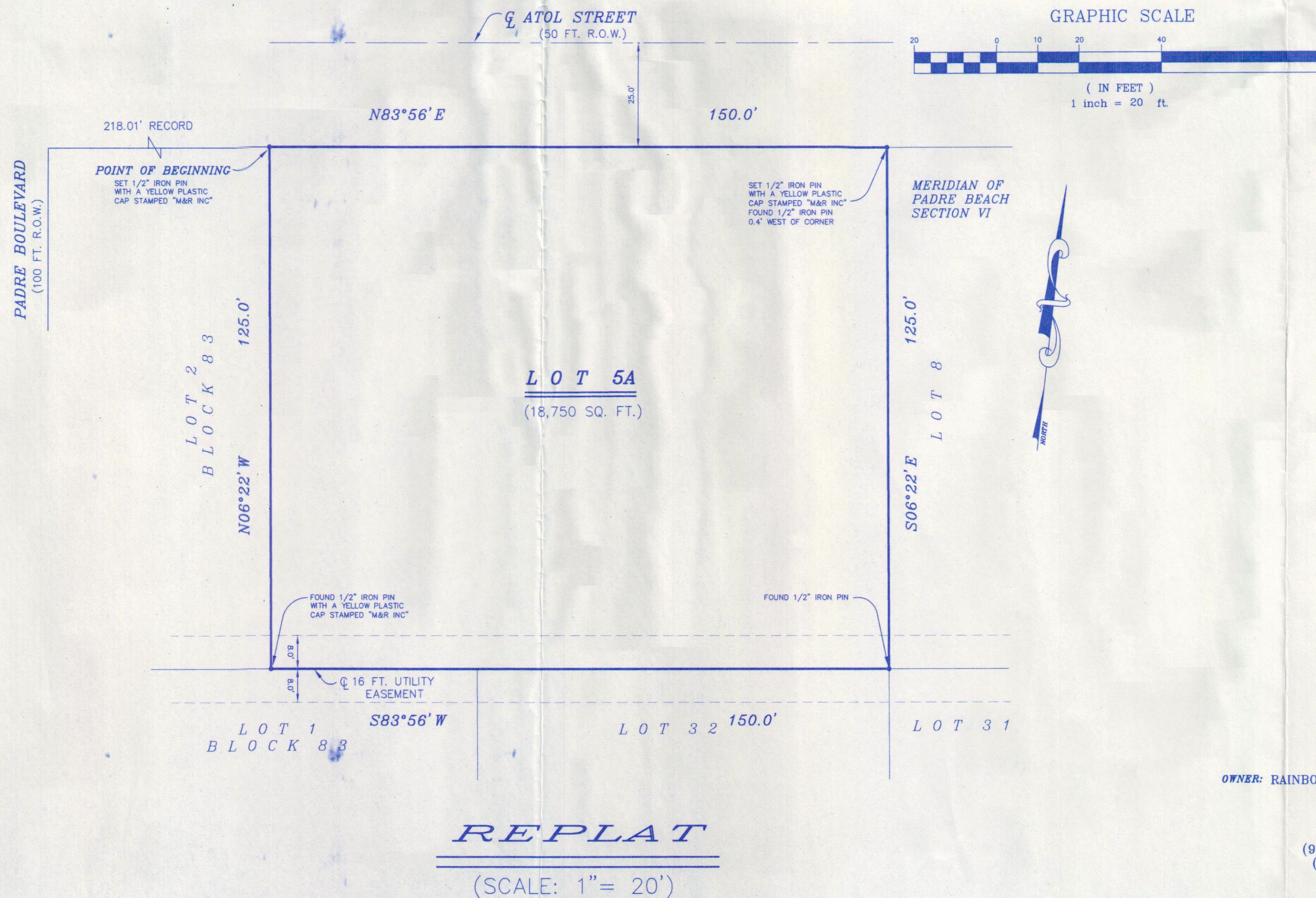
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 20____

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**STATE OF TEXAS
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2015 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____

By: _____ Deputy



REPLAT

(SCALE: 1" = 20')

NOTES:

- THIS TRACT LIES IN ZONE "AE" (ELEV. 8) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001-D, EFFECTIVE MARCH 09, 1999.
- MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ATOL STREET WAS USED FOR BASIS OF BEARING.
- LOT 5, BLOCK 83, IS ZONED "NT" NEIGHBORHOOD TRANSITION CHARACTER DISTRICT, PER SECTION 6.7 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
- ZONE "NT" SETBACKS PER SECTION 6.7.2 ii, OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
- LOT 6 & 7, BLOCK 83, ARE ZONED "B-2" RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- ZONE "B-2" SETBACKS PER SECTION 20-7.1, OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- REFERENCE NGS BENCH MARK "D1436" (ELEV. 2.39)(N.G.V.D. 29) AND IS LOCATED ON THE WEST RIGHT-OF-WAY OF PADRE BOULEVARD BETWEEN HUISACHE STREET AND MEZQUITE STREET.

**FINAL PLAT
OF**

"Lot 5A, Block 83, Padre Beach Subdivision, Section VI"

BEING A RE-PLAT OF LOTS NUMBERED FIVE (5), SIX (6) AND SEVEN (7), BLOCK EIGHTY-THREE (83), PADRE BEACH SUBDIVISION, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'

PREPARED FOR:

RAINBOW FALLS PROPERTIES, L.L.C.

OCTOBER 19, 2015

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com

OWNER: RAINBOW FALLS PROPERTIES, L.L.C.
2665 30TH STREET
SUITE 212
SANTA MONICA,
CA. 90405
(956) 544-3022 PHONE
(956) 544-3068 FAX

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: November 19, 2015

ITEM: 6

TO: Planning and Zoning Commission

FROM: Sungman Kim, Director of Development Services

ITEM DESCRIPTION:

Discussion and action regarding the proposed "Replat (merge) of Lots 1, 4 and 17 in Block 5, Padre Beach Subdivision, Section I", South Padre Island, TX to "Lot 1".

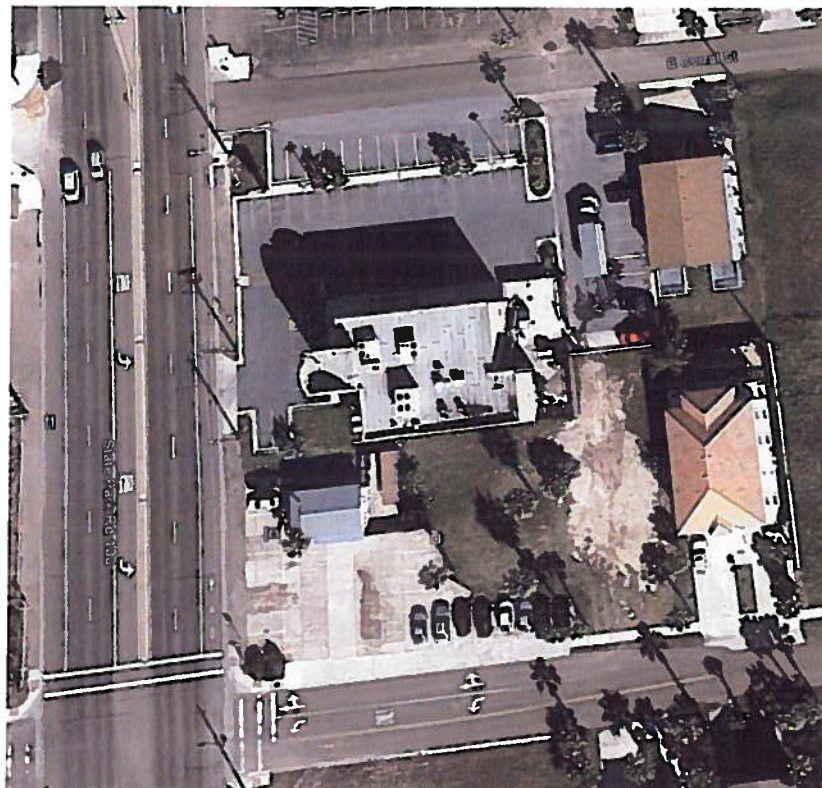
DISCUSSION:

SETBACK ISSUES

The entire lots are under "Padre Boulevard South" zoning designation and therefore the required setbacks would be consistent throughout the combined lot.

SIDEWALK ISSUES

Sidewalks exist toward Padre Boulevard and East Palm Street. East Corral Street is not a subject for any developments and does not get impacted by the replat.



METES AND BOUNDS DESCRIPTION

1.148 ACRE AND BEING ALL OF LOT ONE (1), BLOCK FIVE (5), PADRE BEACH, SECTION I, SUBDIVISION REPLAT, RECORDED IN CABINET I, SLOT 2713-B, MAP RECORDS, LOT FOUR (4), BLOCK FIVE (5), RECORDED IN CABINET I, SLOT 1822-B, MAP RECORDS AND LOT SEVENTEEN (17), BLOCK FIVE (5), AMENDED PADRE BEACH SECTION I SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS; AND SAID 1.148 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF CORRAL STREET (50 FT. R.O.W.) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, FOR THE NORTHWEST CORNER OF THIS TRACT;

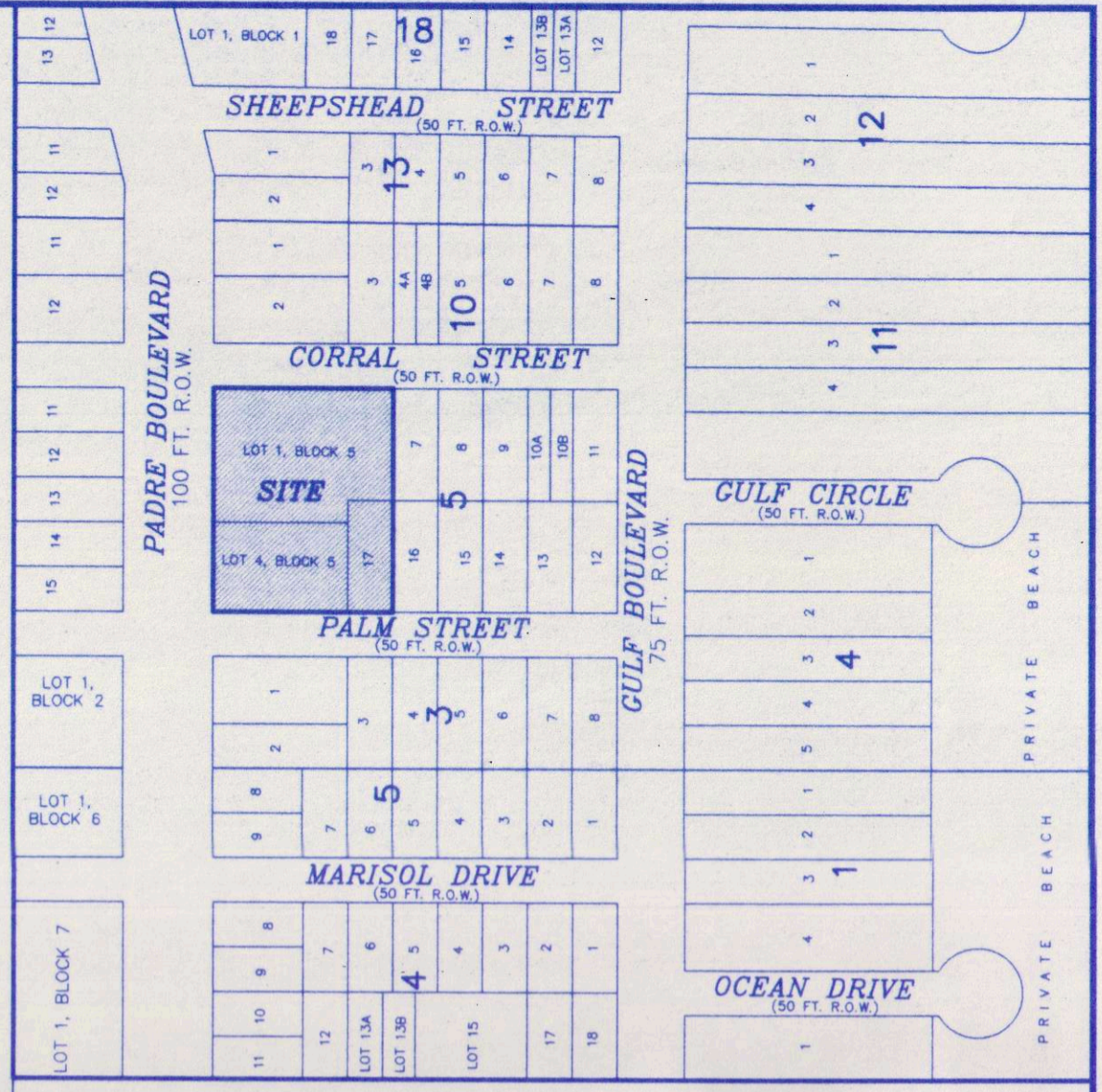
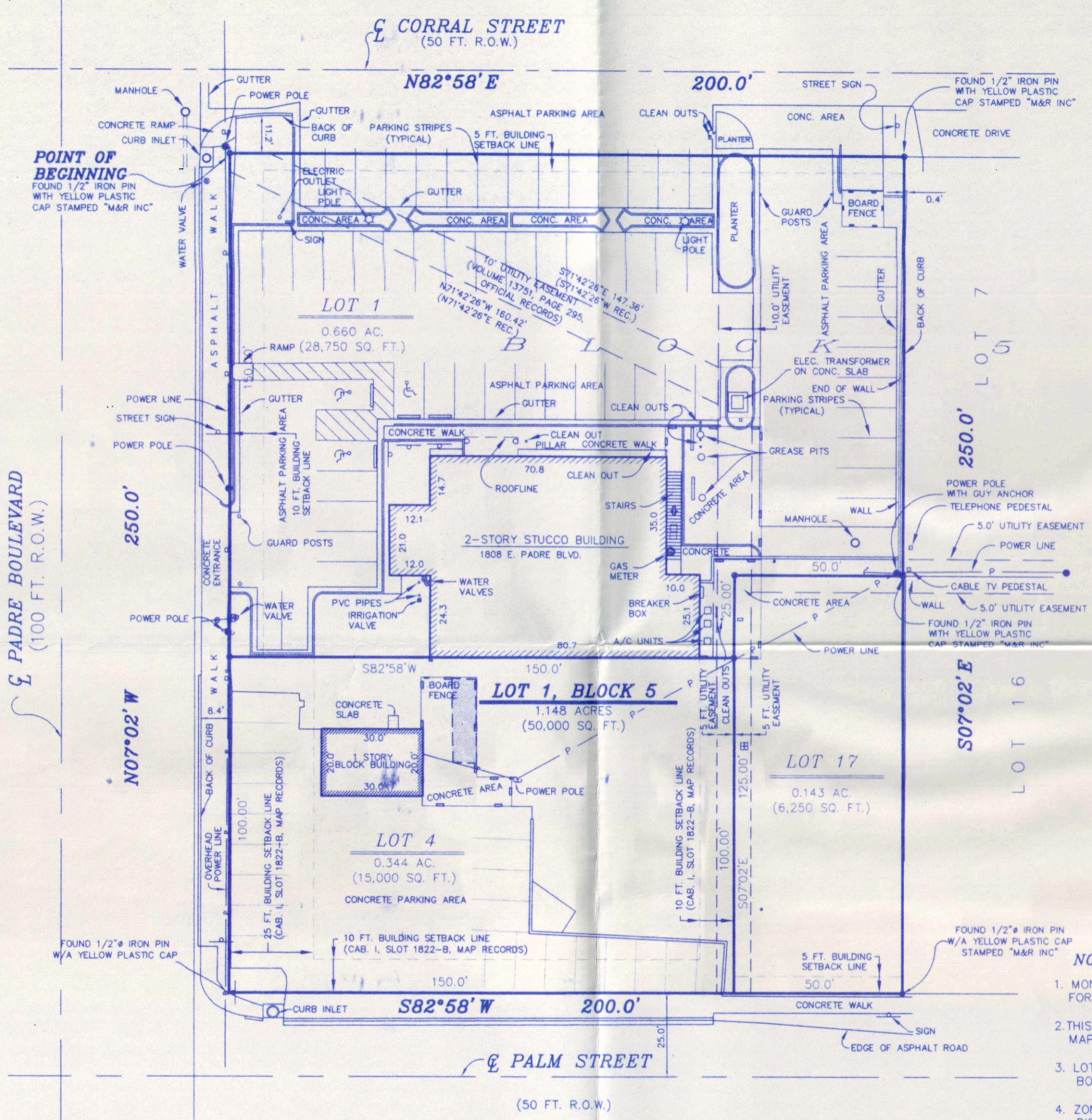
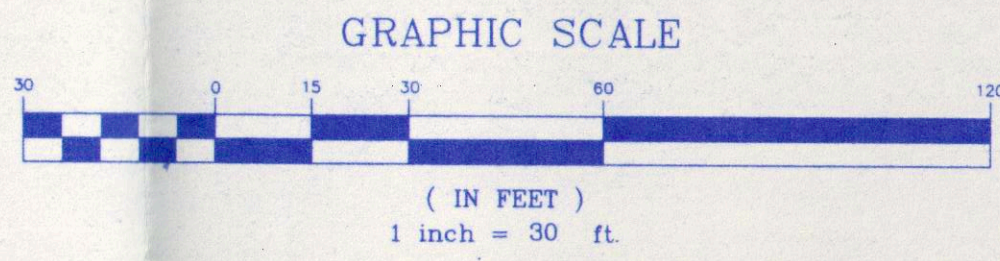
THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORRAL STREET, NORTH 82 DEG. 58 MIN. EAST, A DISTANCE OF 200.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOTS 1 AND 17, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 250.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 17 AND BEING THE NORTH RIGHT-OF-WAY LINE OF PALM STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PALM STREET, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 200.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW CAP FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PALM STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND BEING THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, NORTH 07 DEG. 02 MIN. WEST, A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.148 ACRES (50,000 SQ. FT.), MORE OR LESS.



MERIDIAN OF AMENDED PADRE BEACH, SECTION I



NOTES:

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF PALM STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8), AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001-D, EFFECTIVE MARCH 09, 1999.
3. LOTS 1, 4 & 17 ARE ZONED "PBS" PADRE BEACH SOUTH, PER SECTION 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
4. ZONE "PBS" SETBACKS PER SECTION 6.6.2 ii, OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
5. REFERENCE NGS BENCH MARK "C1436" (ELEV. 5.15)(N.G.V.D. 29) AND IS LOCATED AT THE SOUTHWEST CORNER OF MARISOL DRIVE AND PADRE BOULEVARD.

**PRELIMINARY PLAT OF
"LOT 1, BLOCK 5, PADRE BEACH
SUBDIVISION, SECTION I"**

BEING A REPLAT OF

1.148 ACRE AND BEING ALL OF LOT ONE (1), BLOCK FIVE (5), PADRE BEACH, SECTION I, SUBDIVISION REPLAT, RECORDED IN CABINET I, SLOT 2713-B, MAP RECORDS, LOT FOUR (4), BLOCK FIVE (5), RECORDED IN CABINET I, SLOT 1822-B, MAP RECORDS AND LOT SEVENTEEN (17), BLOCK FIVE (5), AMENDED PADRE BEACH SECTION I SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS

SURVEYED FOR:
DIRTY AL'S PROPERTIES 2, L.P.

OWNER: DIRTY AL'S PROPERTIES 2, L.P.
201-B, SOUTH GARCIA STREET
PORT ISABEL, TX. 78578

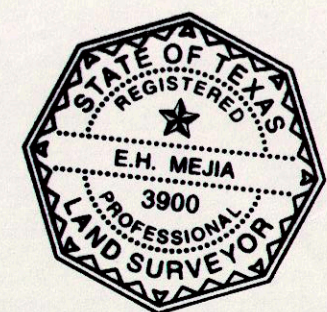
Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com

G.F. NO. N/A JOB NO. 19565
S.TROWBRIDGE

The undersigned hereby certifies that the survey described hereon was made on the ground on JULY 23, 2015; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



E.H. Mejia

METES AND BOUNDS DESCRIPTION

1.148 ACRE AND BEING ALL OF LOT ONE (1), BLOCK FIVE (5), PADRE BEACH, SECTION I, SUBDIVISION REPLAT, RECORDED IN CABINET I, SLOT 2713-B, MAP RECORDS, LOT FOUR (4), BLOCK FIVE (5), RECORDED IN CABINET I, SLOT 1822-B, MAP RECORDS AND LOT SEVENTEEN (17), BLOCK FIVE (5), AMENDED PADRE BEACH SECTION I SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS; AND SAID 1.148 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF CORRAL STREET (50 FT. R.O.W.) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORRAL STREET, NORTH 82 DEG. 58 MIN. EAST, A DISTANCE OF 200.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOTS 1 AND 17, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 250.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 17 AND BEING THE NORTH RIGHT-OF-WAY LINE OF PALM STREET (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

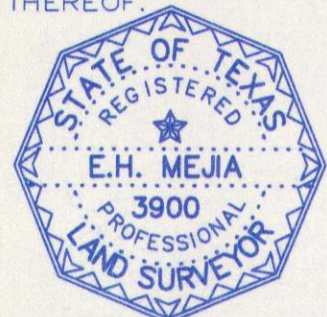
THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PALM STREET, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 200.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW CAP FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID PALM STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD AND BEING THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, NORTH 07 DEG. 02 MIN. WEST, A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.148 ACRES (50,000 SQ. FT.), MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.



Eduardo H. Mejia
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

Carlos J. Galvan Jr., General Manager
Laguna Madre Water District
DATE: Nov. 2, 2015

STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF LOT 1, LOT 4, AND LOT 17, BLOCK 5, PADRE BEACH SUBDIVISION, SECTION I" DEPICTED HEREON.

APPROVED: Tony Yzaguirre, DATE: 11/5/2015

ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT

RECOMMENDED FOR APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2015.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

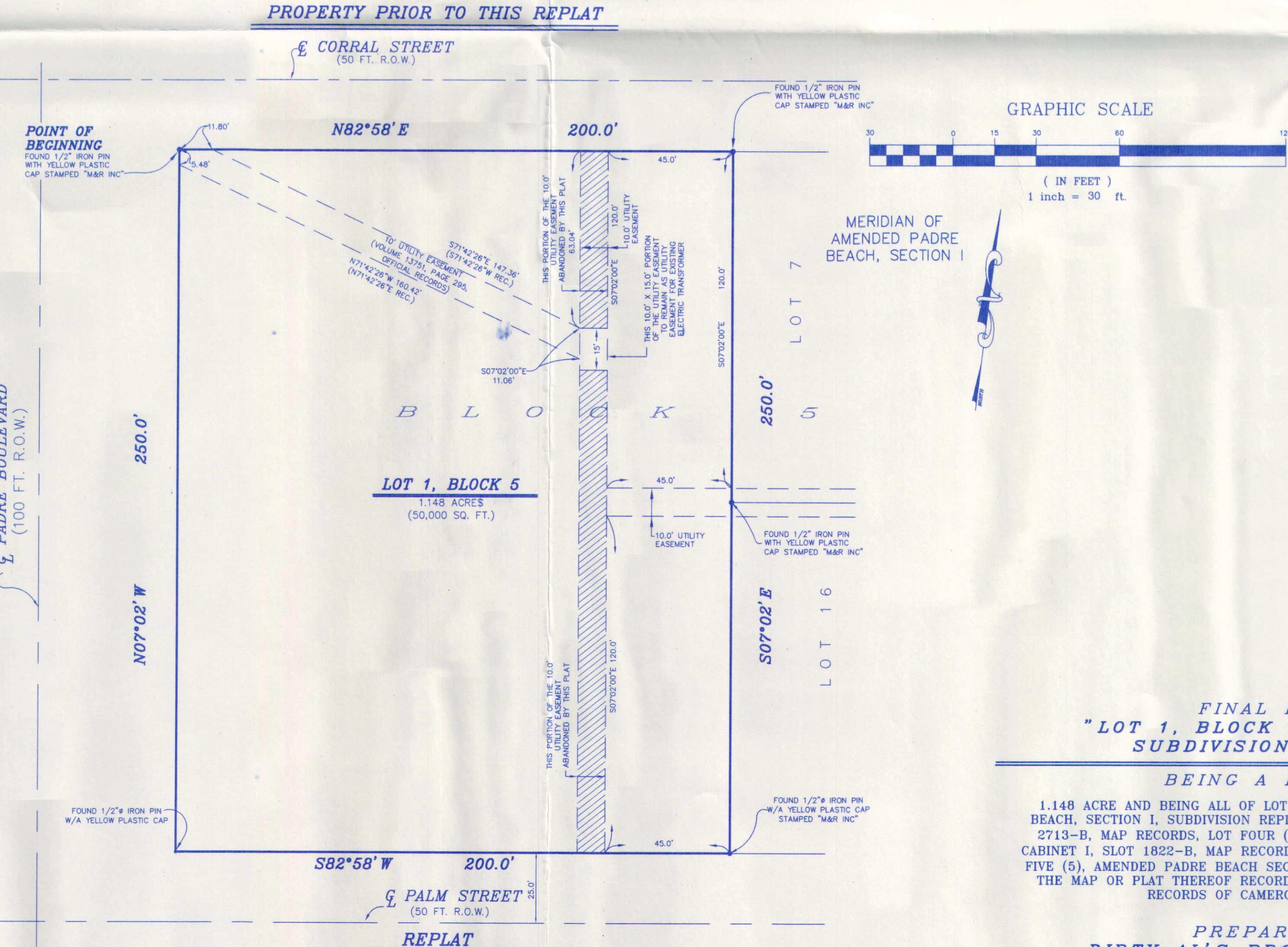
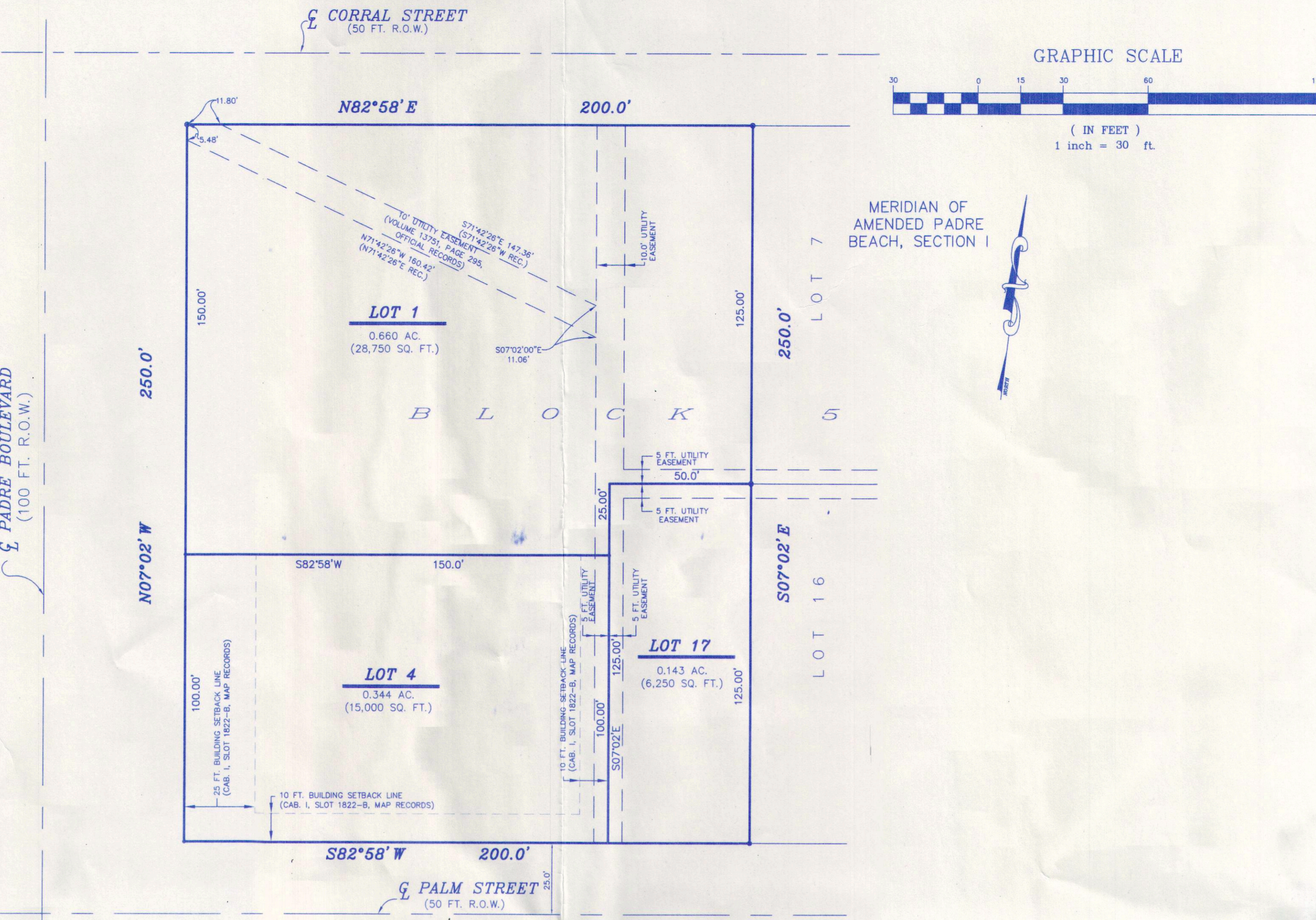
NOTES:

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF PALM STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8), AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001-D, EFFECTIVE MARCH 09, 1999.
3. LOTS 1, 4 & 17 ARE ZONED "PBS" PADRE BEACH SOUTH, PER SECTION 6.6 OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
4. ZONE "PBS" SETBACKS PER SECTION 6.6.2 ii, OF THE PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE OF THE CITY OF SOUTH PADRE ISLAND.
5. REFERENCE NGS BENCH MARK "C1436" (ELEV. 5.15)(N.G.V.D. 29) AND IS LOCATED AT THE SOUTHEAST CORNER OF MARISOL DRIVE AND PADRE BOULEVARD.

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2015 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



FINAL PLAT OF "LOT 1, BLOCK 5, PADRE BEACH SUBDIVISION, SECTION I"

BEING A REPLAT OF

1.148 ACRE AND BEING ALL OF LOT ONE (1), BLOCK FIVE (5), PADRE BEACH, SECTION I, SUBDIVISION REPLAT, RECORDED IN CABINET I, SLOT 2713-B, MAP RECORDS, LOT FOUR (4), BLOCK FIVE (5), RECORDED IN CABINET I, SLOT 1822-B, MAP RECORDS AND LOT SEVENTEEN (17), BLOCK FIVE (5), AMENDED PADRE BEACH SECTION I SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 12, MAP RECORDS OF CAMERON COUNTY, TEXAS

PREPARED FOR: DIRTY AL'S PROPERTIES 2, L.P.

OWNER: DIRTY AL'S PROPERTIES 2, L.P., 201-B, SOUTH GARCIA STREET, PORT ISABEL, TX. 78578

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngmail.com

STATE OF TEXAS COUNTY OF CAMERON
I, THE UNDERSIGNED, ALFONSO T. SALAZAR, PRESIDENT OF TABY SALAZAR L.L.C., GENERAL PARTNER OF DIRTY AL'S PROPERTIES 2, L.P., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 5, PADRE BEACH SUBDIVISION, SECTION I", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETI, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

ALFONSO T. SALAZAR, PRESIDENT OF TABY SALAZAR L.L.C., DATE
GENERAL PARTNER OF DIRTY AL'S PROPERTIES 2, L.P.

STATE OF TEXAS COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFONSO T. SALAZAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2015

NOTARY PUBLIC

COUNTY STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 5, PADRE BEACH SUBDIVISION, SECTION I", IN THE CITY OF SOUTH PADRE ISLAND, TEXAS OR ITS "ETI", DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN. (LOT 1, BLOCK 5, CAB. I, SLOT 2713-B, C.C.M.R.) (LIENHOLDER: GARCIA'S SPI PROPERTIES, L.L.C.)

BY: _____ TITLE: _____ DATE: _____

STATE OF TEXAS COUNTY OF CAMERON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2015

NOTARY PUBLIC, STATE OF TEXAS

