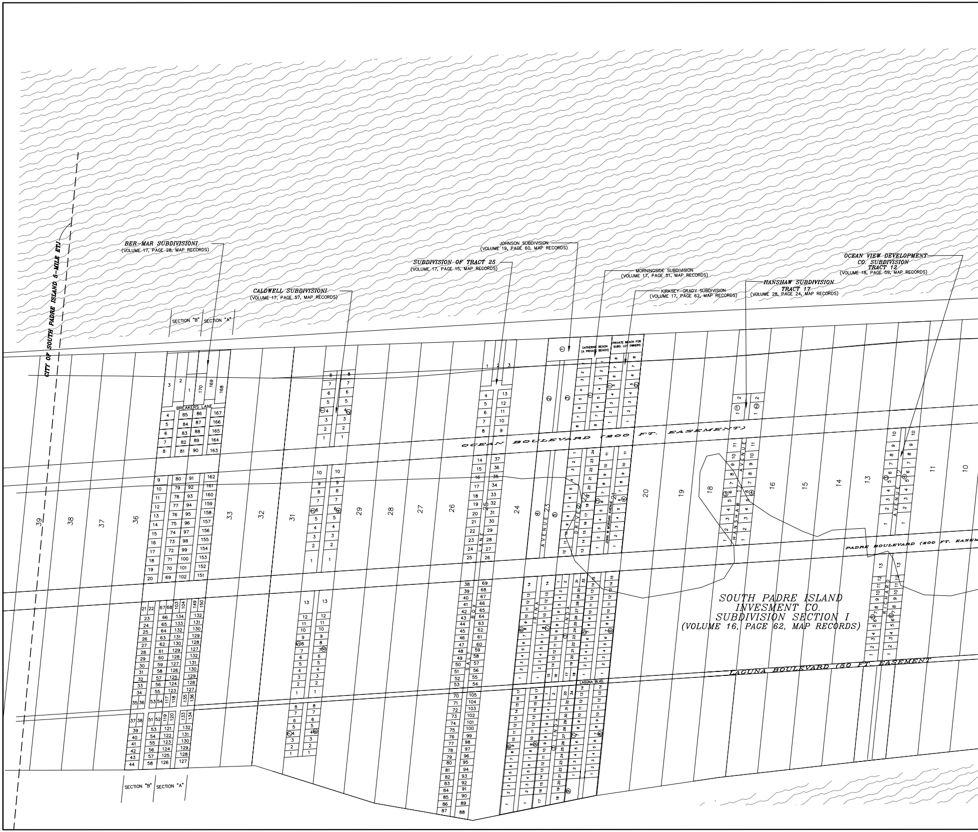
CITY OF SOUTH PADRE ISLAND 5-MILE ETJ
BER-MAR SUBDIVISIONI
(VOLUME 17, PAGE 28, MAP RECORDS)
CALDWELL SUBDIVISIONI
(VOLUME 17, PAGE 57, MAP RECORDS)
SUBDIVISION OF TRACT 25
(VOLUME 17, PAGE 15, MAP RECORDS)
JOHNSON SUBDIVISION
(VOLUME 19, PAGE 60, MAP RECORDS)
MORNINGSIDE SUBDIVISION
(VOLUME 17, PAGE 51, MAP RECORDS)
KIRKSEY-GRADY SUBDIVISION
(VOLUME 17, PAGE 62, MAP RECORDS)
HANSHAW SUBDIVISION
TRACT 17
(VOLUME 28, PAGE 24, MAP RECORDS)
OCEAN VIEW DEVELOPMENT
CO. SUBDIVISION
TRACT 12
(VOLUME 18, PAGE 59, MAP RECORDS)
SECTION "B"
SECTION "A"
BREAKERS LANE
CATHERINE BEACH (A PRIVATE BEACH)
PRIVATE BEACH FOR SUBD. LOT OWNERS
OCEAN BOULEVARD (200 FT. EASEMENT)
PADRE BOULEVARD (200 FT. EASEM
LAGUNA BOULEVARD (50 FT. EASEMENT
LAGUNA BLVD.
SALT BOX LANE
AVENUE
DRIVE
JOHN W MORGAN AVENUE
HANSHAW AVENUE
AVENUE
IRINA
LINDA
RICHARD
SOUTH PADRE ISLAND
INVESMENT CO.
SUBDIVISION SECTION I
(VOLUME 16, PAGE 62, MAP RECORDS)
39
38
37
36
33
32
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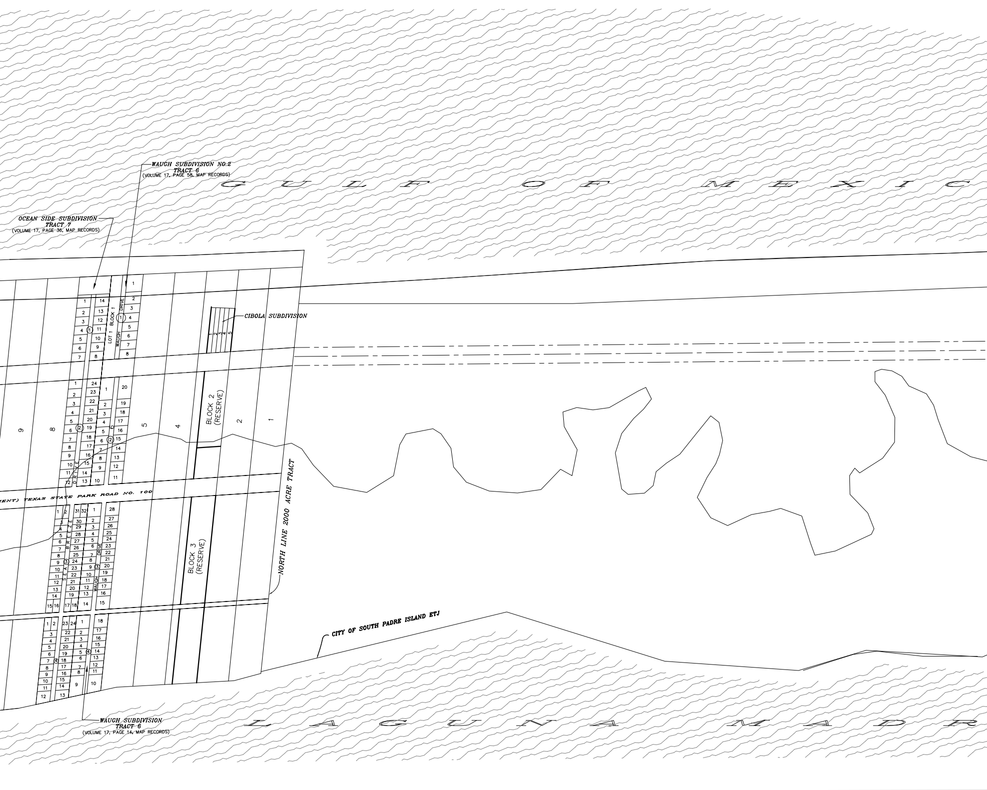
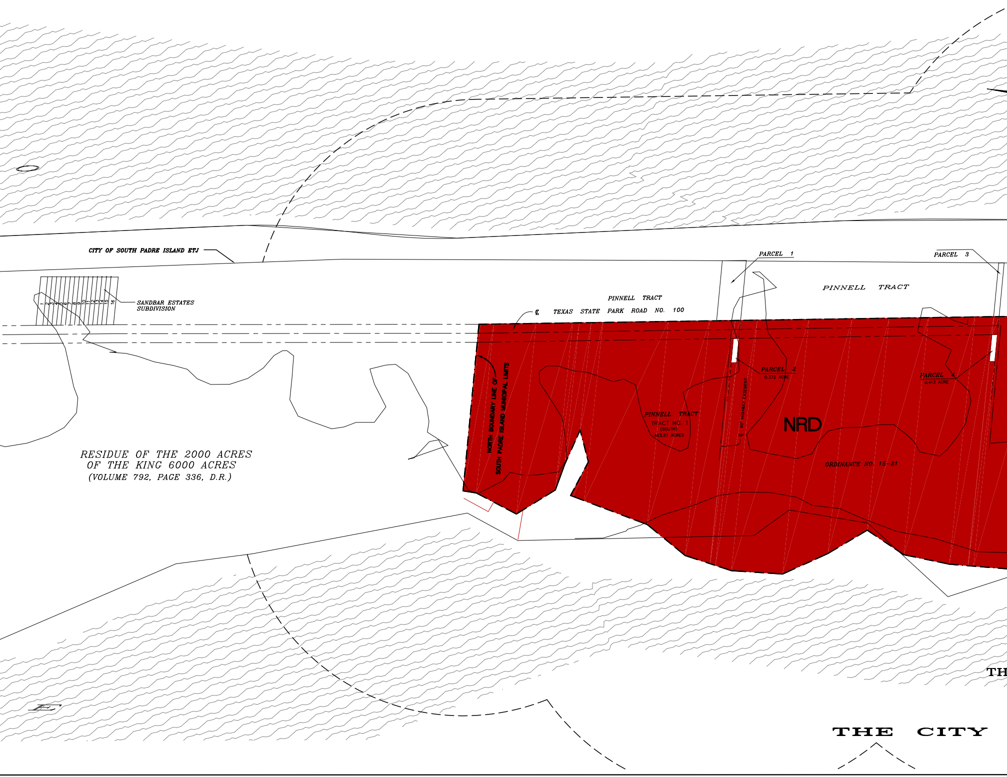
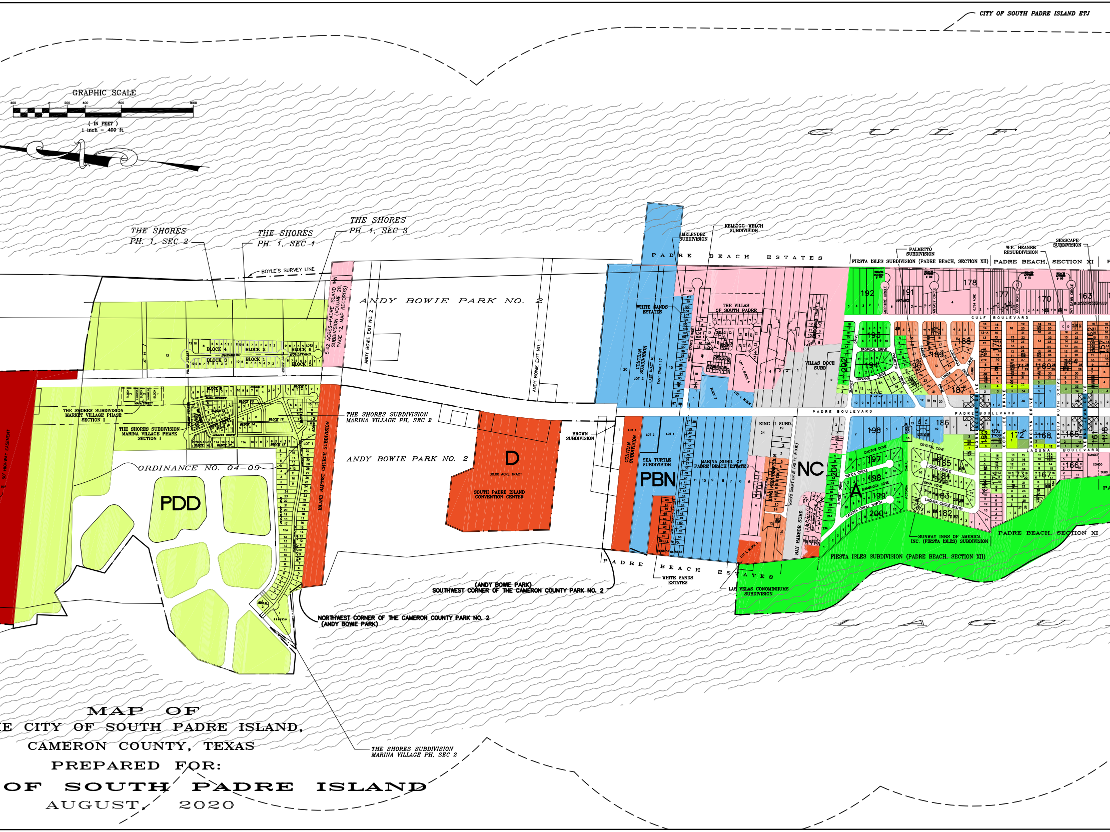

WAUGH SUBDIVISION NO.2
TRACT 6
(VOLUME 17, PAGE 58, MAP RECORDS)
OCEAN SIDE SUBDIVISION
TRACT 7
(VOLUME 17, PAGE 36, MAP RECORDS)
G U L F O F M E X I C
CIBOLA SUBDIVISION
LOT 1 BLOCK 1
WAUGH DRIVE
BLOCK 2
(RESERVE)
BLOCK 3
(RESERVE)
ENT) TEXAS STATE PARK ROAD NO. 100
SEA BREEZE DRIVE
WAUGH DRIVE
NORTH LINE 2000 ACRE TRACT
CITY OF SOUTH PADRE ISLAND ETJ
WAUGH SUBDIVISION
TRACT 6
(VOLUME 17, PAGE 14, MAP RECORDS)
L A G U N A M A D R


CITY OF SOUTH PADRE ISLAND ETJ
PARCEL 1
PARCEL 3
PINNELL TRACT
PINNELL TRACT
℄ TEXAS STATE PARK ROAD NO. 100
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
SANDBAR ESTATES SUBDIVISION
NORTH BOUNDARY LINE OF SOUTH PADRE ISLAND MUNICIPAL LIMITS
PINNELL TRACT
TRACT NO. 1
(SOUTH)
463.57 ACRES
℄ 60' HIGHWAY EASEMENT
PARCEL 2
0.372 ACRE
PARCEL 4
0.413 ACRE
NRD
ORDINANCE NO. 15-21
RESIDUE OF THE 2000 ACRES
OF THE KING 6000 ACRES
(VOLUME 792, PAGE 336, D.R.)
TH
THE CITY


CITY OF SOUTH PADRE ISLAND ETJ
GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.
G U L F
L A G U
THE SHORES PH. 1, SEC 2
THE SHORES PH. 1, SEC 1
THE SHORES PH. 1, SEC 3
BOYLE'S SURVEY LINE
ANDY BOWIE PARK NO. 2
5.42 ACRES–PADRE ISLAND INN SUBDIVISION (VOLUME 28, PAGE 12, MAP RECORDS)
ANDY BOWIE EXIT NO. 2
ANDY BOWIE EXIT NO. 1
THE SHORES SUBDIVISION MARKET VILLAGE PHASE SECTION I
THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION I
THE SHORES SUBDIVISION MARINA VILLAGE PH, SEC 2
ISLAND BAPTIST CHURCH SUBDIVISION
ORDINANCE NO. 04-09
PDD
D
30.00 ACRE TRACT
SOUTH PADRE ISLAND CONVENTION CENTER
BROWN SUBDIVISION
NORTHWEST CORNER OF THE CAMERON COUNTY PARK NO. 2 (ANDY BOWIE PARK)
(ANDY BOWIE PARK) SOUTHWEST CORNER OF THE CAMERON COUNTY PARK NO. 2
THE SHORES SUBDIVISION MARINA VILLAGE PH, SEC 2
MELENDEZ SUBDIVISION
KELLOGG-WELCH SUBDIVISION
P A D R E B E A C H E S T A T E S
WHITE SANDS ESTATES
CONTRAN SUBDIVISION
THE VILLAS OF SOUTH PADRE
VILLAS DOCE SUBD
PBN
SEA TURTLE SUBDIVISION
MARINA SUBD. OF PADRE BEACH ESTATES
KING II SUBD.
KING RESUBDIVISION
KING'S COURT DRIVE (40 FT. R.O.W.)
BAY HARBOR SUBD.
NC
A
LAS VELAS CONOMINIUMS SUBDIVISION
PADRE BOULEVARD
GULF BOULEVARD
LAGUNA BOULEVARD
FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII)
PALMETTO SUBDIVISION
W.E. HEANER RESUBDIVISION
SEASCAPE SUBDIVISION
PADRE BEACH, SECTION XI
SUNWAY INNS OF AMERICA INC. (FIESTA ISLES) SUBDIVISION
TROPICAL DRIVE
HAVANA DRIVE
CACTUS COVE
YUCCA CIRCLE
SHAMROCK COVE
LAGUNA CIRCLE NORTH
LAGUNA CIRCLE SOUTH
CRYSTAL COVE
SWAN COVE
LINDA DRIVE
192
191
178
177
170
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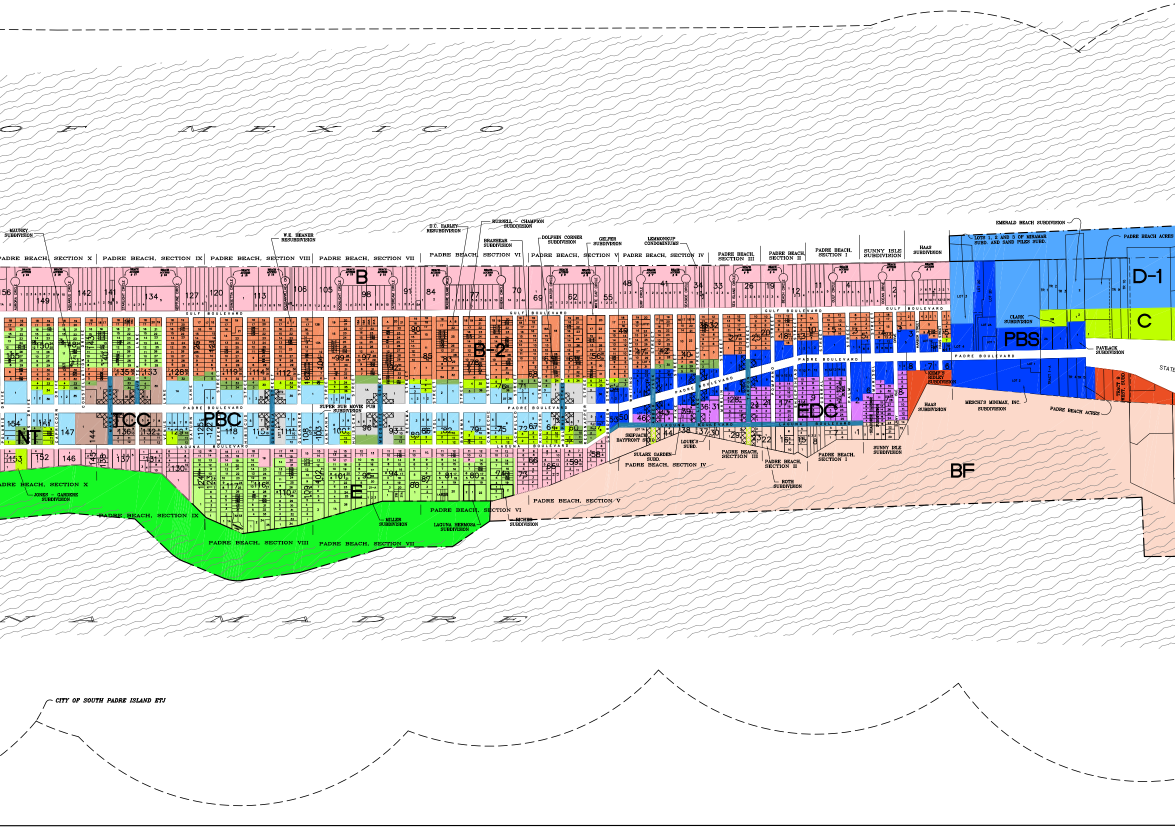
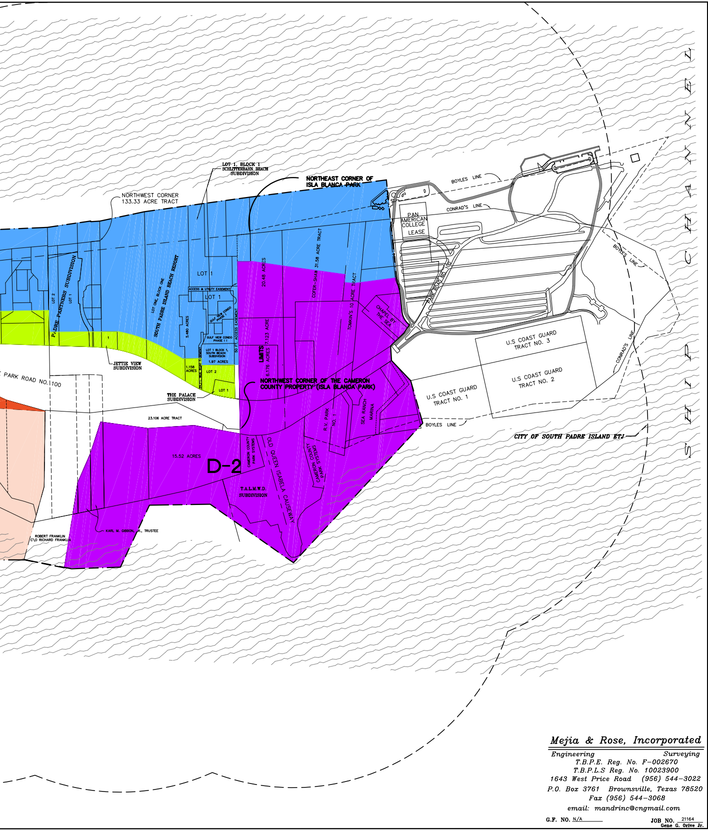
MAP OF
E CITY OF SOUTH PADRE ISLAND,
CAMERON COUNTY, TEXAS
PREPARED FOR:
OF SOUTH PADRE ISLAND
AUGUST, 2020


O F M E X I C O
N A M A D R E
CITY OF SOUTH PADRE ISLAND ETJ
B
B-2
PBC
TCC
NT
E
EDC
PBS
D-1
C
BF
MAUNEY SUBDIVISION
W.E. HEANER RESUBDIVISION
D.C. EARLEY RESUBDIVISION
RUSSELL - CHAMPION SUBDIVISION
BRASHEAR SUBDIVISION
DOLPHIN CORNER SUBDIVISION
GELFER SUBDIVISION
LEMMONKUP CONDOMINIUMS
EMERALD BEACH SUBDIVISION
LOTS 1, 2 AND 3 OF MIRAMAR SUBD. AND SAND PILES SUBD.
PADRE BEACH ACRES
ADRE BEACH, SECTION X
PADRE BEACH, SECTION IX
PADRE BEACH, SECTION VIII
PADRE BEACH, SECTION VII
PADRE BEACH, SECTION VI
PADRE BEACH, SECTION V
PADRE BEACH, SECTION IV
PADRE BEACH, SECTION III
PADRE BEACH, SECTION II
PADRE BEACH, SECTION I
SUNNY ISLE SUBDIVISION
HAAS SUBDIVISION
GULF BOULEVARD
PADRE BOULEVARD
LAGUNA BOULEVARD
CLARK SUBDIVISION
PAVILACK SUBDIVISION
KEMP'S RIDLEY SUBDIVISION
MESCHI'S MINIMAX, INC. SUBDIVISION
STATE
TRACT 9 WEST. SUBD.
SUPER SUB MOVIE PUB SUBDIVISION
SKIPJACK BAYFRONT SUBD.
SULARZ GARDEN SUBD.
LOUIE'S SUBD.
ROTH SUBDIVISION
JONES - GARDERE SUBDIVISION
MILLER SUBDIVISION
LAGUNA HERMOSA SUBDIVISION
RICHER SUBDIVISION
AURORA CIRCLE
AQUARIUS CIRCLE
STARLIGHT CIRCLE
NEPTUNE CIRCLE
POINSETTIA CIRCLE
BOUGAINVILLEA CIRCLE
MOONLIGHT CIRCLE
DAYDREAM CIRCLE
TREASURE ISLAND CIRCLE
RIVIERA CIRCLE
BLUE WATER CIRCLE
WHITE CAP CIRCLE
SURF CIRCLE
SEASIDE CIRCLE
SEA ISLAND CIRCLE
BEACH CIRCLE
GULF CIRCLE
OCEAN DRIVE
HARBOR STREET
HAAS STREET
POLARIS DRIVE
CAPRICORN DRIVE
CONSTELLATION DRIVE
VENUS LANE
SATURN LANE
HIBISCUS STREET
GARDENIA STREET
OLEANDER STREET
LANTANA STREET
HUISACHE STREET
MEZQUITE STREET
RETAMA STREET
BAHAMA STREET
CAMPECHE STREET
ACAPULCO STREET
KINGFISH STREET
WHITING STREET
PIKE STREET
MARLIN STREET
POMPANO STREET
SHEEPSHEAD STREET
CORAL STREET
PALM STREET
MARISOL STREET
SUNNY ISLE DRIVE
BEACH ACCESS

CITY OF SOUTH PADRE ISLAND ZONING MAP

AUGUST 4, 2020



LOT 1, BLOCK 1
SCHLITTERBAHN BEACH SUBDIVISION
NORTHEAST CORNER OF ISLA BLANCA PARK
NORTHWEST CORNER 133.33 ACRE TRACT
BOYLES LINE
CONRAD'S LINE
PAN AMERICAN COLLEGE LEASE
PARK ROAD NO. 100
20.48 ACRES
COFER-SHAW 31.58 ACRE TRACT
TOMKIN'S 10 ACRE TRACT
CHAPEL BY THE SEA
LOT 1
ACCESS & UTILITY EASEMENT
LOT 1
GULF VIEW CONDO PHASE I
GULF VIEW CONDO PHASE I I
LOT 1 BLOCK 1, SOUTH BEACH SUBDIVISION
1.97 ACRES
50 FT. ACCESS EASEMENT
5.480 ACRES
LOT ONE, BLOCK ONE
SOUTH PADRE ISLAND BEACH RESORT
PADRE PARTNERS SUBDIVISION
LOT 2
LOT 1
1
JETTIE VIEW SUBDIVISION
1.158 ACRES
LOT 2
LOT 1
THE PALACE SUBDIVISION
LIMITS
7.123 ACRE
6.176 ACRES
NORTHWEST CORNER OF THE CAMERON COUNTY PROPERTY (ISLA BLANCA PARK)
PARK ROAD NO. 100
23.106 ACRE TRACT
15.52 ACRES
D-2
CAMERON COUNTY PARK SYSTEMS
OLD QUEEN ISABELA CAUSEWAY
CAMERON COUNTY PARK SYSTEMS
R.V. PARK NO. 1
SEA RANCH MARINA
T.A.L.M.W.D. SUBDIVISION
KARL M. GIBBON, JR., TRUSTEE
ROBERT FRANKLIN C\O RICHARD FRANKLIN
U.S COAST GUARD TRACT NO. 3
U.S COAST GUARD TRACT NO. 2
U.S COAST GUARD TRACT NO. 1
BOYLES LINE
BOYLES LINE
CONRAD'S LINE
CITY OF SOUTH PADRE ISLAND ETJ
SHIP CHANNEL

LEGEND

—·—·—	CITY LIMITS
– – – –	EXTRATERRITORIAL JURISDICTION
▨	REQUIRED MAIN STREET FRONTAGE
▨	PROPOSED PEDESTRIAN PASEO
■	PEDESTRIAN PRIORITY

ZONE

🟩	A (SINGLE FAMILY DWELLING)
■	B (MULTI-FAMILY, APT., MOTEL, HOTEL, CONDO, TOWNHOME
🟧	B-2 (RESIDENTIAL & MULTI-FAMILY)
■	BF (BAYFRONT CHARACTER)
🟨	C (BUSINESS DISTRICT)
🟥	D (RESORT AREA)
🟦	D-1 (RESORT AREA)
🟪	D-2 (PARK DISTRICT)
🟩	E (LOW DENSITY RESIDENTIAL)
🟪	EDC (ENTERTAINMENT DISTRICT CORE)
⬜	NC (NEIGHBORHOOD CROSSING)
🟥	NRD (NORTHERN RESORT DISTRICT)
🟦	PBC (PADRE BLVD. CENTRAL)
🟦	PBN (PADRE BLVD. NORTH)
🟦	PBS (PADRE BLVD SOUTH)
🟨	PDD (PLANNED DEVELOPEMENT DISTRICT)
🟫	TCC (TOWN CENTER CROSSING)
🟩	NT (NEIGHBORHOOD TRANSITION CHARACTER ZONE)

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.** 21164
Gene G. Orive Jr.