

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

**THURSDAY, JUNE 17, 2021  
3:00 PM 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

*This is an opportunity for citizens to speak to the Commissioners relating to agenda or non-agenda items. Speakers are required to address the Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*

4. Discussion and Action

4.1. Approve Minutes of May 20, 2021 Regular Meeting.

4.2. Discussion and action regarding the proposed replat of "Lots 7, 8, 9 & 10, Block 115, Padre Beach Subdivision, Section VIII" to create one large lot: "Lot 7". (4105 Padre Blvd)

4.3. Discussion and action regarding the proposed replat of "Lot 7, Block 8, Sunny Isle Subdivision" to create two lots: "Lots 7A & 7B". (111 W Sunny Isle Drive)

4.4. Discussion and action regarding the proposed replat of "Lots 1, 2 & 3, Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create one large lot: "Lot 1A". (6000 Padre Blvd)

4.5. Discussion and action regarding the proposed replat of "Lots 8, 9 & 10, Block 17, The Shores Subdivision, Marina Village Phase, Section 2" to create one large lot: "Lot 9A". (8311 Marina Drive)

4.6. Discussion and action regarding the proposed replat of "Lots 3 & 4, Block 103, Padre Beach Subdivision, Section VII and Super Sub Movie Pub Subdivision" to create one large lot: "Lot 4, Block 103, Padre Beach Subdivision, Section VII". (3901 Padre Blvd)

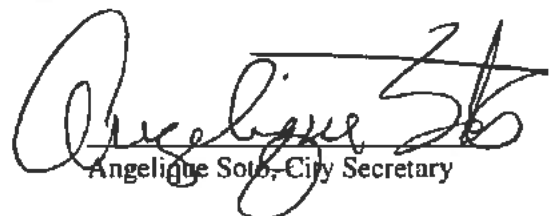
5. Adjourn

**NOTE:**

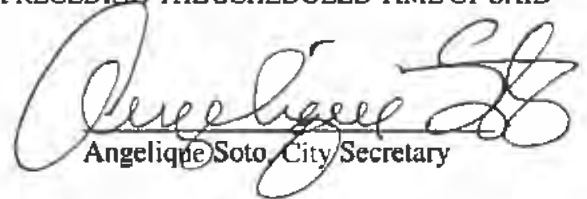
*One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.*

DATED THIS THE 11<sup>TH</sup> DAY OF JUNE 2021



  
Angelique Soto, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT 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 JUNE 11, 2021, AT/OR BEFORE 5:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
Angelique Soto, 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, GEORGE MARTINEZ AT (956)761-8103.



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Approve Minutes of May 20, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve May 20, 2021 Minutes.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

**MEETING MINUTES  
CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION REGULAR MEETING**

**THURSDAY, MAY 20, 2021**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, May 20, 2021 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Howard Avery, Gordon Garlock, Norris Fletcher, and Dina Rich. Members with an unexcused absence were Joseph Praster and Chris Huffman.

City staff members present were: Building Official George Martinez and Planning Coordinator Marta Martinez. Also present was Council Member Ken Medders.

**2. PLEDGE OF ALLEGIANCE**

Chairman Olle led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS**

Public comments and announcements were given at this time.

**4. DISCUSSION AND ACTION.**

**4.1 APPROVE MINUTES OF APRIL 15, 2021 REGULAR MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the April 15, 2021 regular meeting minutes as submitted. Motion passed on a 4:0:1 vote. Commissioner Fletcher abstained.

**4.2 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 8 & 9 BLOCK 197, FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII)” TO CREATE ONE LARGE LOT: “LOT 8A”. (5908 YUCCA CIRCLE)**

Commissioner Garlock made a motion, seconded by Commissioner Fletcher to approve the replat of “Lots 8 & 9 Block 197, Fiesta Isles Subdivision (Padre Beach, Section XII)” to create one large lot, “Lot 8A”. Motion carried unanimously.



**4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 13, BLOCK 80, PADRE BEACH SUBDIVISION, SECTION VI” TO CREATE TWO LOTS: “LOTS 13A & 13B”. (202A & 202B W CAMPECHE ST)**

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to approve the replat of “Lot13, Block 80, Padre Beach Subdivision, Section VI” to create two lots, “Lot 13A & 13B”. Motion carried unanimously.

**5. ADJOURN**

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:04 p.m.

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Marta Martinez, Planning Coordinator

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Gary Olle, Chairman

**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 7, 8, 9 & 10, Block 115, Padre Beach Subdivision, Section VIII" to create one large lot: "Lot 7". (4105 Padre Blvd)

**ITEM BACKGROUND**

Yehuda Azoulay, owner of subject properties, requests to replat Lots 7, 8, 9 & 10, Block 115, Padre Beach Subdivision, Section VIII, to create one large lot: Lot 7 Block 115 Padre Beach Subdivision, Section VIII. The subject properties are located on the corner of Padre Blvd and on the north side of W. Gardenia Street and Lots 7, 8 & 9 are zoned "NC" Neighborhood Crossing Character Zone and Lot 10 is zoned "PBC" Padre Boulevard Central Character Zone. The proposed lot meets the City's minimum requirements. Due to "NC" Neighborhood Crossing Character Zone parking is not allowed along Padre Boulevard; therefore it's more then likely parking will be on the back as allowed in "PBC" Padre Boulevard Central Character Zone.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plat are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



**METES AND BOUNDS DESCRIPTION**

A 0.717 ACRE TRACT (31,250 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE HUNDRED FIFTEEN (115), PADRE BEACH SECTION VIII, IN THE CITY OF SOUTH PADRE ISLAND, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

**BEGINNING.** AT A PK NAIL SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT OF WAY LINE OF GARDENIA STREET (50 FT. R.O.W.), BEING ON THE SOUTHEAST CORNER OF SAID LOT 8, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE.** LEAVING THE WEST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 8, 9 AND 10, SOUTH 83 DEG. 56 MIN. WEST, 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 SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE.** LEAVING THE NORTH RIGHT OF WAY LINE OF SAID GARDENIA STREET, ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHWEST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

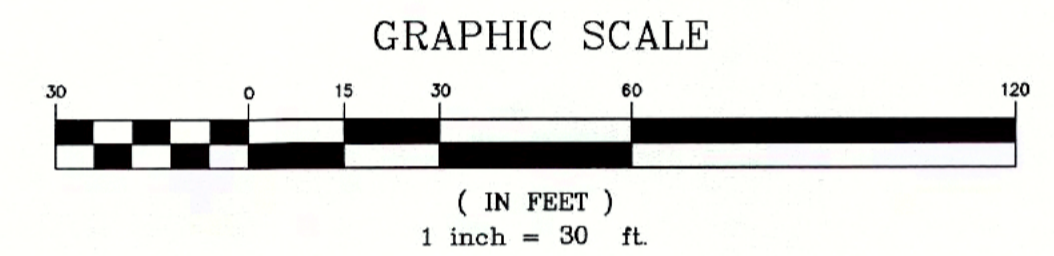
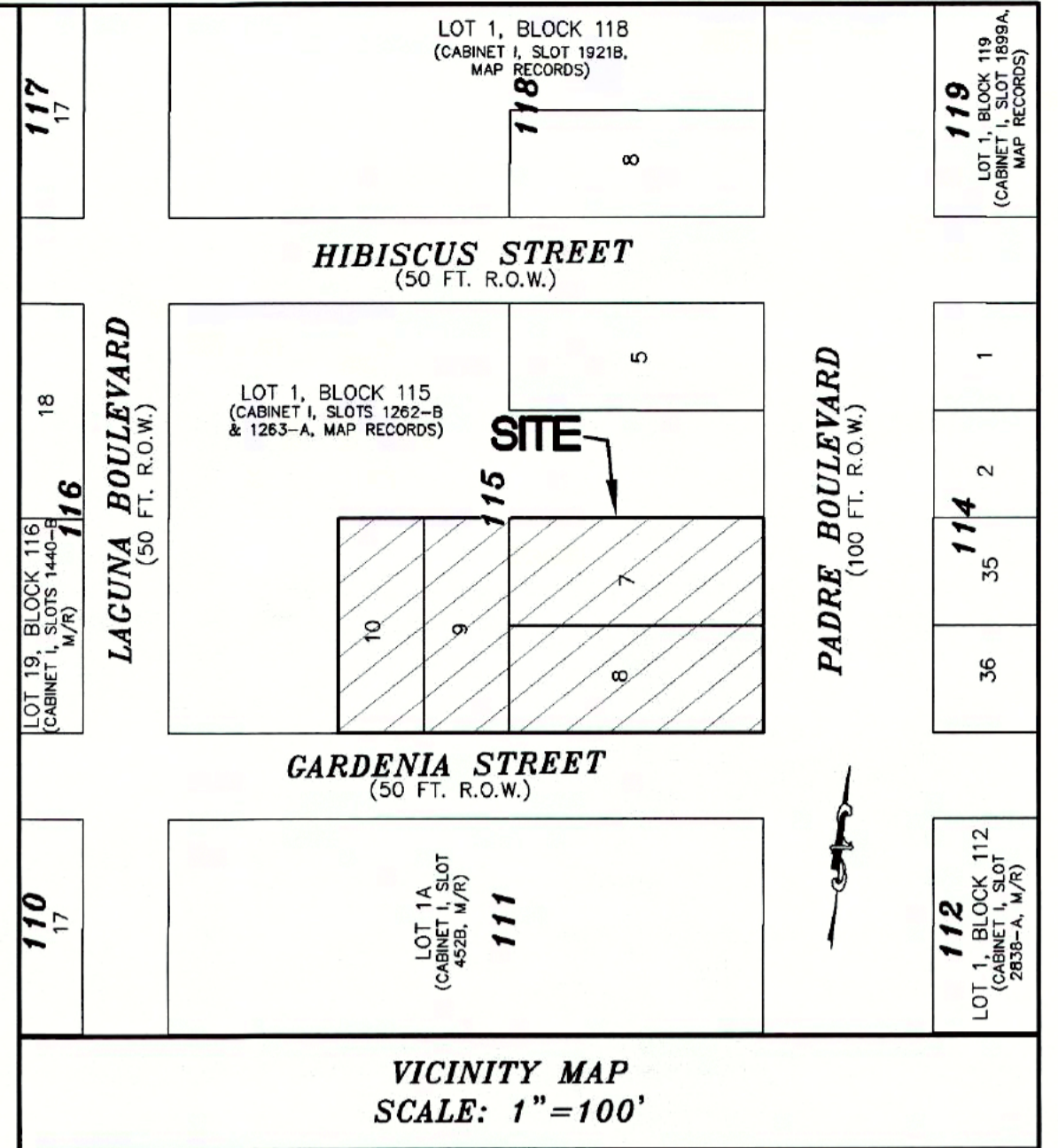
**THENCE.** ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 10, 9 AND 7, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 250.0 FEET TO AN "X" MARK SET AT THE NORTHEAST CORNER OF SAID LOT 7 AND BEING ON THE WEST RIGHT OF WAY OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE.** ALONG THE WEST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD AND BEING THE EAST BOUNDARY LINE OF SAID LOTS 7 AND 8, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE **POINT OF BEGINNING**;

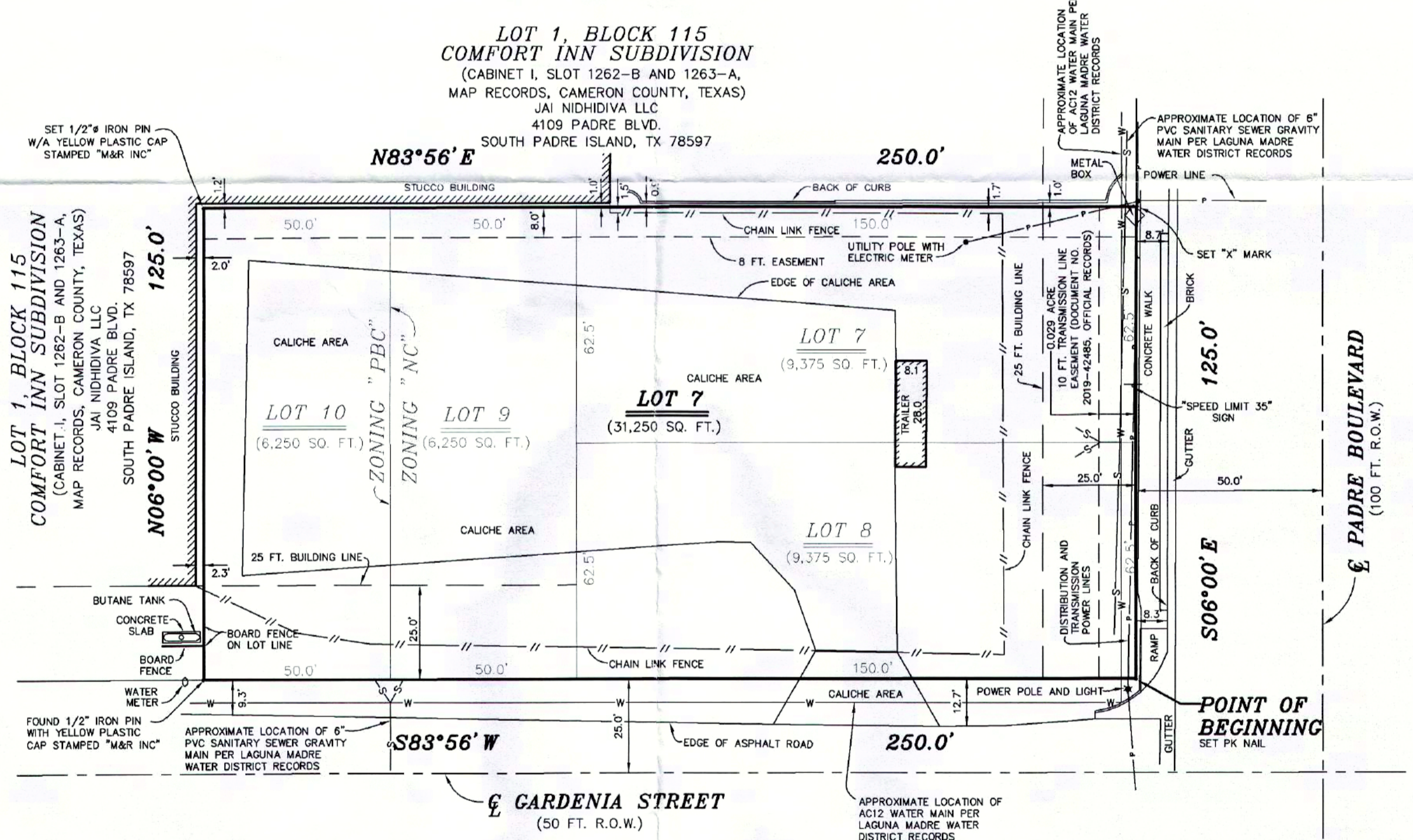
**CONTAINING** 0.717 ACRE OF LAND, MORE OR LESS.

**NOTES:**

- MONUMENTATION FOUND ALONG THE WEST RIGHT OF WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY 480115, PANEL 0510-F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT LIES IN ZONING CLASSIFICATION "NC" NEIGHBORHOOD CROSSING CHARACTER ZONE (LOTS 7, 8 & 9) AND "PBC" PADRE BOULEVARD CENTRAL CHARACTER ZONE (LOT 10) AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- SET-BACKS FOR LOTS 7, 8 & 9 ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.4 TOWN CENTER & NEIGHBORHOOD CROSSING CHARACTER ZONE.  
BOULEVARD 10' TO 25'  
LOCAL STREET 5' MIN.  
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT 10' MIN.
- SET-BACKS FOR LOT 10 ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.6 PADRE BOULEVARD SOUTH & CENTRAL CHARACTER ZONE.  
BOULEVARD 10'-75'  
LOCAL STREET 5' MIN.  
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT 10' MIN.



**MERIDIAN OF PADRE BEACH SECTION VIII**



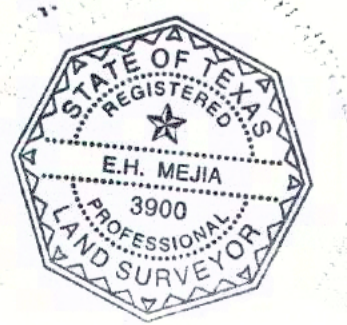
**PRELIMINARY PLAT OF  
"LOT 7, BLOCK 115, PADRE BEACH SECTION VIII"**

**BEING A REPLAT OF**

LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE HUNDRED FIFTEEN (115), PADRE BEACH SECTION VIII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

**SCALE: 1"=30'  
SURVEYED FOR:**

**YEHUDA AZOULAY**



The undersigned hereby certifies that the survey described hereon was made on the ground on APRIL 29, 2021; 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

OWNER:  
YEHUDA AZOULAY  
1314 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

**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@gmail.com

G.F. NO. N/A JOB NO. 21430  
KEILA POSADA



**METES AND BOUNDS DESCRIPTION**  
 A 0.717 ACRE TRACT (31,250 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE HUNDRED FIFTEEN (115), PADRE BEACH SECTION VIII, IN THE CITY OF SOUTH PADRE ISLAND, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

**BEGINNING.** AT A PK NAIL SET AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT OF WAY LINE OF GARDENIA STREET (50 FT. R.O.W.), BEING ON THE SOUTHEAST CORNER OF SAID LOT 8, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE.** LEAVING THE WEST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 8, 9 AND 10, SOUTH 83 DEG. 56 MIN. WEST, 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 SOUTHWEST CORNER OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE.** LEAVING THE NORTH RIGHT OF WAY LINE OF SAID GARDENIA STREET, ALONG THE WEST BOUNDARY LINE OF SAID LOT 10, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHWEST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE.** ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 10, 9 AND 7, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 250.0 FEET TO AN "X" MARK SET AT THE NORTHEAST CORNER OF SAID LOT 7 AND BEING ON THE WEST RIGHT OF WAY OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE.** ALONG THE WEST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD AND BEING THE EAST BOUNDARY LINE OF SAID LOTS 7 AND 8, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

**CONTAINING** 0.717 ACRE OF LAND, MORE OR LESS.

- NOTES:**
1. MONUMENTATION FOUND ALONG THE WEST RIGHT OF WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
  2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY 480115, PANEL 0510-F, EFFECTIVE FEBRUARY 16, 2018.
  3. THIS TRACT LIES IN ZONING CLASSIFICATIONS AS SHOWN AND ARE ZONE "NC" NEIGHBORHOOD CROSSING CHARACTER ZONE (LOTS 7, 8 & 9) AND ZONE "PBC" PADRE BOULEVARD CENTRAL CHARACTER ZONE (LOT 10) AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.

**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

**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 ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE HUNDRED FIFTEEN (115), PADRE BEACH SECTION VIII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 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. - GENERAL MANAGER  
 LAGUNA MADRE WATER DISTRICT

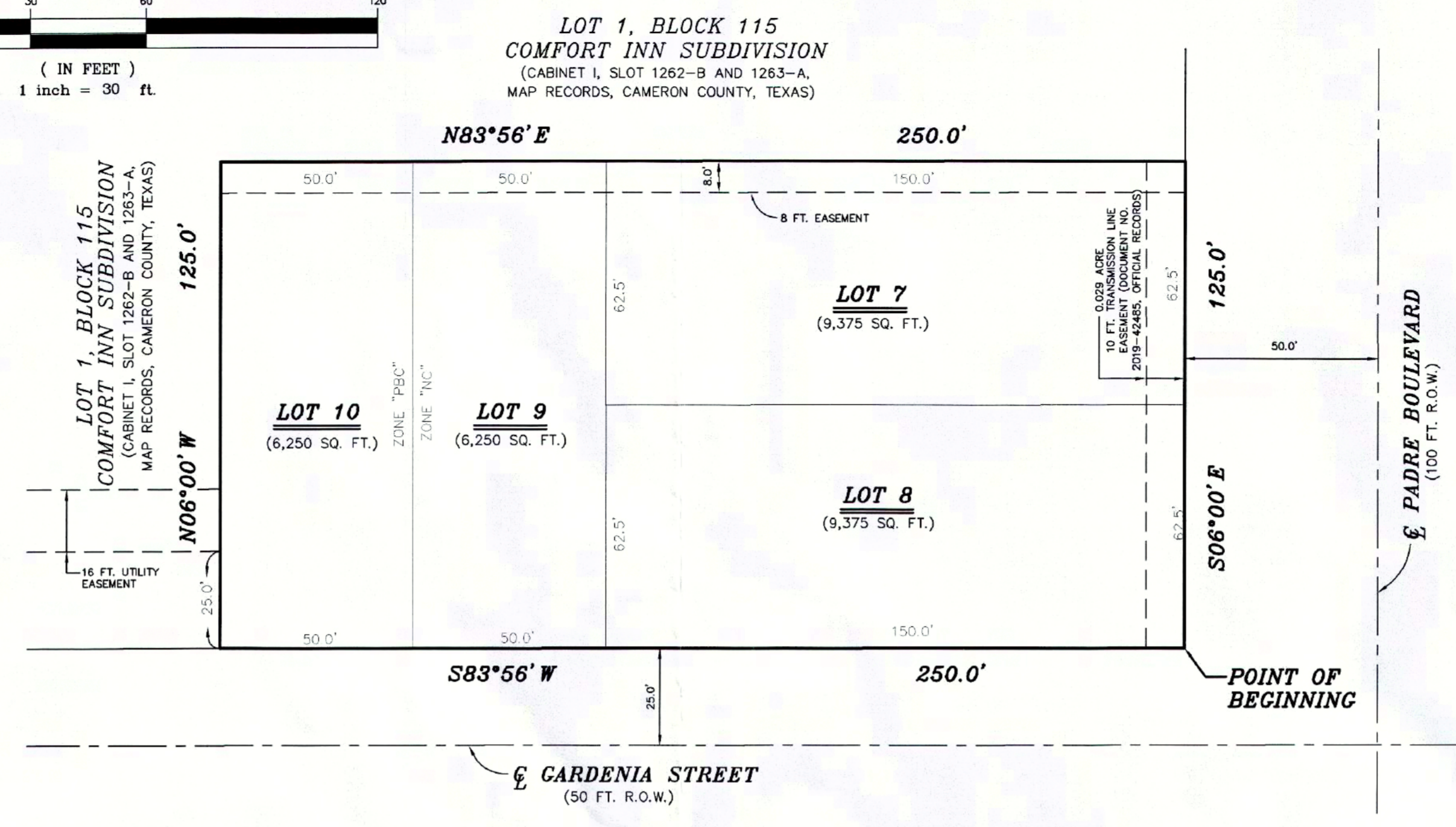
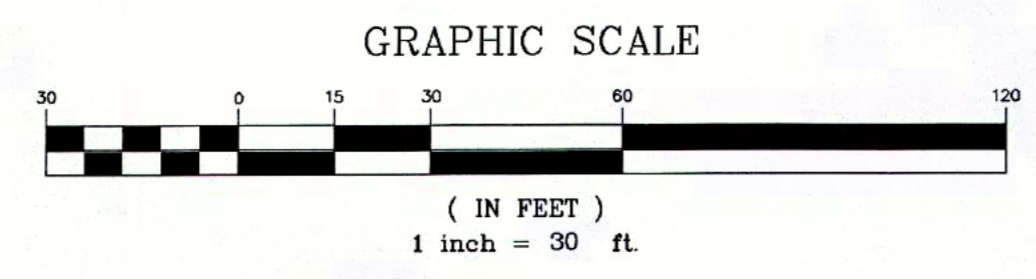
**STATE OF TEXAS**  
**COUNTY OF CAMERON**  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

\_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR

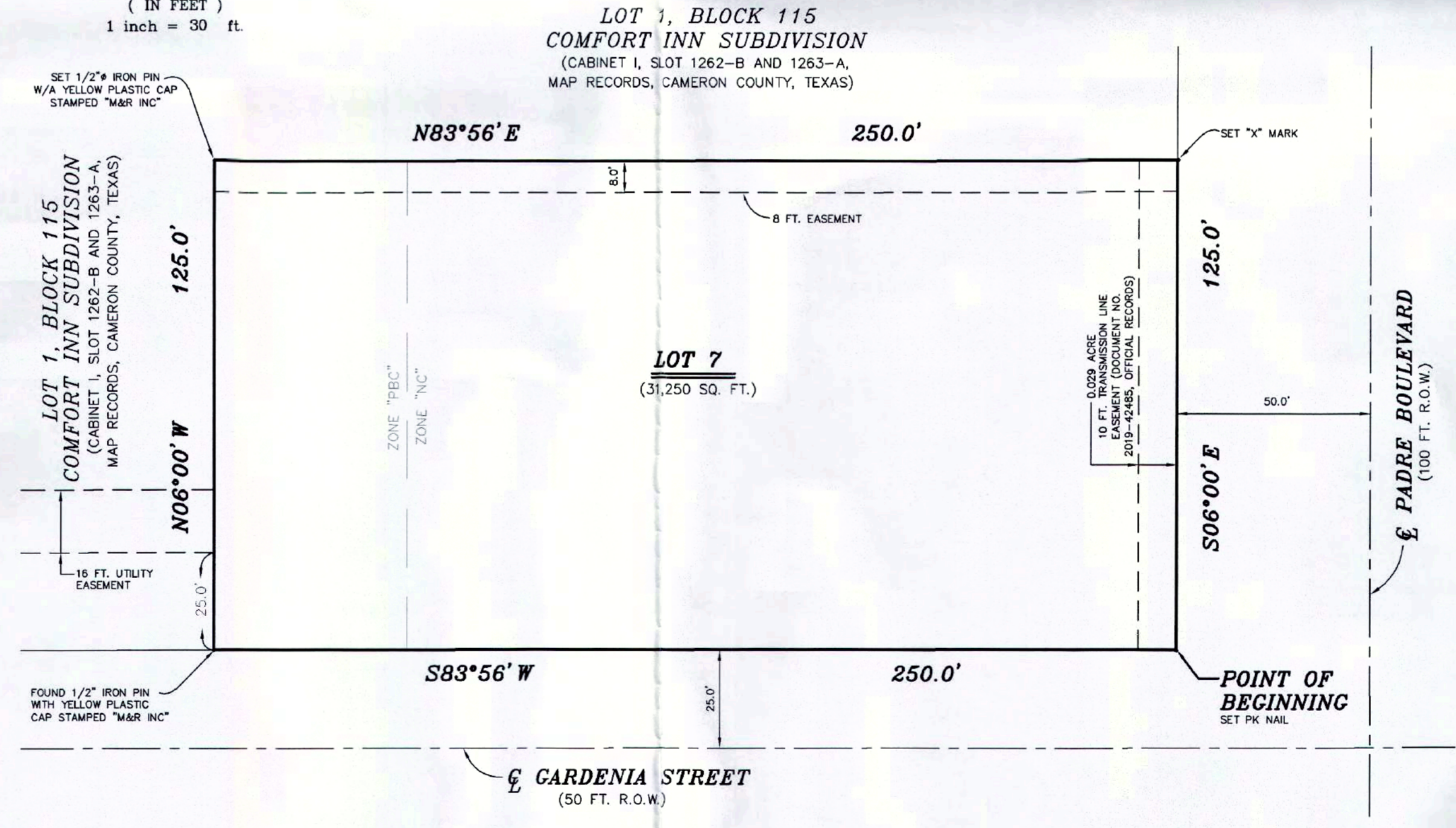
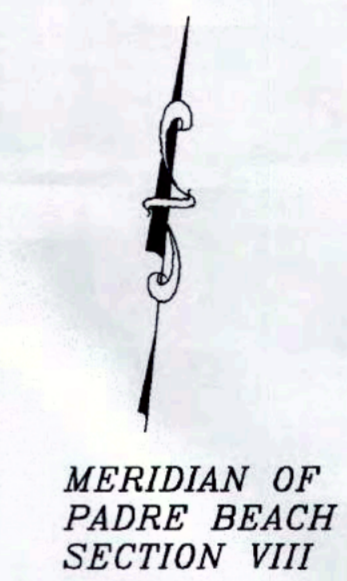
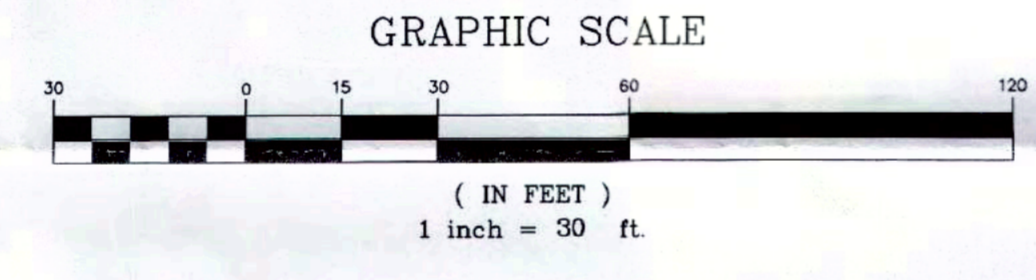
\_\_\_\_\_  
 PUBLIC WORKS DIRECTOR

**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 \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

By: \_\_\_\_\_ Deputy



**PROPERTY PRIOR TO THIS REPLAT**



**REPLAT**

**FINAL PLAT OF**  
**"LOT 7, BLOCK 115, PADRE BEACH SECTION VIII"**

**BEING A REPLAT OF**  
 LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), BLOCK ONE HUNDRED FIFTEEN (115), PADRE BEACH SECTION VIII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1"=30'  
 PREPARED FOR:

**YEHUDA AZOULAY**  
 APRIL 29, 2021

**STATE OF TEXAS**  
**COUNTY OF CAMERON**  
 I, THE UNDERSIGNED, YEHUDA AZOULAY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 7, BLOCK 115, PADRE BEACH SECTION VIII" WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

YEHUDA AZOULAY  
 OWNER

**STATE OF TEXAS**  
**COUNTY OF CAMERON**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, YEHUDA AZOULAY, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
 NOTARY PUBLIC  
 COUNTY \_\_\_\_\_

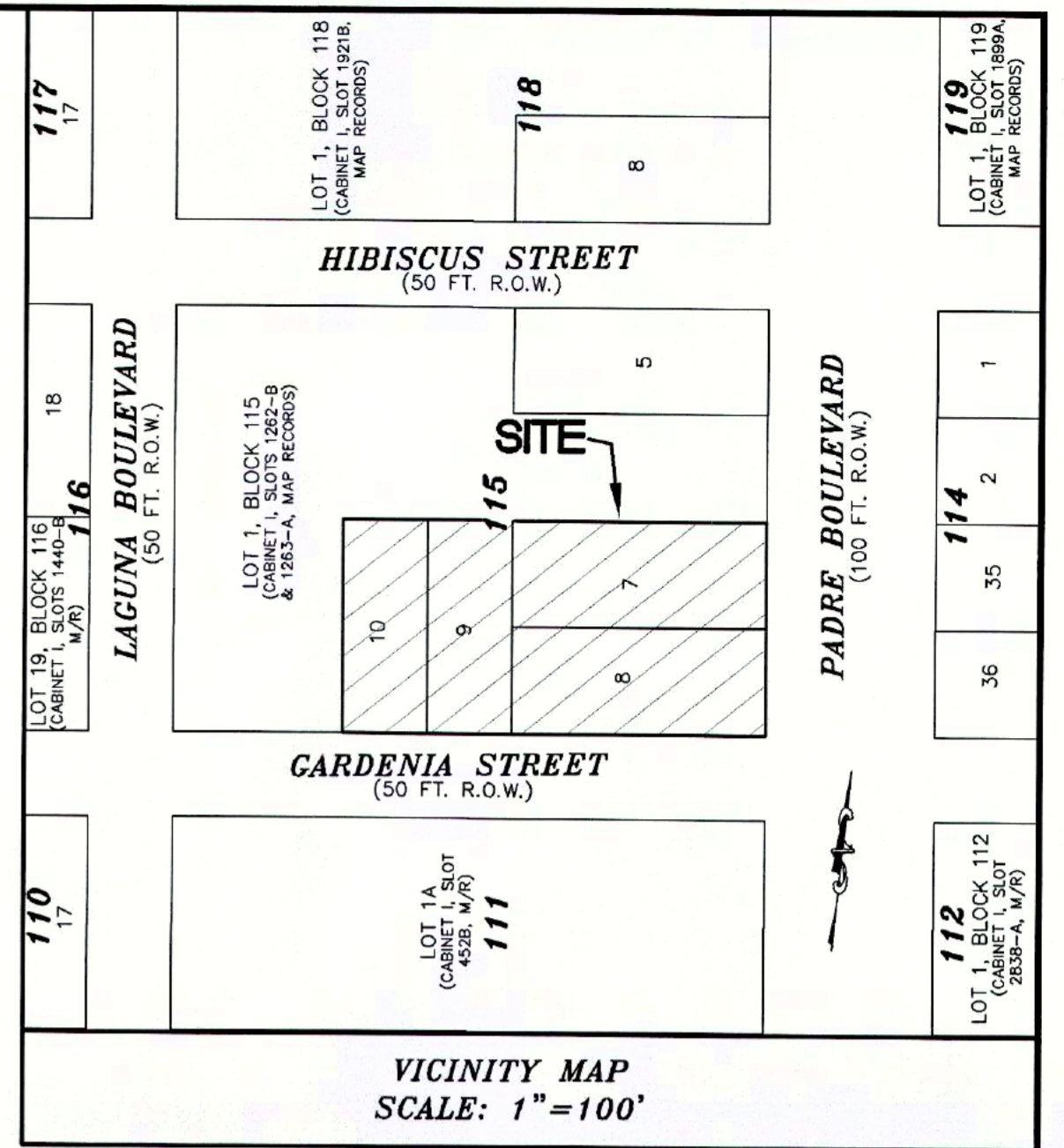
**STATE OF TEXAS**  
**COUNTY OF CAMERON**  
 I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOTS 7, 8, 9 AND 10, BLOCK 115, PADRE BEACH SECTION VIII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, 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 PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

AL VILLARREAL, PRESIDENT/CEO  
 INTERNATIONAL BANK OF COMMERCE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 NOTARY PUBLIC  
 COUNTY \_\_\_\_\_



**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:  
 YEHUDA AZOULAY  
 1314 PADRE BLVD.  
 SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A 21430 PLAT.DWG  
 JOB NO. 21430  
 KEILA POSADA



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lot 7, Block 8, Sunny Isle Subdivision" to create two lots: "Lots 7A & 7B". (111 W Sunny Isle Drive)

**ITEM BACKGROUND**

James P. Yetter, Managing Partner of Rettey Capital LLP, owner of subject properties, request to replat Lot 7, Block 8 Sunny Isle Subdivision, Section VIII, to create two lots: Lots 7A & 7B Block 8 Sunny Isle Subdivision. The subject properties are located on the south side of W. Sunny Isle Drive and are zoned "EDC" Entertainment District Core Character Zone. The proposed lots meet the City's minimum requirements. (i.e. reverting back as originally platted)

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



**METES AND BOUNDS DESCRIPTION**

A 0.230 ACRE TRACT (10,000 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOT NUMBER SEVEN (7), SUNNY ISLE SUBDIVISION BEING A REPLAT OF LOTS 7 AND 8, BLOCK NUMBER EIGHT (8), SUNNY ISLE SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 2946-A, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.230 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

**BEGINNING**, AT ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHEAST CORNER OF SAID LOT 7 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUNNY ISLE DRIVE (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, LEAVING THE SOUTH RIGHT OF WAY LINE OF SAID SUNNY ISLE DRIVE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 7, SOUTH 07 DEG. 02 MIN. EAST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE SOUTHEAST CORNER OF SAID LOT 7, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7, SOUTH 82 DEG. 58 MIN. WEST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE SOUTHWEST CORNER OF SAID LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT;

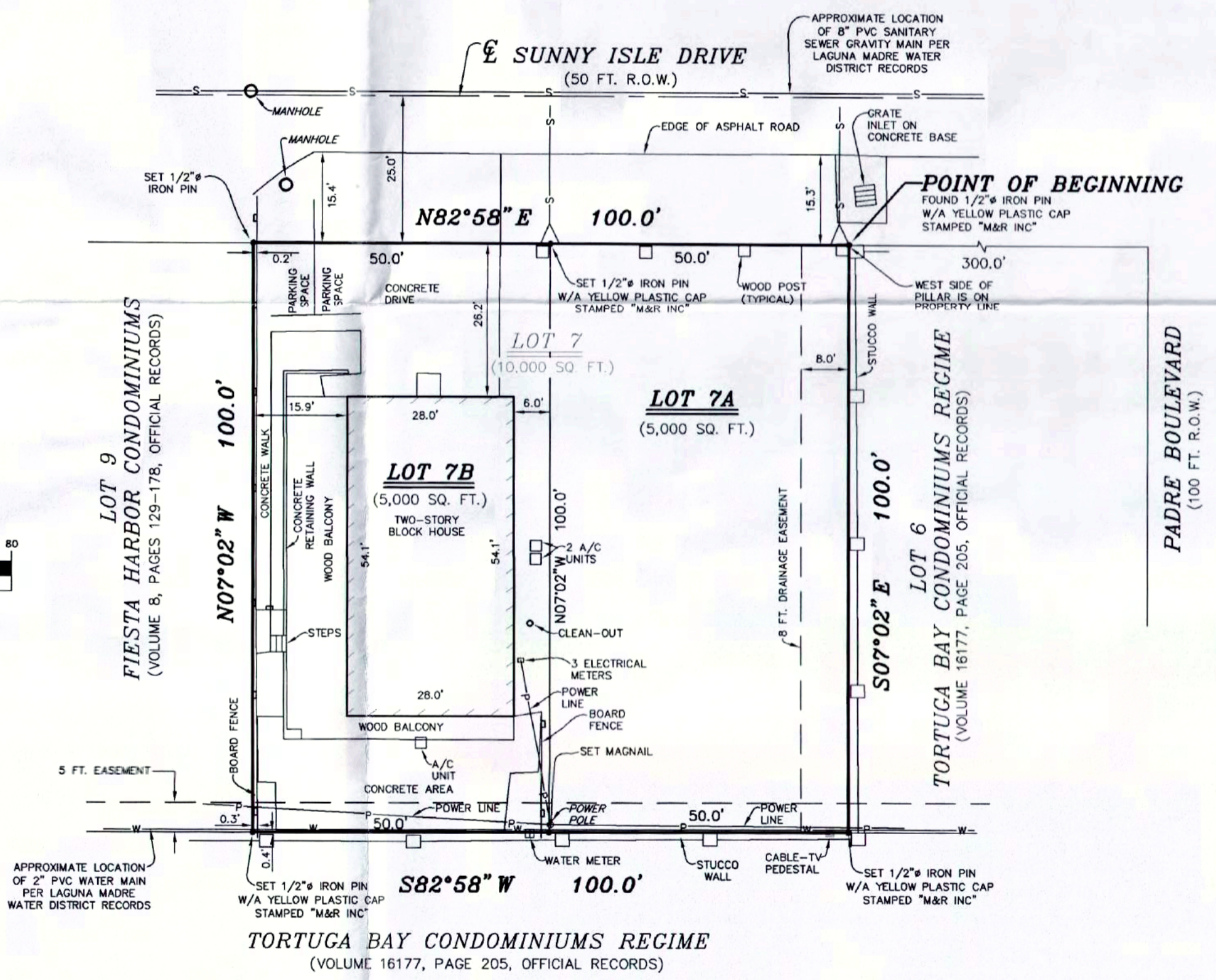
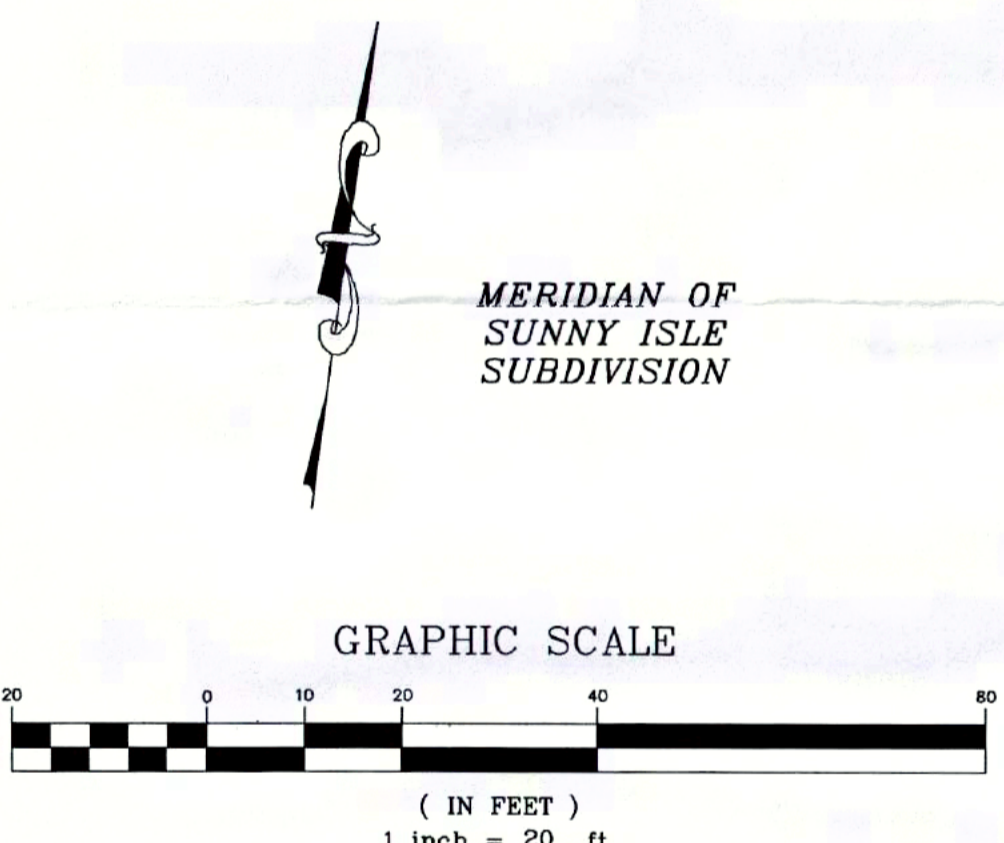
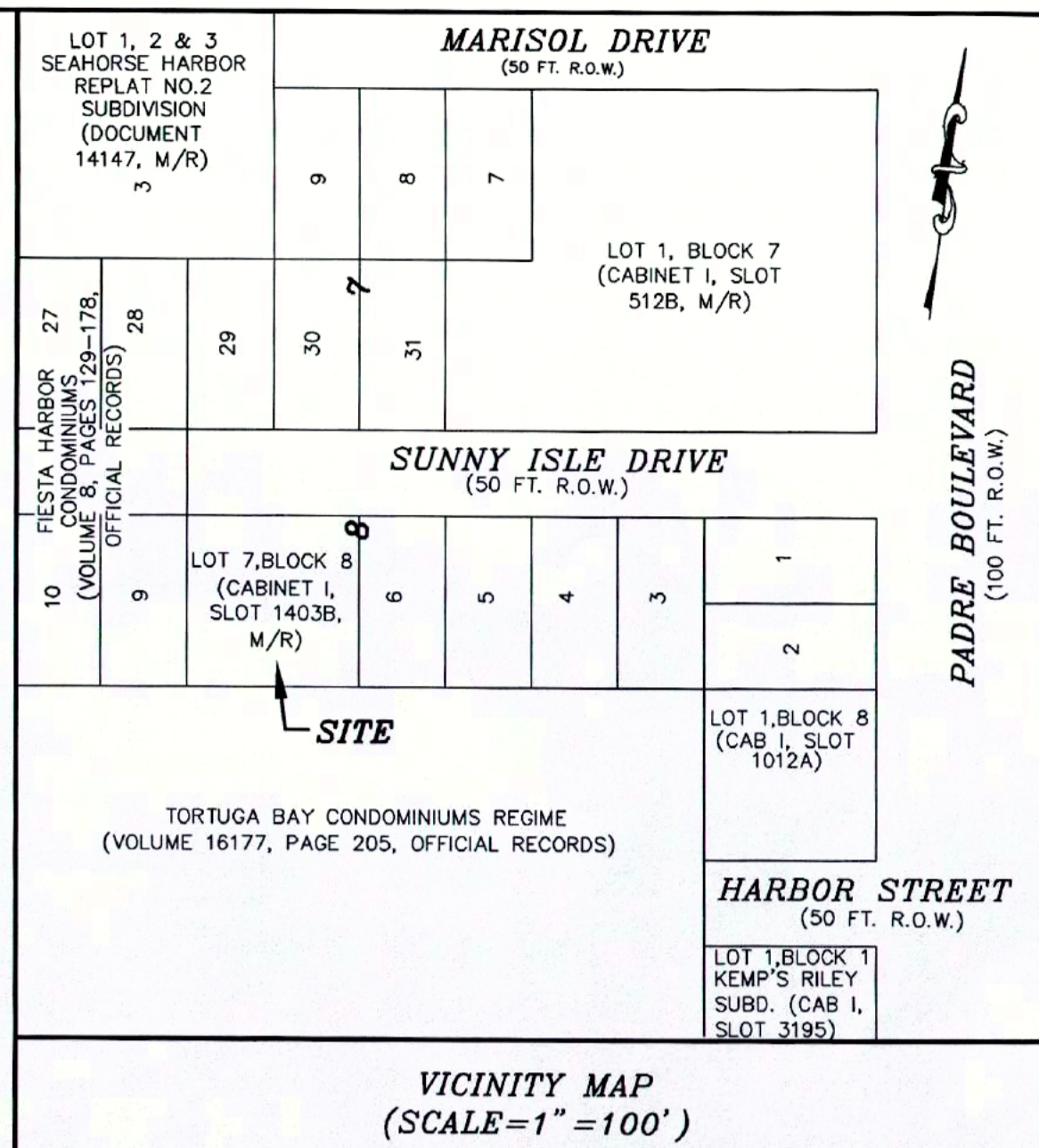
**THENCE**, ALONG THE WEST BOUNDARY LINE OF SAID LOT 7, NORTH 07 DEG. 02 MIN. WEST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF SAID LOT 7 AND BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID SUNNY ISLE DRIVE, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SUNNY ISLE DRIVE AND BEING THE NORTH BOUNDARY LINE OF SAID LOT 7, NORTH 82 DEG. 58 MIN. EAST, A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING** 0.230 ACRE OF LAND, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT OF WAY LINE OF SUNNY ISLE DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY 480115, PANEL 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "EDC" ENTERTAINMENT DISTRICT CORE AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SET-BACKS ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.3 ENTERTAINMENT DISTRICT CORE CHARACTER ZONE.  
FRONT YARD - 0' MINIMUM  
SIDE YARD - 0' MINIMUM  
REAR YARD - 0' MINIMUM



**PRELIMINARY PLAT OF  
"LOTS 7A & 7B, BLOCK 8, SUNNY ISLE SUBDIVISION"**

BEING A REPLAT OF  
LOT NUMBER SEVEN (7), SUNNY ISLE SUBDIVISION BEING A REPLAT OF LOTS 7 AND 8, BLOCK NUMBER EIGHT (8), SUNNY ISLES SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 2946-A, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1"=20'  
SURVEYED FOR:

**RETTEY CAPITAL, L.L.P.**

OWNER:  
RETTEY CAPITAL LLP  
2216 PADRE BOULEVARD #44  
SOUTH PADRE ISLAND, TX 78597

**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

The undersigned hereby certifies that the survey described hereon was made on the ground on MAY 4, 2021; 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



JOB NO. 21440  
KEILA POSADA



**METES AND BOUNDS DESCRIPTION**

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**NOTES:**

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3. THIS TRACT LIES IN ZONING CLASSIFICATION "EDC" ENTERTAINMENT DISTRICT CORE AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.

**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

**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 LOT SEVEN (7), SUNNY ISLE SUBDIVISION BEING A REPLAT OF LOTS 7 AND 8, BLOCK NUMBER EIGHT (8), SUNNY ISLE SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2946-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

**APPROVED:**

TONY YZAGUIRRE, JR. DATE  
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. - GENERAL MANAGER DATE  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

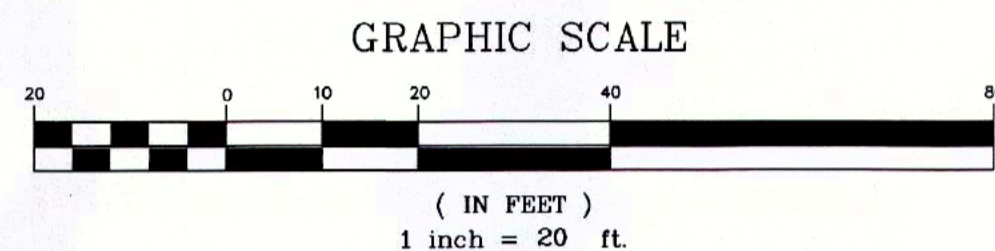
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

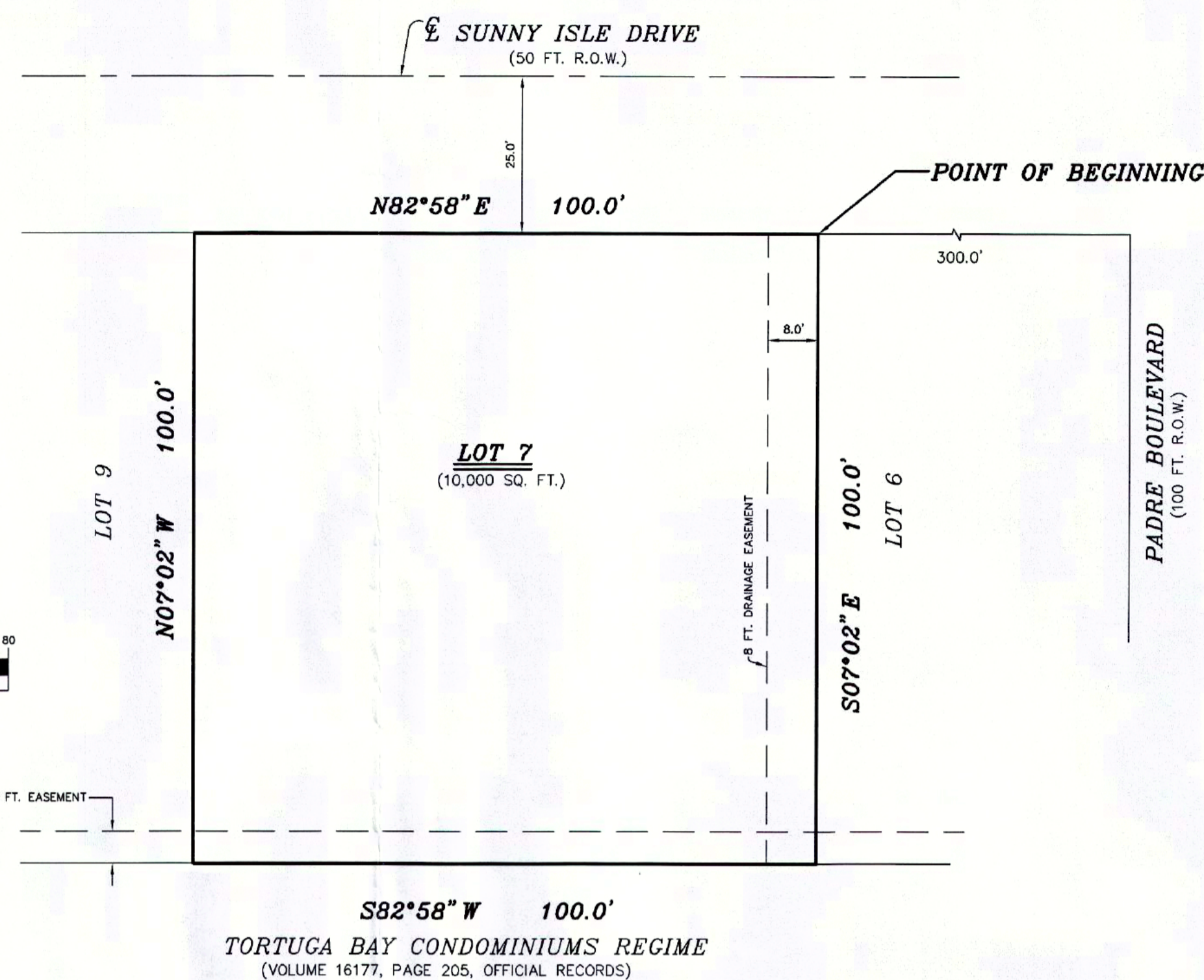
**STATE OF TEXAS  
COUNTY OF CAMERON**

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 \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

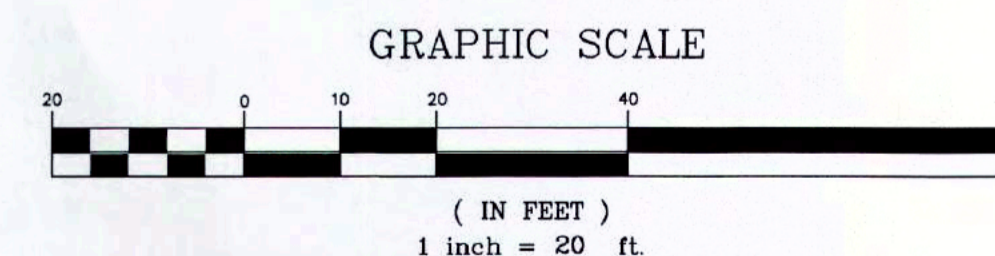
By: \_\_\_\_\_ Deputy



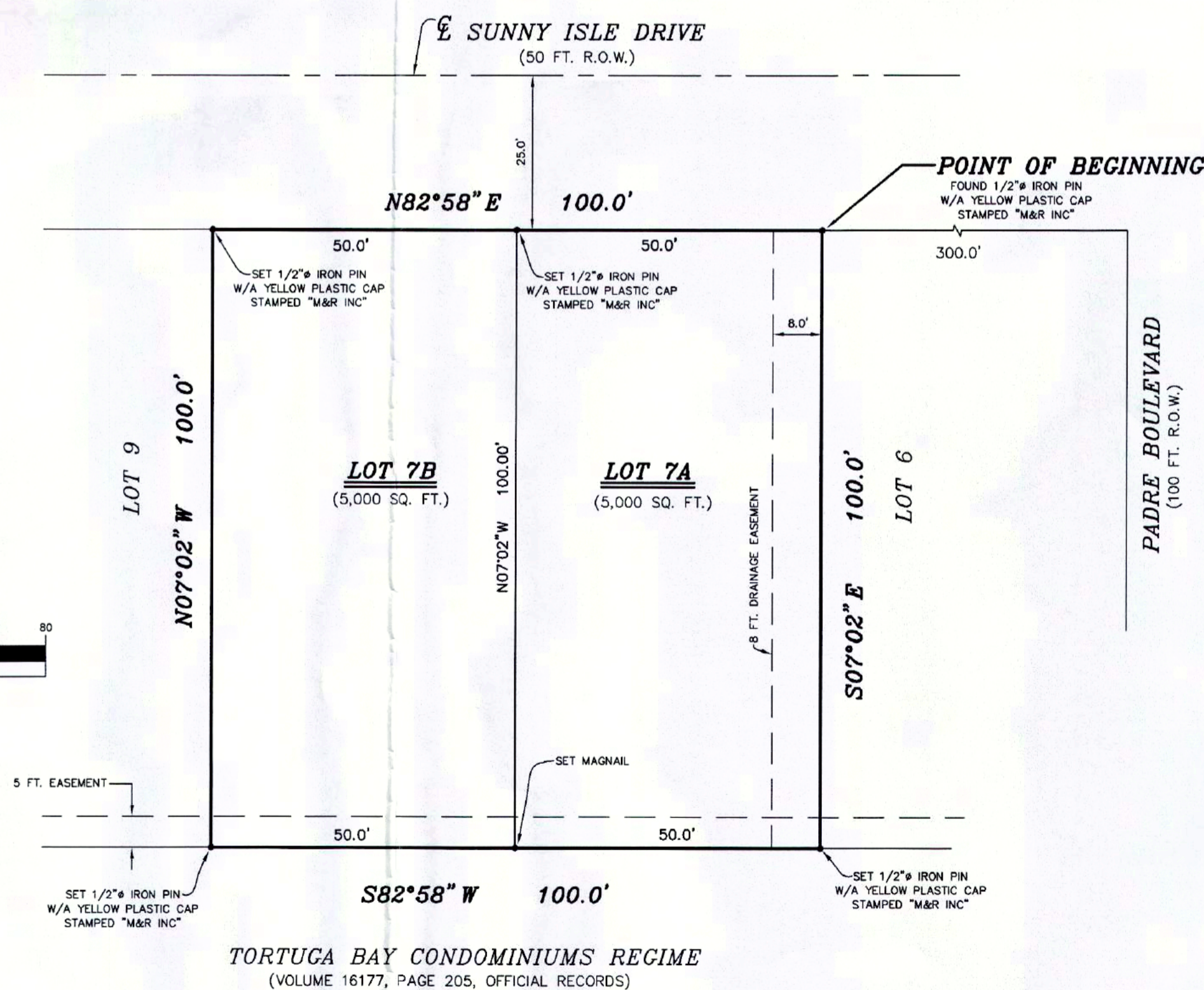
MERIDIAN OF  
SUNNY ISLE  
SUBDIVISION



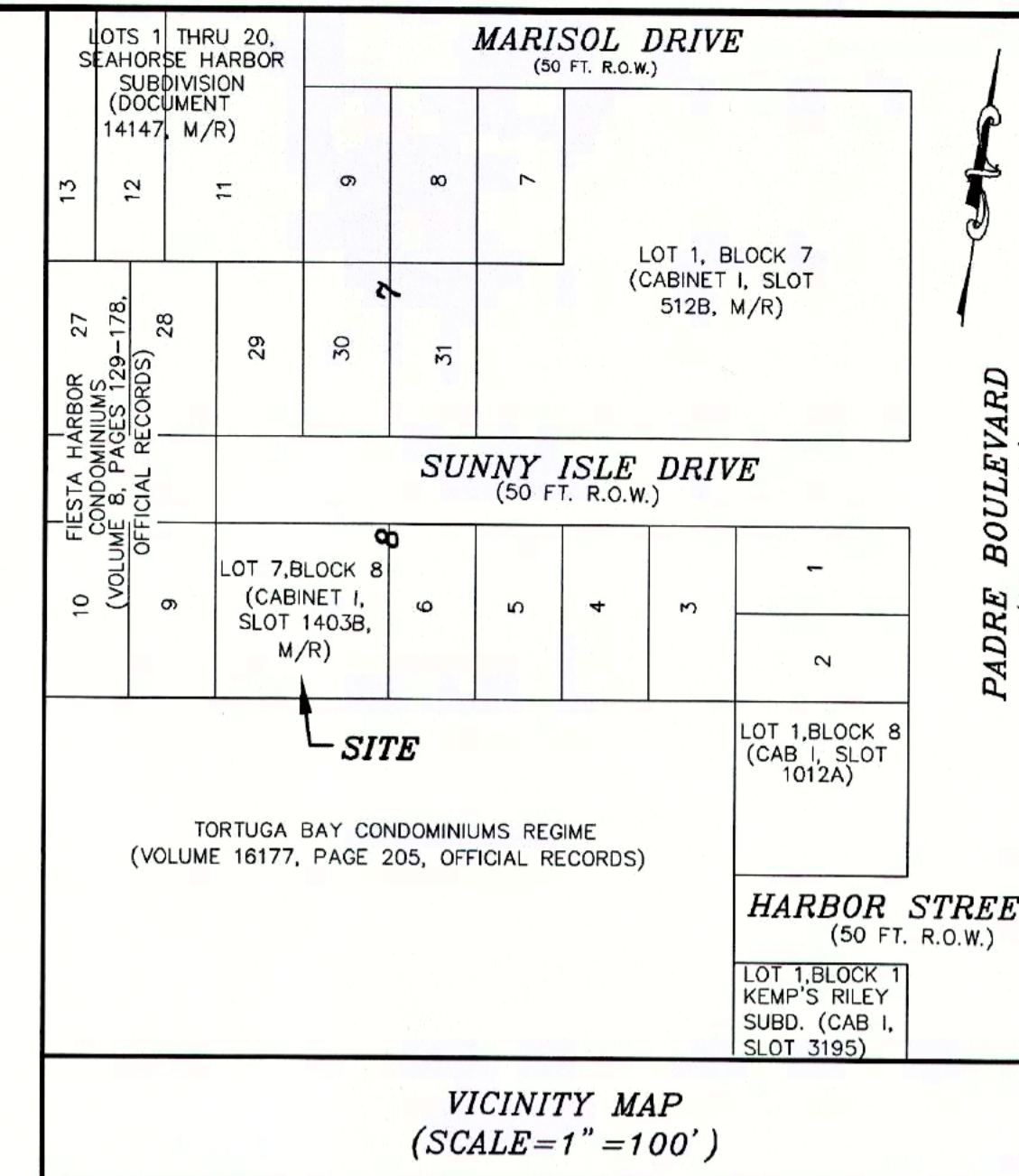
**PROPERTY PRIOR TO REPLAT**



MERIDIAN OF  
SUNNY ISLE  
SUBDIVISION



**REPLAT**



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, JAMES P. YETTER, MANAGING PARTNER OF RETTEY CAPITAL LLP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 7A AND 7B, BLOCK 8, SUNNY ISLE SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

JAMES P. YETTER, MANAGING PARTNER OF RETTEY CAPITAL, LLP DATE

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES YETTER, 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC

COUNTY

**FINAL PLAT OF  
"LOTS 7A & 7B, BLOCK 8, SUNNY ISLE SUBDIVISION"**

BEING A REPLAT OF  
LOT NUMBER SEVEN (7), SUNNY ISLE SUBDIVISION BEING A REPLAT OF LOTS 7 AND 8, BLOCK NUMBER EIGHT (8), SUNNY ISLES SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, PAGE 2946-A, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1"=20'  
PREPARED FOR:

RETTEY CAPITAL, L.L.P.

MAY 4, 2021

**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

OWNER:  
RETTEY CAPITAL LLP  
2216 PADRE BOULEVARD #44  
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A

JOB NO. 21440  
KEILA POSADA



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 1, 2 & 3, Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create one large lot: "Lot 1A". (6000 Padre Blvd)

**ITEM BACKGROUND**

Yehuda Azoulay, owner of subject properties, requests to replat Lots 1, 2 & 3, Block 202, Fiesta Isles Subdivision (Padre Beach, Section XII), to create one large lot: Lot 1A Block 202. The subject properties are located on the corner of Padre Blvd and on the north side of E. Sunset Drive and Lots 1 & 2 are zoned "NC" Neighborhood Crossing Character Zone and Lot 3 is zoned District "E" Low Density Residential Single Family and Townhouse Dwelling District. Depending of the proposed use area Lot 3 will need to be rezoned. The proposed lots meet the City's minimum requirements.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plat are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval with the conditions of rezoning approval of Lot 3 by the Planning and Zoning Commission. Plat will not be recorded until rezoning is approved.



**METES AND BOUNDS DESCRIPTION**

A 0.592 ACRE TRACT (25,796 SQ. FT.) OF LAND, MORE OR LESS, BEING ALL OF LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.592 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

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**THENCE.** LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 2, NORTH 89 DEG. 55 MIN. EAST, AT A DISTANCE OF 159.96 FEET A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 209.96 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER OF THIS TRACT:

**THENCE.** ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 00 DEG. 05 MIN. EAST, A DISTANCE OF 127.80 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE SOUTHEAST CORNER OF SAID LOT 3 AND BEING ON THE NORTH RIGHT OF WAY LINE OF SUNSET DRIVE (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT:

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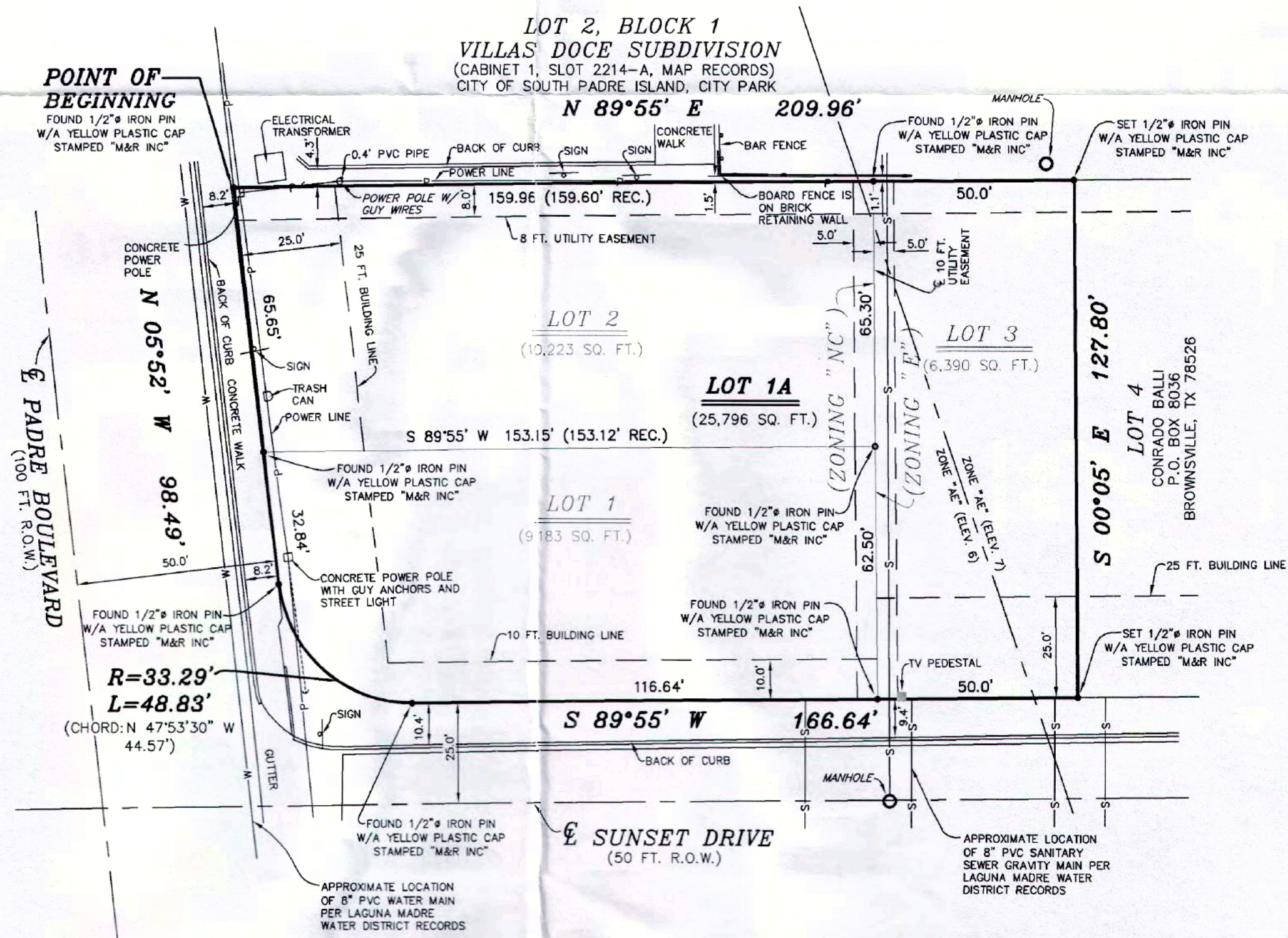
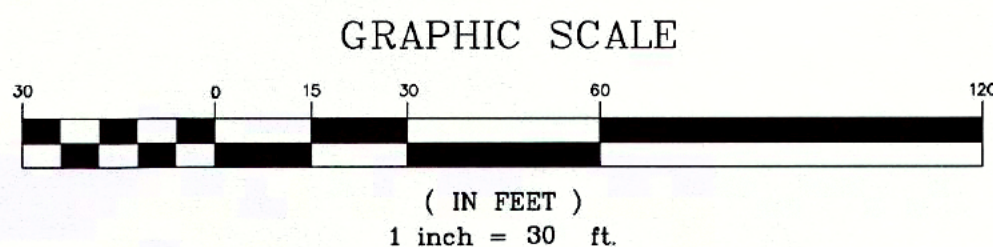
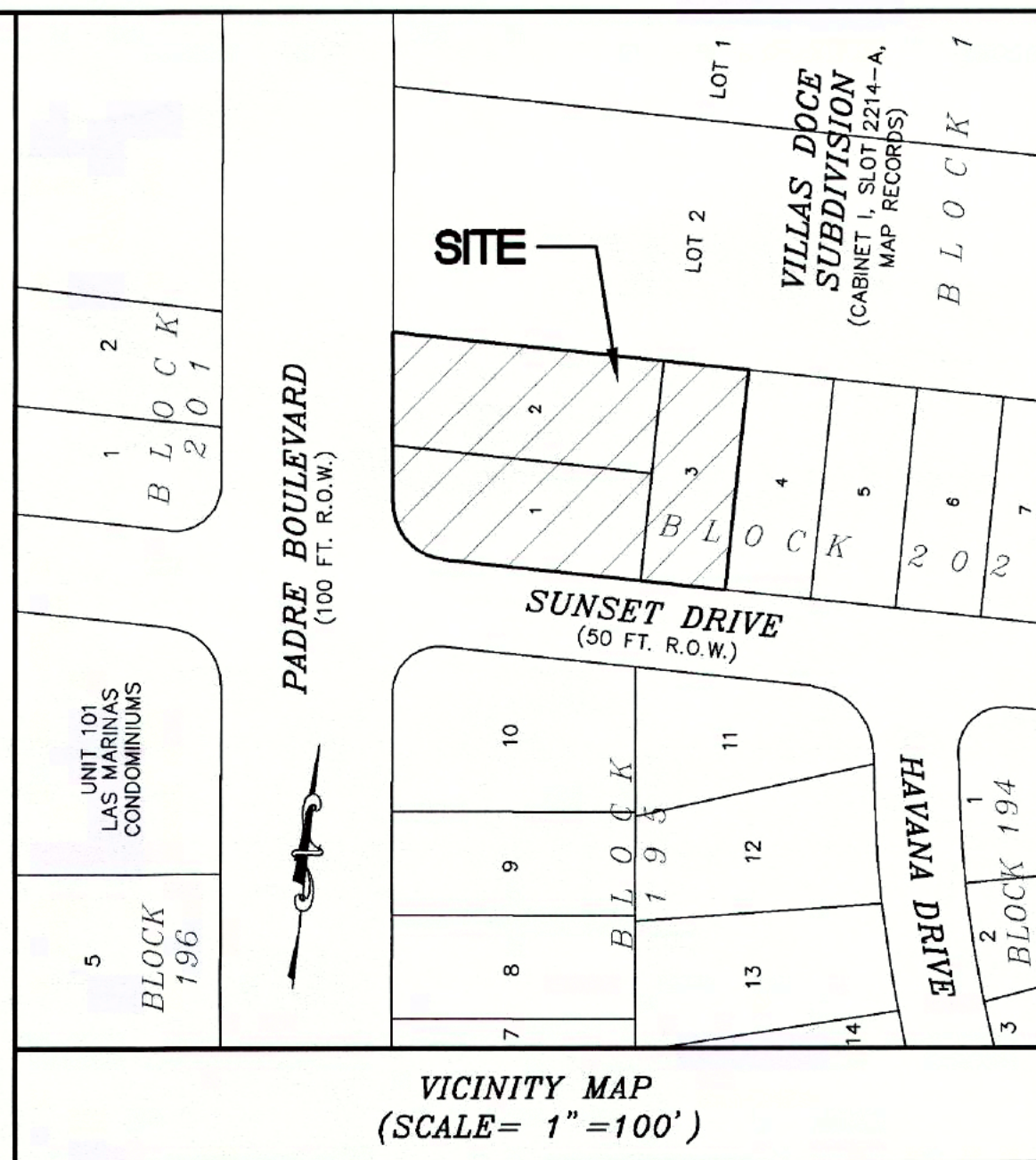
**THENCE.** CONTINUING ALONG SAID CURVE TO THE RIGHT AND THE NORTH RIGHT OF WAY LINE OF SAID SUNSET DRIVE AND BEING THE SOUTH BOUNDARY LINE OF SAID LOT 1, AN ARC DISTANCE OF 48.83 FEET, (CHORD: NORTH 47 DEG. 53 MIN. 30 SEC. WEST, 44.57 FEET) TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD, FOR A CORNER OF THIS TRACT:

**THENCE.** ALONG THE EAST RIGHT OF WAY LINE OF SAID PADRE BOULEVARD AND BEING THE WEST BOUNDARY LINE OF SAID LOTS 1 AND 2, NORTH 05 DEG. 52 MIN. WEST, A DISTANCE OF 98.49 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING** 0.592 ACRE OF LAND, MORE OR LESS.

**NOTES:**

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3. THIS TRACT LIES IN ZONING CLASSIFICATION "NC" NEIGHBORHOOD CROSSING CHARACTER ZONE (LOTS 1&2) & "E" LOW DENSITY RESIDENTIAL-SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT (LOT 3) AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SET-BACKS FOR LOTS 1 & 2 ARE BASED ON PADRE BOULEVARD AND ENTERTAINMENT DISTRICT CODE SECTION 6.4 TOWN CENTER & NEIGHBORHOOD CROSSING CHARACTER ZONE.  
BOULEVARD 10' TO 25'  
LOCAL STREET 5' MIN.  
REAR TOWARD A SINGLE FAMILY RESIDENTIAL LOT 10' MIN.
5. SET-BACKS FOR LOT 3 ARE BASED ON SECTION 20-10, DISTRICT "E", LOW DENSITY RESIDENTIAL-SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.  
25 FEET FRONT YARD  
5 FEET SIDE YARD  
MINIMUM OF 20 FEET REAR YARD



**PRELIMINARY PLAT OF  
"LOT 1A, BLOCK 202, FIESTA ISLES SUBDIVISION"**

BEING A REPLAT OF

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SCALE: 1"=30'  
SURVEYED FOR:

YEHUDA AZOULAY

OWNER:  
YEHUDA AZOULAY  
1314 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

**Mejia & Rose, Incorporated**

Engineering Surveying  
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G.F. NO. N/A

JOB NO. 21431  
KEILA POSADA

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





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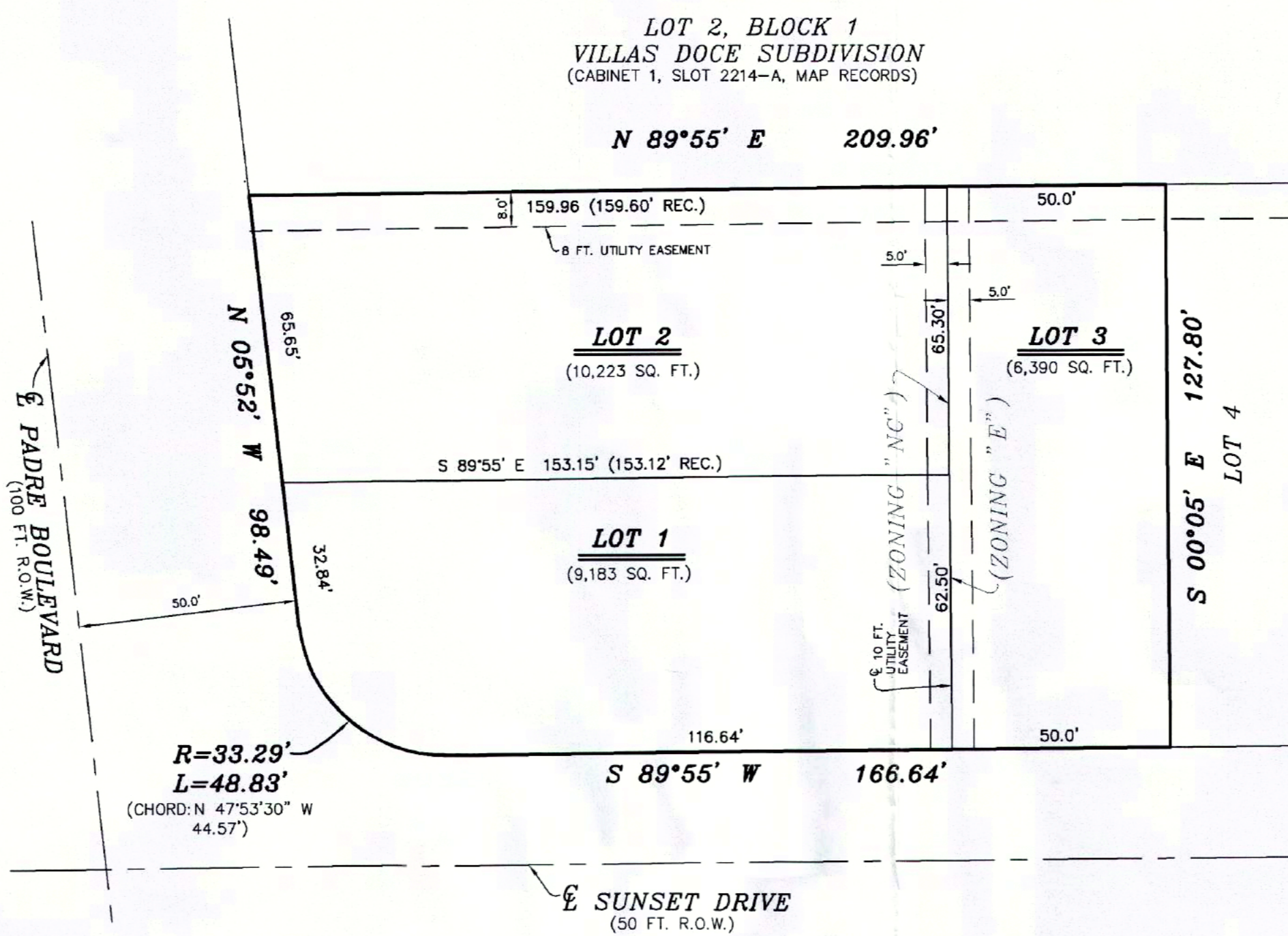
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- MONUMENTATION FOUND ALONG THE NORTH RIGHT OF WAY LINE OF SUNSET DRIVE WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 6) AND FLOOD ZONE "AT" (ELEV. 7) AS SHOWN, PER THE F.E.M.A. F.I.A. FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, PANEL 4370-F, EFFECTIVE FEBRUARY 15, 2016.
- THIS TRACT LIES IN ZONING CLASSIFICATION "NC" NEIGHBORHOOD CROSSING CHARACTER ZONE (LOTS 1&2) & "E" LOW DENSITY RESIDENTIAL-SINGLE FAMILY AND TOWNHOUSE DWELLING DISTRICT (LOT 3) AS PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- NO BUILDING OR PERMANENT STRUCTURE SHALL BE PLACED WITHIN UTILITY EASEMENTS.



**PROPERTY PRIOR TO THIS REPLAT**

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

**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 ALL OF LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

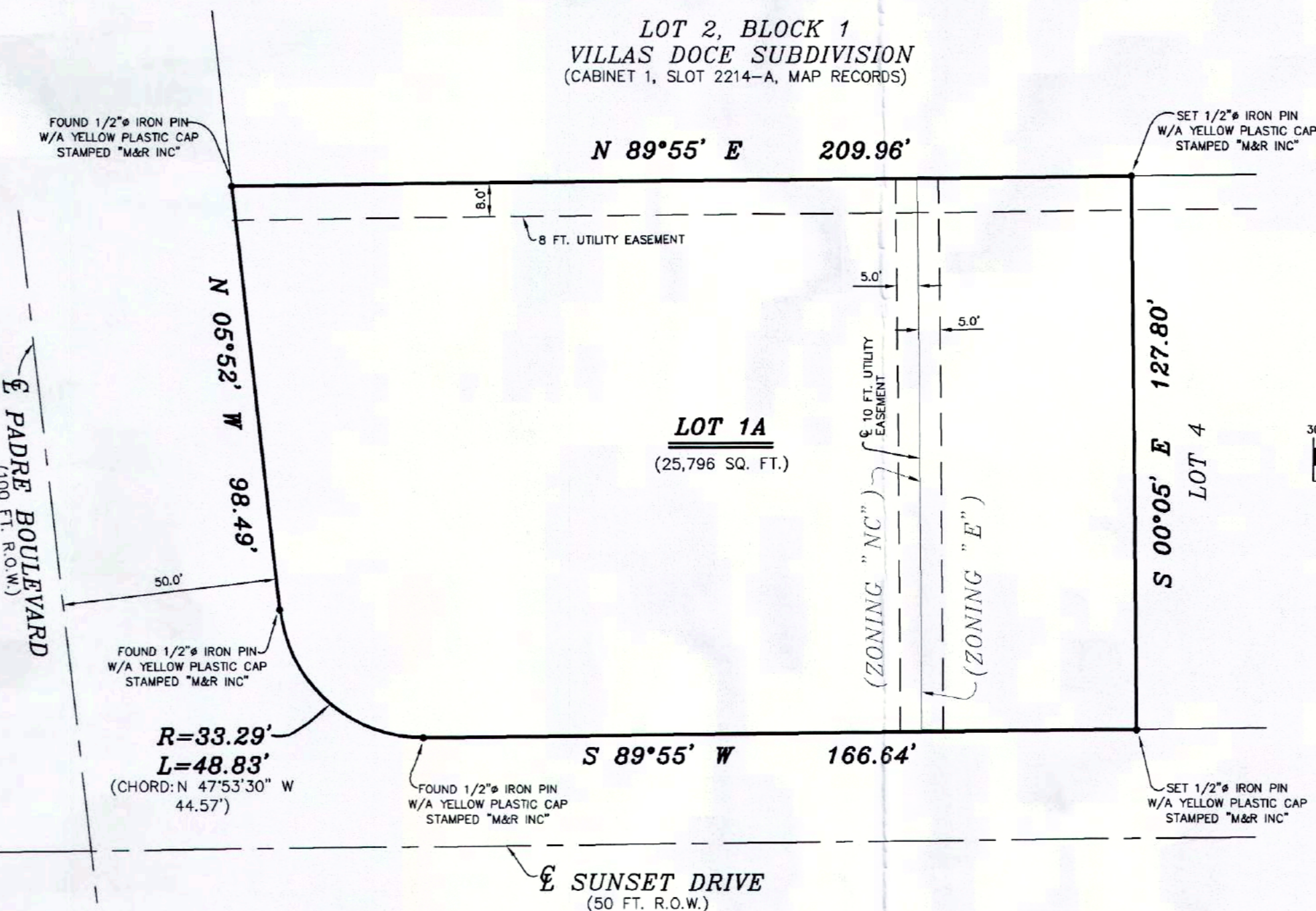
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

**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 \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

By: \_\_\_\_\_ Deputy



**REPLAT**

**FINAL PLAT OF  
"LOT 1A, BLOCK 202, FIESTA ISLES SUBDIVISION"**

BEING A REPLAT OF

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3), BLOCK NUMBER TWO HUNDRED TWO (202), FIESTA ISLES, BEING PADRE BEACH SECTION XII, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS, CAMERON COUNTY, TEXAS.

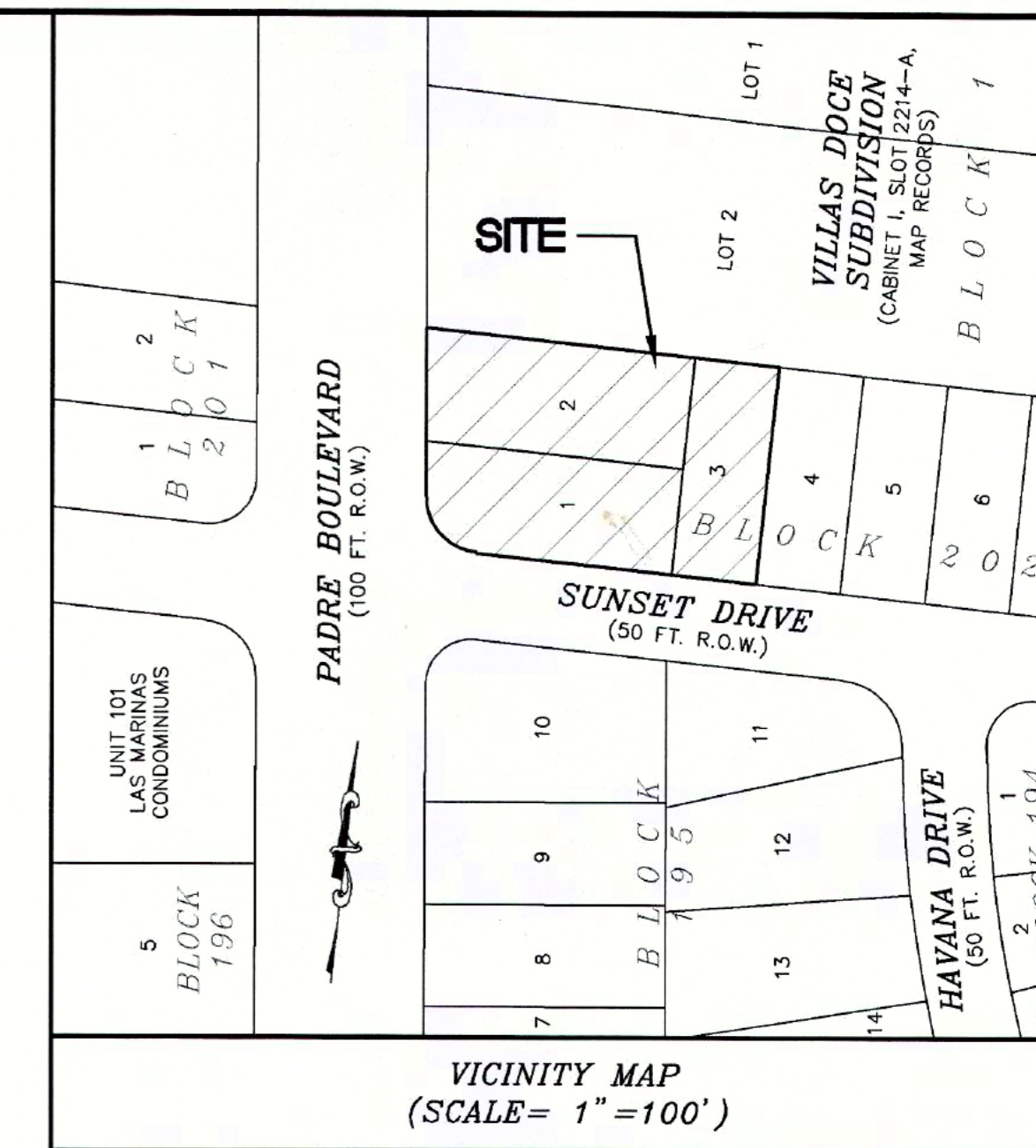
SCALE: 1"=30'  
PREPARED FOR:

**YEHUDA AZOULAY**  
APRIL 29, 2021

OWNER:  
YEHUDA AZOULAY  
1314 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A  
21431 PLAT.DWG

JOB NO. 21431  
KEILA POSADA



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, YEHUDA AZOULAY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1A, BLOCK 202, FIESTA ISLES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

YEHUDA AZOULAY  
OWNER

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, YEHUDA AZOULAY 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC

COUNTY

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOTS 1 AND 2, BLOCK 202, FIESTA ISLES, BEING PADRE BEACH SECTION XII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, 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.

\_\_\_\_\_  
AL VILLARREAL, PRESIDENT/CEO  
INTERNATIONAL BANK OF COMMERCE

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL VILLARREAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC

COUNTY

**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



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 8, 9 & 10, Block 17, The Shores Subdivision, Marina Village Phase, Section 2" to create one large lot: "Lot 9A". (8311 Marina Drive)

**ITEM BACKGROUND**

Bharat R. Patel managing member of Shore Abode LLC, owner of subject properties, requests to replat Lots 8, 9 & 10, Block 17, The Shores Subdivision, Marina Village Phase, Section 2, to create one large lot: Lot 9A Block 17. The subject properties are located on the west side of Marina Drive and is zoned "PDD" Planned Development District. The proposed lot meets all minimum requirements.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plat are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



**METES & BOUNDS DESCRIPTION**

0.390 ACRE (16,992 SQ. FT.), AND BEING ALL OF LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 8, LOT 1, BLOCK 13, LOTS 1 AND 8, BLOCK 14 AND LOTS 8 AND 10, BLOCK 17, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 2909-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.390 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

**BEGINNING**, AT A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF A 25 FOOT DRAINAGE EASEMENT AND WALKWAY (CAB. 1, SLOT 2648A, C.C.M.R.) IN BLOCK 17, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46 FT. PRIVATE R.O.W. AND PUBLIC UTILITY EASEMENT), FOR THE SOUTHEAST CORNER OF THIS TRACT;

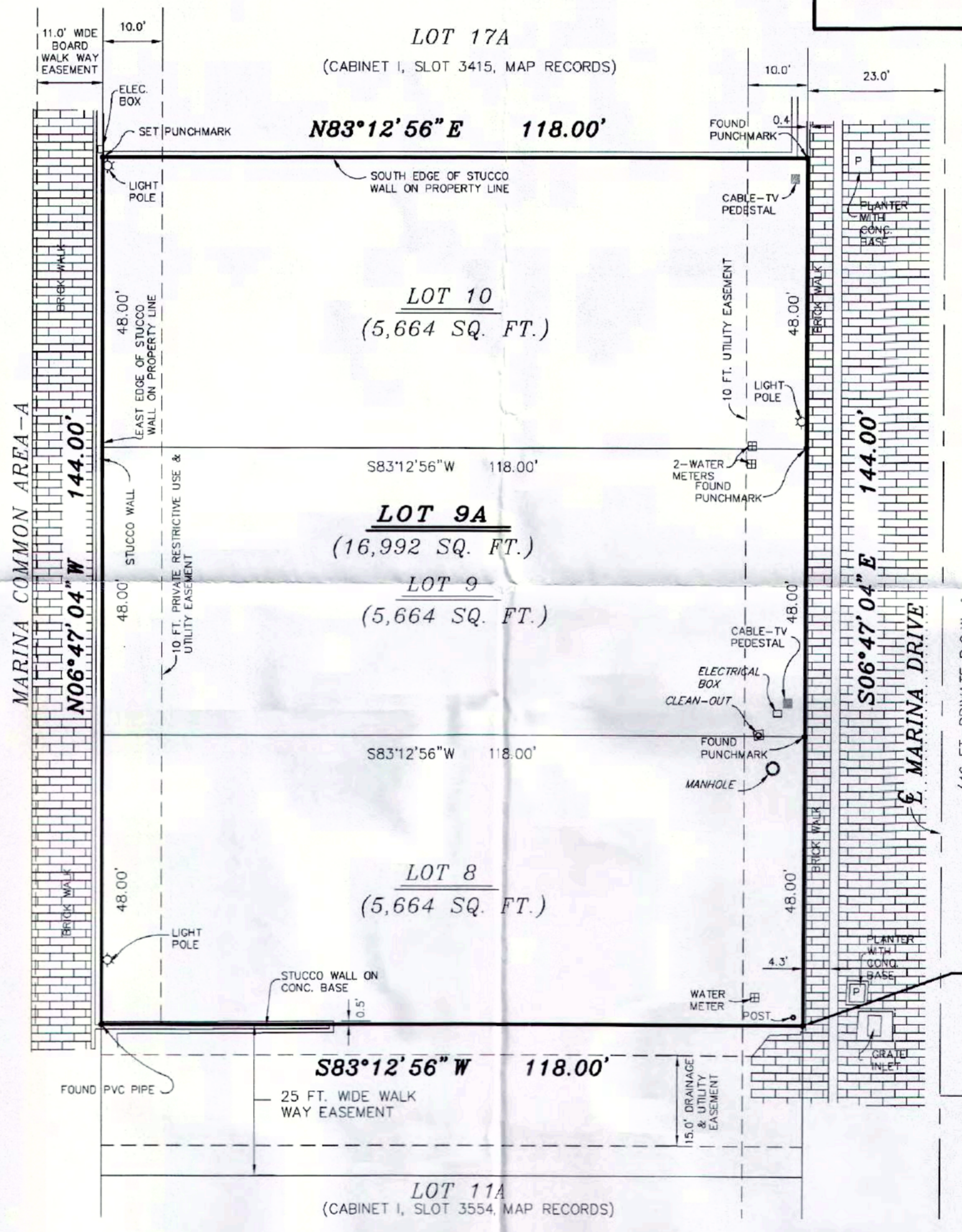
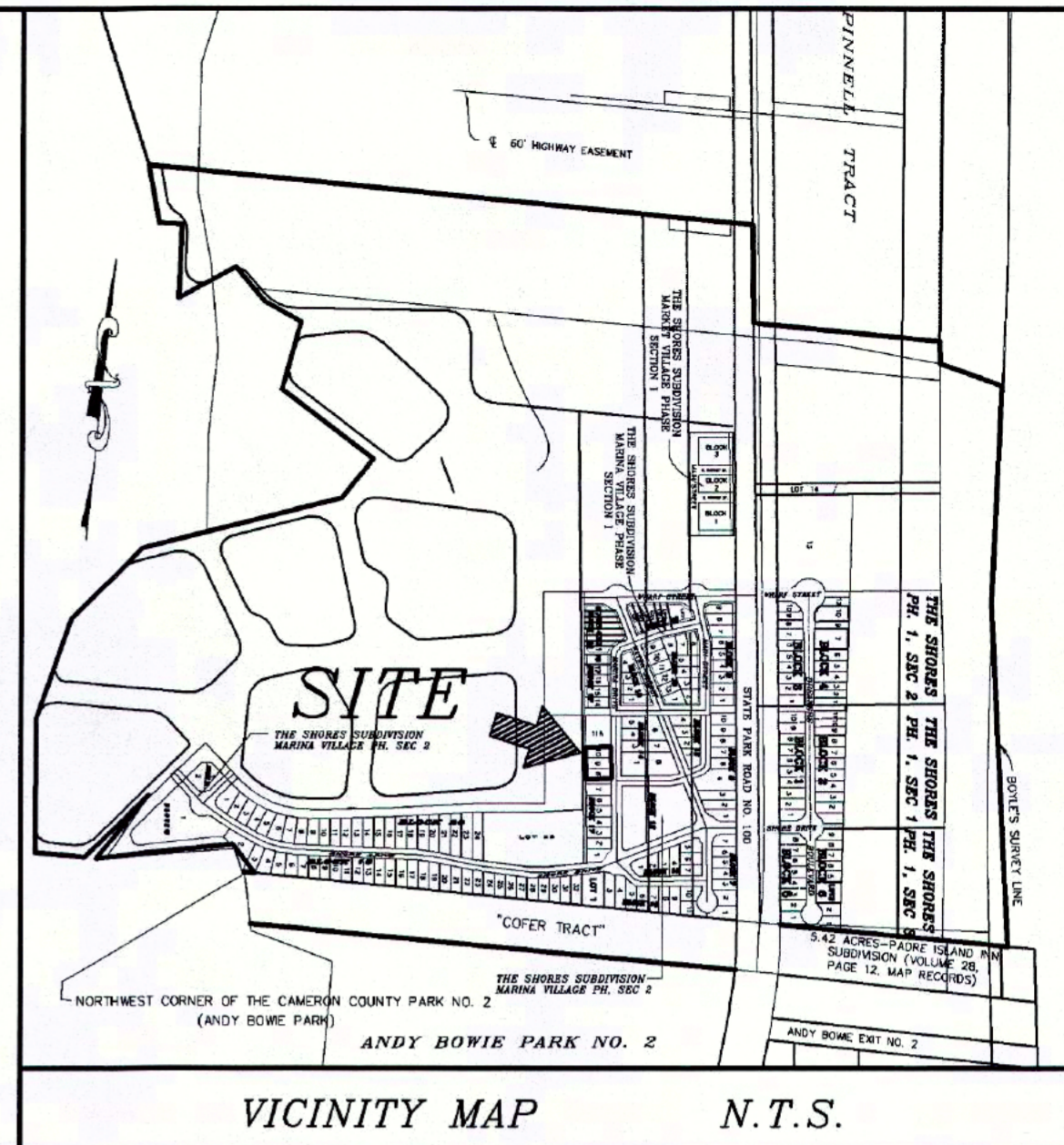
**THENCE**, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.0 FEET TO PVC PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND BEING THE EAST LINE OF A MARINA COMMON AREA-A, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 8, 9, AND 10, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 144.00 FEET TO A PUNCHMARK SET AT THE NORTHWEST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.0 FEET A PUNCHMARK FOUND, AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING;

**CONTAINING**, 0.390 ACRES, MORE OR LESS.



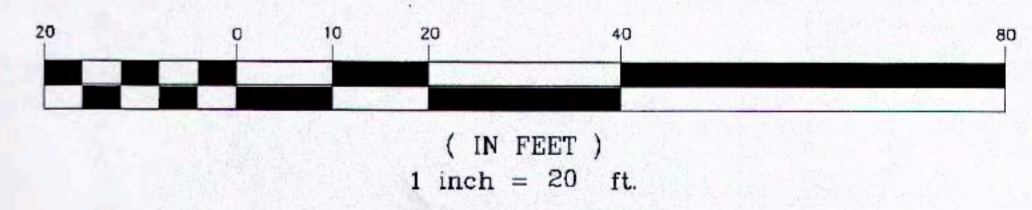
MERIDIAN OF THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2

POINT OF BEGINNING  
FOUND PUNCHMARK  
E MAIN ST.  
(46 FT. PRIVATE R.O.W. & PUBLIC UTILITY EASEMENT)

**NOTES:**

1. MONUMENTATION FOUND ALONG THE WEST R.O.W. OF MARINA DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7') AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 15, 2018.
3. THE LOTS IN THE ORIGINAL PLAT HAVE BEEN ZONED "R-1", SINGLE FAMILY USE ONLY.
4. ZONE "R-1" SETBACKS PER THE PLANNED DEVELOPMENT DISTRICT (SHORES PDD) OF THE SHORES.
5. UNDER THE PDD OF THE SHORES SUBDIVISION, THE ZONING FOR THE NEW LOT (LOT 9A) CREATED THROUGH THE REPLAT PROCEEDINGS WILL REMAIN THE SAME.

**GRAPHIC SCALE**



**OWNER:**  
SHORES ABODE, L.L.C.  
7010 PADRE BOULEVARD,  
SOUTH PADRE ISLAND, TEXAS 78597

**PRELIMINARY PLAT OF "LOT 9A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2"**

BEING A RE-PLAT OF

LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 8, LOT 1, BLOCK 13, LOTS 1 AND 8, BLOCK 14 AND LOTS 8 AND 10, BLOCK 17, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 2909-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**SHORES ABODE, LLC**

MAY 28, 2021



The undersigned hereby certifies that the survey described hereon was made on the ground on MAY 28, 2021; 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

**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. 21459  
Gene G. Orive Jr.



**METES & BOUNDS DESCRIPTION**

0.390 ACRE (16,992 SQ. FT.), AND BEING ALL OF LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 8, LOT 1, BLOCK 13, LOTS 1 AND 8, BLOCK 14 AND LOTS 8 AND 10, BLOCK 17, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 2909-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.390 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

**BEGINNING**, AT A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF A 25 FOOT DRAINAGE EASEMENT AND WALKWAY (CAB. I, SLOT 2648A, C.C.M.R.) IN BLOCK 17, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46 FT. PRIVATE R.O.W. AND PUBLIC UTILITY EASEMENT), FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.0 FEET TO PVC PIPE FOUND AT THE SOUTHWEST CORNER OF SAID LOT 8 AND BEING THE EAST LINE OF A MARINA COMMON AREA-A, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 8, 9, AND 10, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 144.00 FEET TO A PUNCHMARK SET AT THE NORTHWEST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.0 FEET A PUNCHMARK FOUND, AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING;

**CONTAINING**, 0.390 ACRES, MORE OR LESS.

**NOTES:**

- MONUMENTATION FOUND ALONG THE WEST R.O.W. OF MARINA DRIVE WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7') AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
- THE LOTS IN THE ORIGINAL PLAT HAVE BEEN ZONED "R-1", SINGLE FAMILY USE ONLY.
- UNDER THE PDD OF THE SHORES SUBDIVISION, THE ZONING FOR THE NEW LOT (LOT 9A) CREATED THROUGH THE REPLAT PROCEEDINGS WILL REMAIN THE SAME.
- ZONE "R-1" SETBACKS PER THE PLANNED DEVELOPMENT DISTRICT (SHORES PDD) OF THE SHORES.

**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

**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 8, 9, AND 10, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

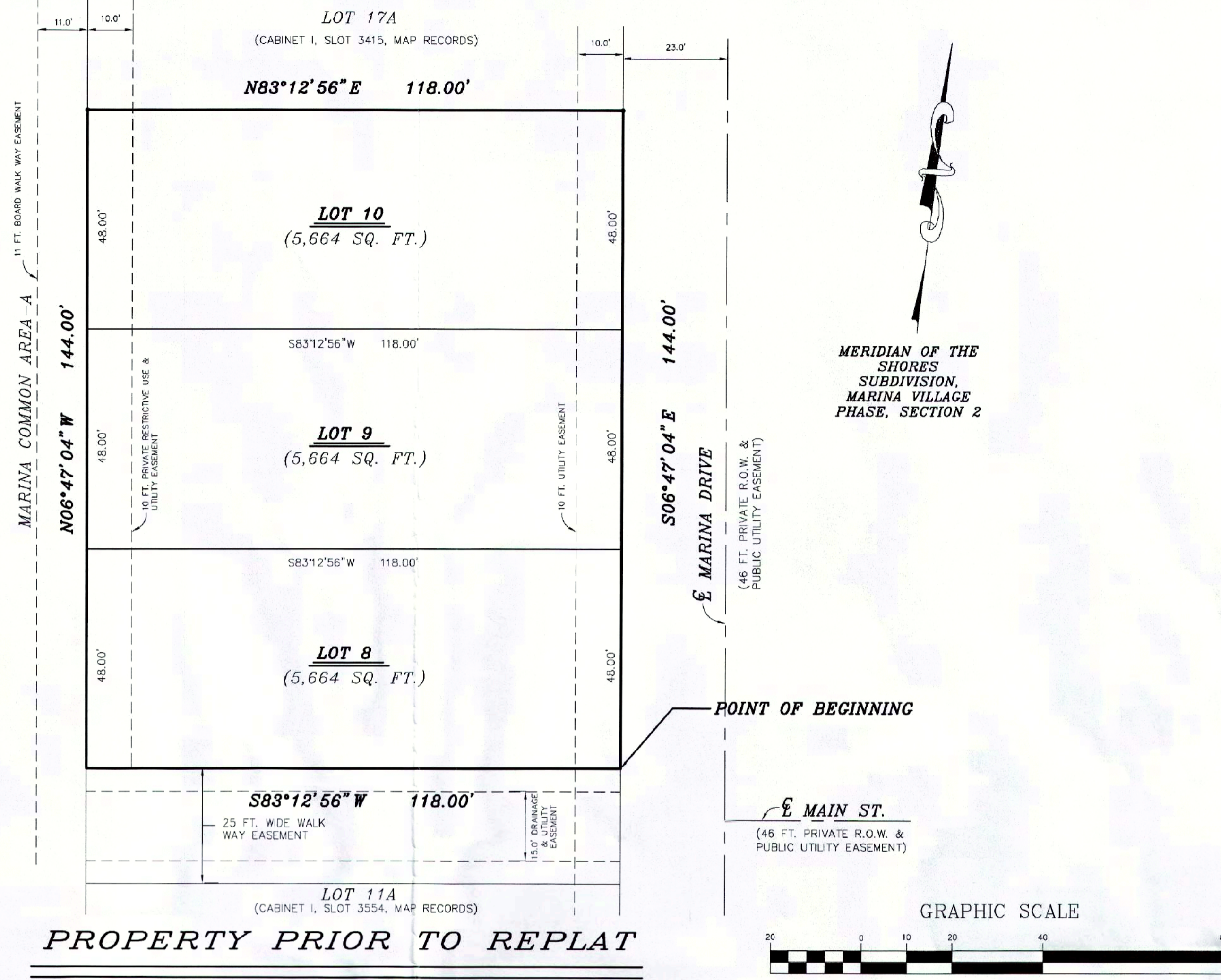
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIR

**STATE OF TEXAS  
COUNTY OF CAMERON**

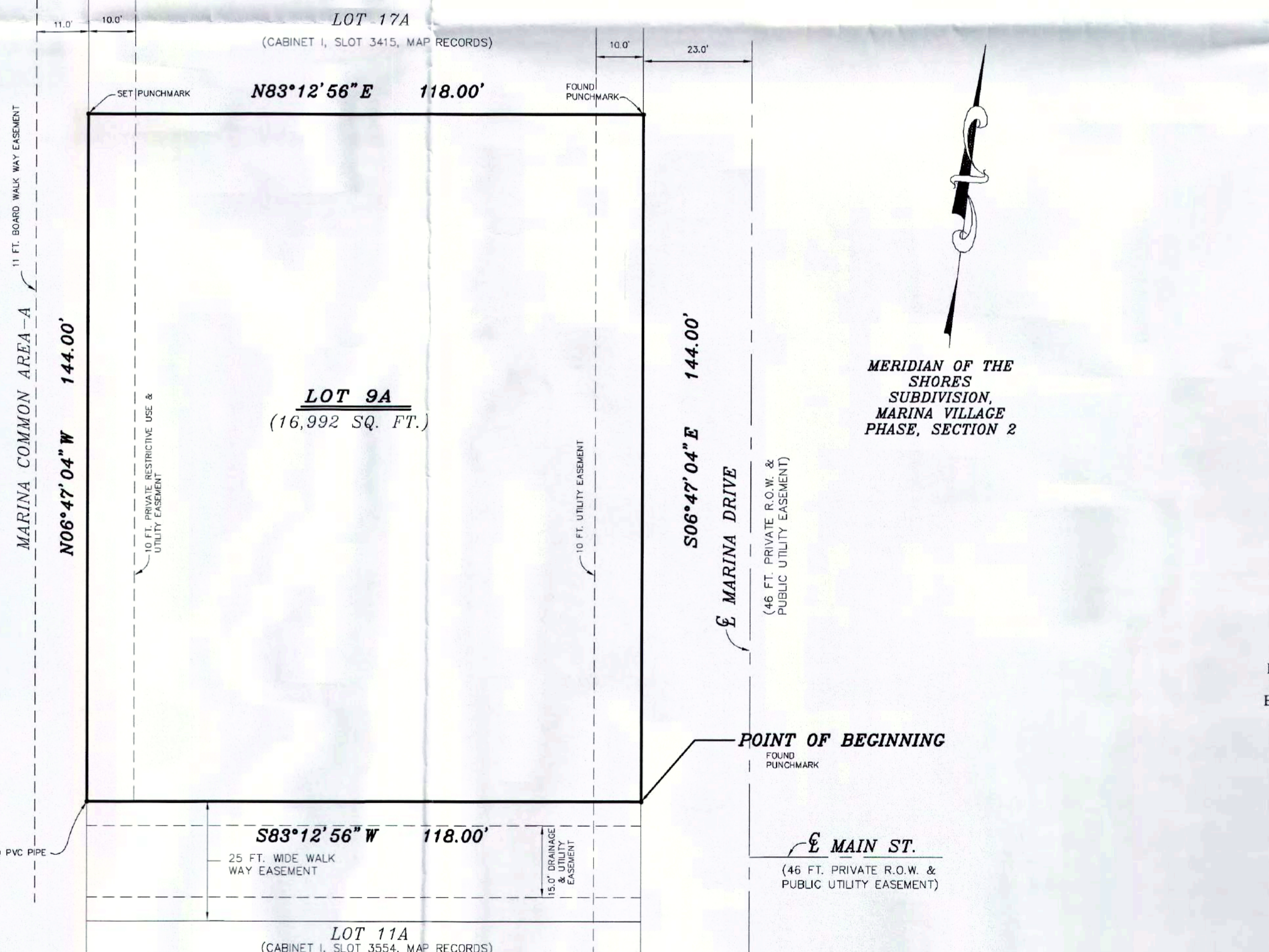
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_.

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



**PROPERTY PRIOR TO REPLAT**

(SCALE: 1" = 20')



**REPLAT**

(SCALE: 1" = 20')

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, BHARAT R. PATEL, MANAGING MEMBER OF SHORES ABODE, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 9A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 2", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETX, 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.

\_\_\_\_\_  
BHARAT R. PATEL, MANAGING MEMBER OF SHORES ABODE, LLC. DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BHARAT R. PATEL, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
COUNTY

**FINAL PLAT  
OF  
"LOT 9A, BLOCK 17, THE SHORES SUBDIVISION,  
MARINA VILLAGE PHASE, SECTION 2"**

BEING A RE-PLAT OF  
LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE SECTION 2, BEING A REPLAT OF LOTS 4, 5 AND 6, BLOCK 8, LOT 1, BLOCK 13, LOTS 1 AND 8, BLOCK 14 AND LOTS 8 AND 10, BLOCK 17, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 2909-B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**SHORES ABODE, LLC**

MAY 28, 2021

**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:  
SHORES ABODE, LLC  
7010 PADRE BOULEVARD,  
SOUTH PADRE ISLAND, TEXAS 78597

G.F. NO. N/A

JOB NO. 21459  
Gene G. Orive Jr.



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** June 17, 2021

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 3 & 4, Block 103, Padre Beach Subdivision, Section VII and Super Sub Movie Pub Subdivision" to create one large lot: "Lot 4, Block 103, Padre Beach Subdivision, Section VII". (3901 Padre Blvd)

**ITEM BACKGROUND**

Will Greenwood with SPI Rentals LLC, owner of subject properties, requests to replat Lots 3 & 4, Block 103, Padre Beach Subdivision, Section VII and Super Sub Movie Pub Subdivision, to create one large lot: Lot 4, Block 103, Padre Beach Subdivision, Section VII. The subject property is located on the corner of Padre Boulevard and the north side of West Lantana Street and is zoned "PBC" Padre Boulevard Central Character Zone. The proposed lot meets the City's minimum requirements.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of both preliminary and record plat are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



**METES & BOUNDS DESCRIPTION**

0.717 ACRE AND BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED-THREE (103), SUPER SUB MOVIE PUB SUBDIVISION, BEING A REPLAT OF LOTS FOUR (4), FIVE (5) AND SIX (6), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 487-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED-THREE (103), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A PUNCHMARK SET, AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 103, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 56 MINUTES WEST, AT 200.0 FEET TO A 1/2" IRON PIN FOUND, AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 103, A TOTAL DISTANCE OF 250.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF LOT 3, BLOCK 103, FOR THE NORTHWEST CORNER OF THIS TRACT;

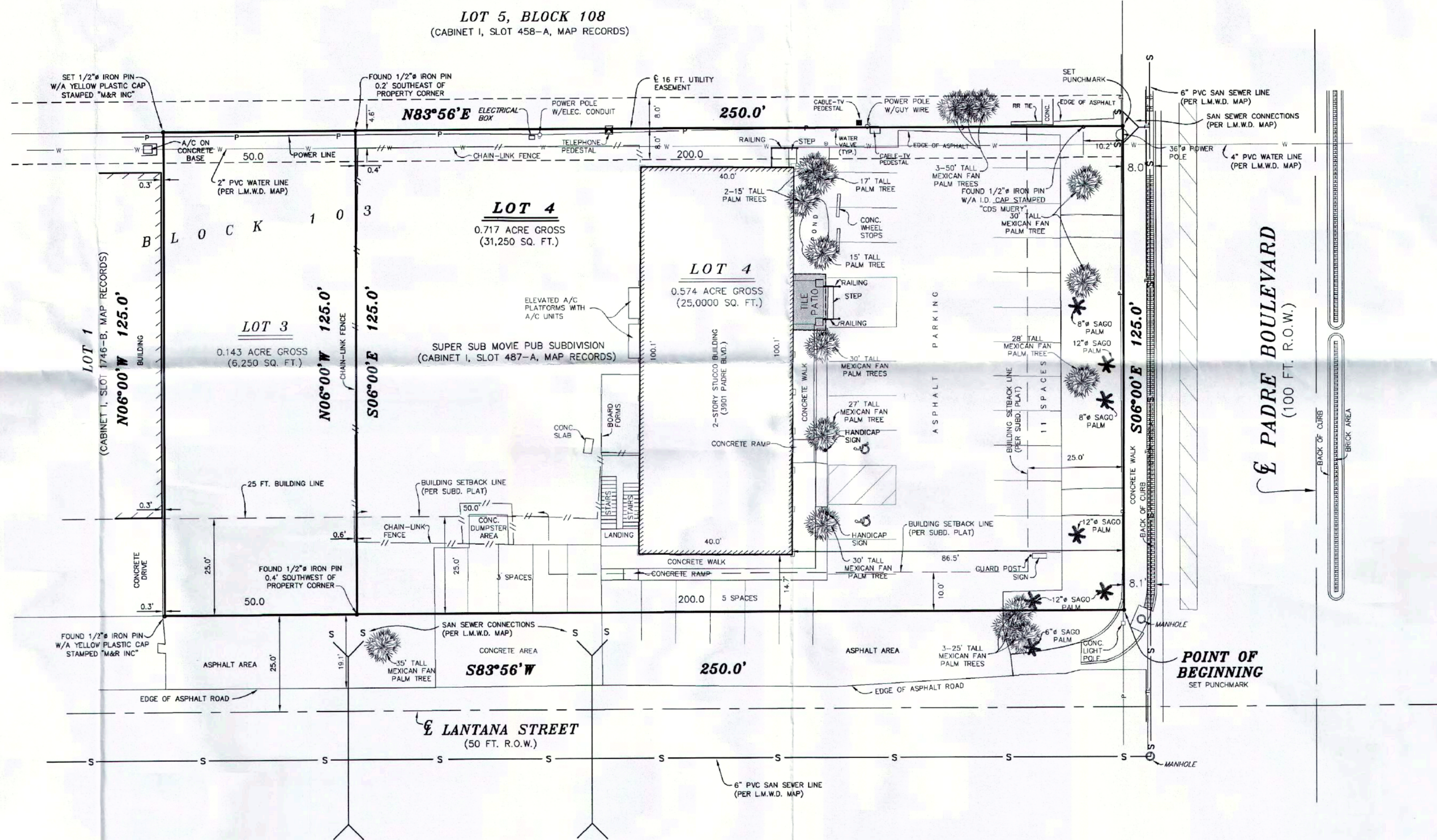
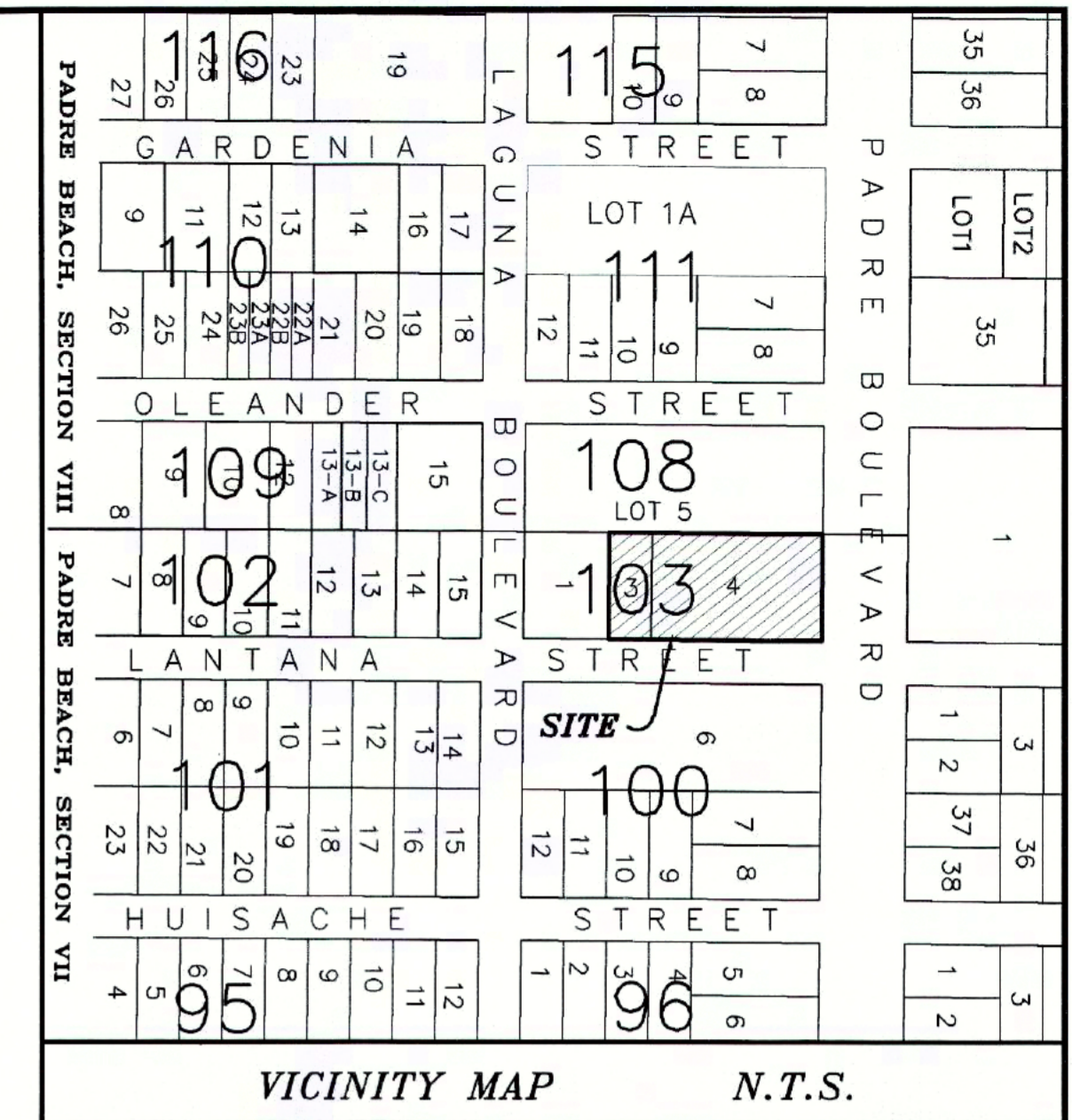
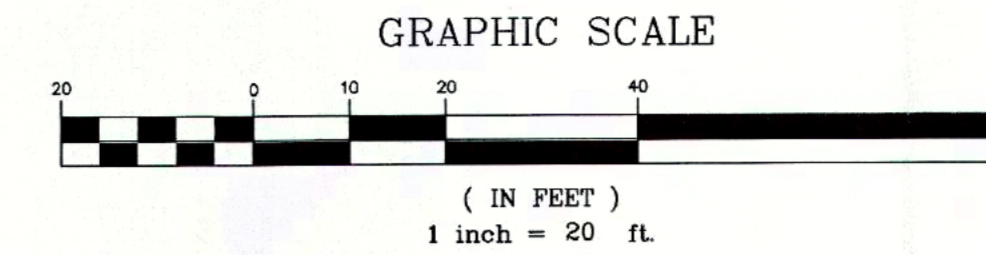
THENCE, NORTH 83 DEGREES 56 MINUTES EAST, AT 50.0 FEET TO A 1/2" IRON PIN FOUND, A TOTAL DISTANCE OF 250.0 FEET TO A PUNCHMARK SET, AT THE NORTHEAST CORNER OF LOT 4, BLOCK 103, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD, SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.717 ACRES, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS LOT IS ZONED "PBC" PADRE BOULEVARD CENTRAL DISTRICT, PER CHAPTER 6.6 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
4. ZONE "PBC" SETBACKS PER SECTION 6.6.1. OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.



MERIDIAN OF PADRE BEACH SECTION VII SUBDIVISION

**PRELIMINARY PLAT OF "LOT 4, BLOCK 103, PADRE BEACH, SECTION VII"**

BEING A RE-PLAT OF BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED-THREE (103), SUPER SUB MOVIE PUB SUBDIVISION, BEING A REPLAT OF LOTS FOUR (4), FIVE (5) AND SIX (6), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 487-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED-THREE (103), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:  
**SPI RENTALS, LLC**  
MAY 19, 2021

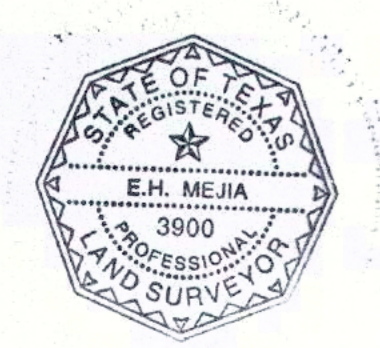
**Mejia & Rose, Incorporated**  
Engineering Surveying

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: mandrine@engmail.com

**OWNER:**  
SPI RENTALS, LLC  
2600 PADRE BLVD. SUITE R  
SPI, TEXAS 78597  
(956) 572-6656 PHONE  
(956) 772-4170 FAX

G.F. No. N/A JOB NO. 21472  
S.TROWBRIDGE

The undersigned hereby certifies that the survey described hereon was made on the ground on 04-29-21; 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



**METES & BOUNDS DESCRIPTION**

0.717 ACRE AND BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED-THREE (103), SUPER SUB MOVIE PUB SUBDIVISION, BEING A REPLAT OF LOTS FOUR (4), FIVE (5) AND SIX (6), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 487-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED-THREE (103), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

**BEGINNING**, AT A PUNCHMARK SET, AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 103, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, SOUTH 83 DEGREES 56 MINUTES WEST, AT 200.0 FEET A 1/2" IRON PIN FOUND, AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 103, A TOTAL DISTANCE OF 250.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 06 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF LOT 3, BLOCK 103, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 83 DEGREES 56 MINUTES EAST, AT 50.0 FEET A 1/2" IRON PIN FOUND, A TOTAL DISTANCE OF 250.0 FEET TO A PUNCHMARK SET, AT THE NORTHEAST CORNER OF LOT 4, BLOCK 103, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD, SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

**CONTAINING**, 0.717 ACRES, MORE OR LESS.

**NOTES:**

- 1). MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CORA LEE DRIVE WAS HELD FOR BASIS OF BEARING.
- 2). THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
- 3). THIS LOT IS ZONED "PBC" PADRE BOULEVARD CENTRAL DISTRICT, PER CHAPTER 6.6 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 4). ZONE "PBC" SETBACKS PER SECTION 6.6.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.

**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

**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 3, BLOCK 103, PADRE BEACH SECTION VII AND LOT 4, SUPER SUB MOVIE PUB SUBDIVISION", DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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. - GENERAL MANAGER LAGUNA MADRE WATER DISTRICT DATE \_\_\_\_\_

**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\_\_\_\_

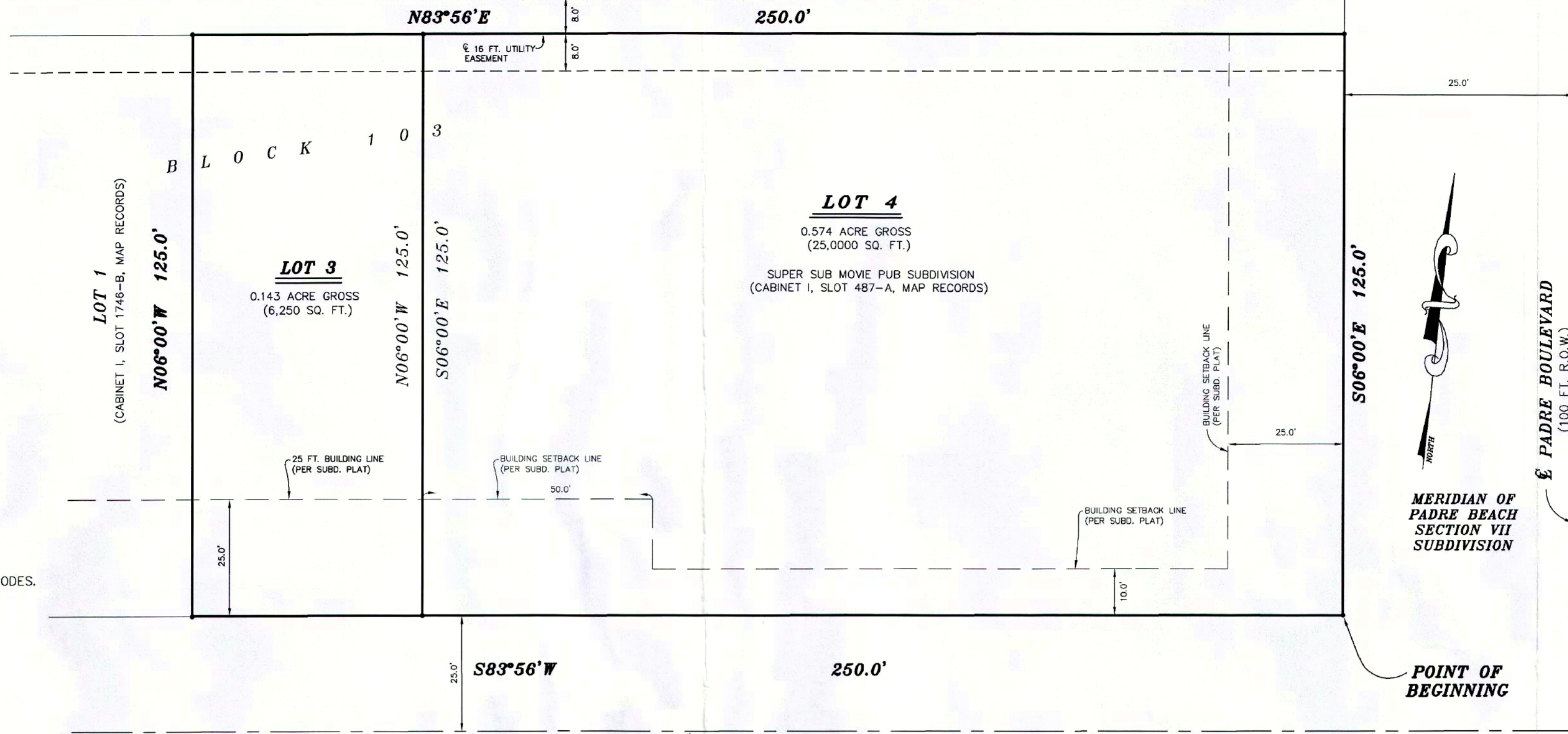
\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**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 \_\_\_\_\_, 2021 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

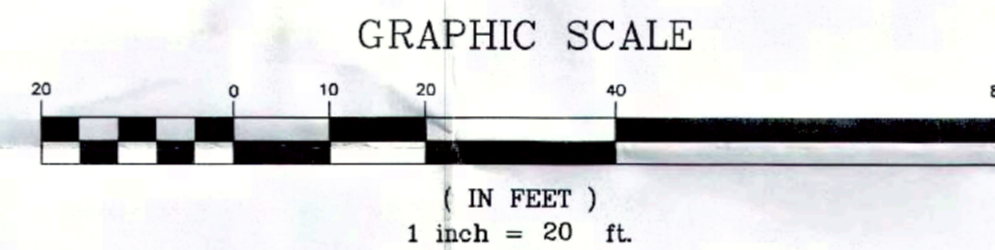
By: \_\_\_\_\_ Deputy

LOT 5, BLOCK 108  
(CABINET I, SLOT 458-A, MAP RECORDS)

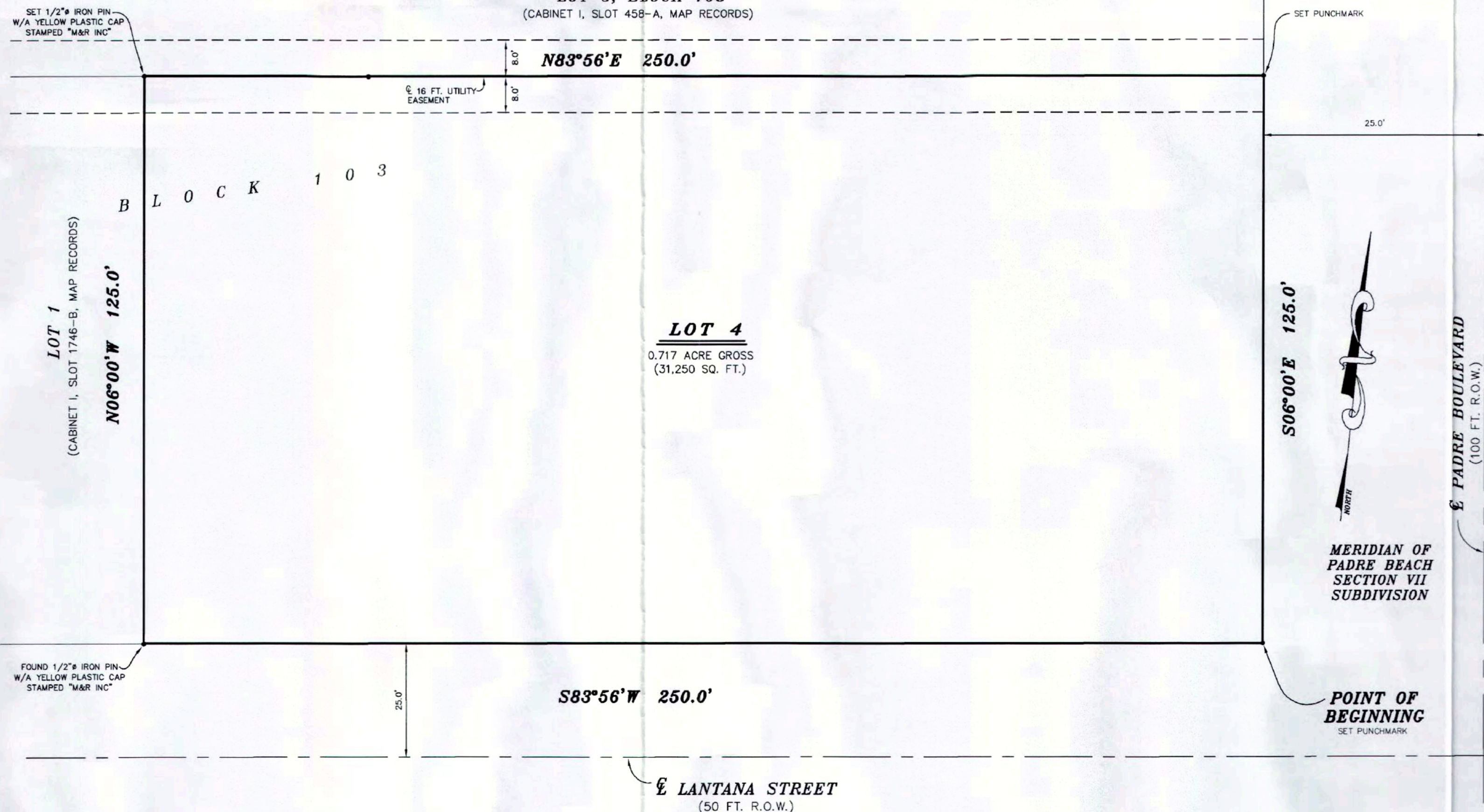


**PROPERTY PRIOR TO REPLAT**

(SCALE: 1" = 20')

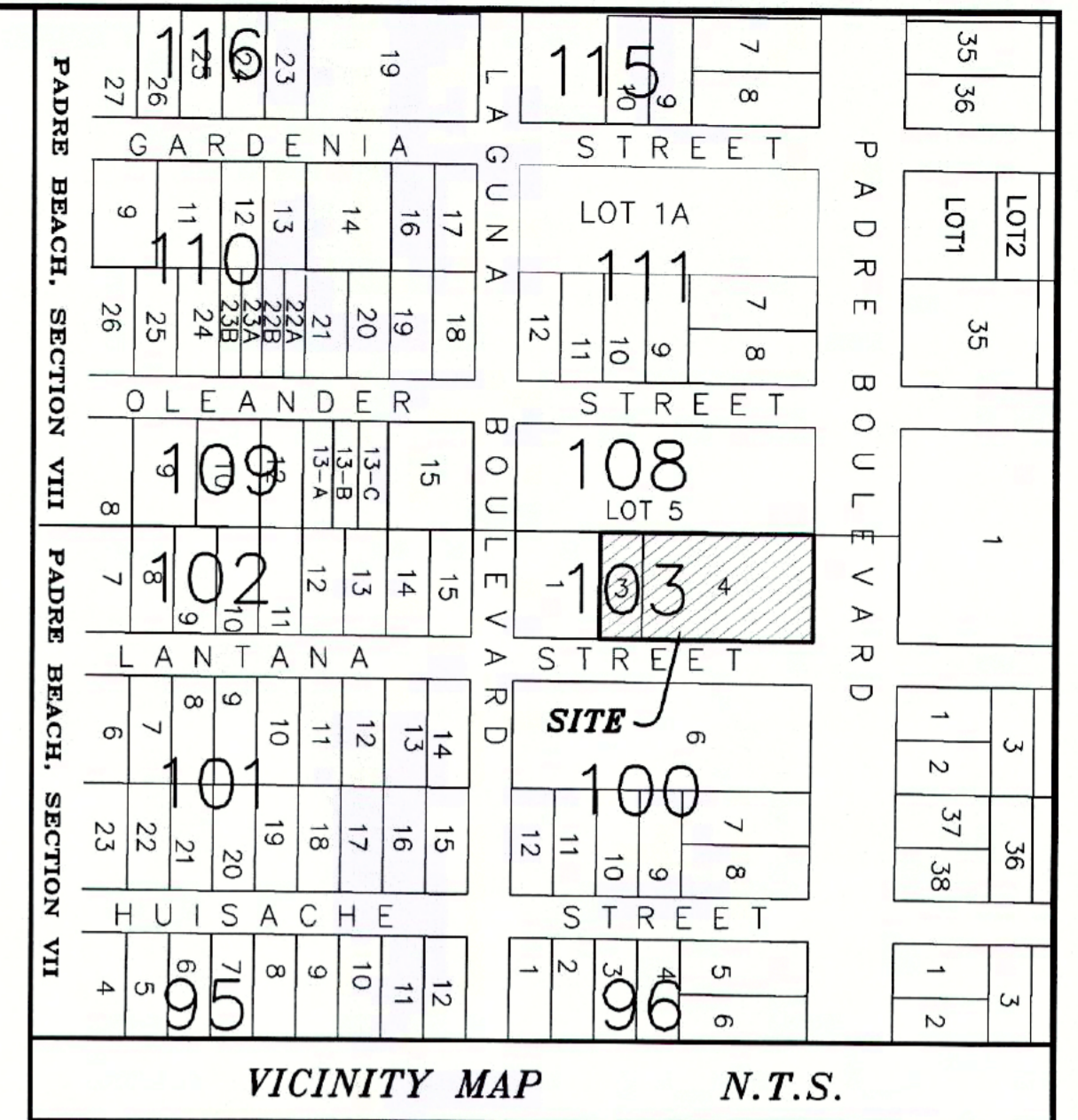


LOT 5, BLOCK 108  
(CABINET I, SLOT 458-A, MAP RECORDS)



**REPLAT**

(SCALE: 1" = 20')



STATE OF TEXAS  
COUNTY OF CAMERON  
I, THE UNDERSIGNED, WILL GREENWOOD OF SPI RENTALS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 4, BLOCK 103, PADRE BEACH, SECTION VII", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, 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.

WILL GREENWOOD OF SPI RENTALS, LLC, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MR. WILL GREENWOOD, 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

COUNTY

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT OF INTERNATIONAL BANK OF COMMERCE, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING DESIGNATED HEREIN AS "LOT 4, BLOCK 103, PADRE BEACH, SECTION VII", WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS, OR ITS ETJ, 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 PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

AL VILLARREAL, PRESIDENT OF INTERNATIONAL BANK OF COMMERCE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF CAMERON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL VILLARREAL, PRESIDENT OF INTERNATIONAL BANK OF COMMERCE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

COUNTY

**FINAL PLAT  
OF  
"LOT 4,  
BLOCK 103, PADRE BEACH, SECTION VII"**

BEING A RE-PLAT OF  
0.717 ACRES BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED-THREE (103), SUPER SUB MOVIE PUB SUBDIVISION, BEING A REPLAT OF LOTS FOUR (4), FIVE (5) AND SIX (6), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, PAGE 487-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND LOT NUMBER THREE (3), BLOCK NUMBER ONE HUNDRED-THREE (103), PADRE BEACH, SECTION VII, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:  
**SPI RENTALS, LLC**  
MAY 19, 2021

**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:  
SPI RENTALS, LLC  
2800 PADRE BLVD, SUITE R  
SPI, TEXAS 78597  
(956) 572-6656 PHONE  
(956) 772-4170 FAX

G.F. NO. N/A JOB NO. 21472

S.TROWBRIDGE