

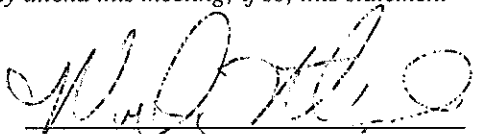
**NOTICE OF PLANNING AND ZONING COMMISSION MEETING
CITY OF SOUTH PADRE ISLAND**

THURSDAY, JANUARY 20, 2022
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 Commission relating to agenda or non-agenda items. Speakers are required to address the Commission 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. Discussion and action to approve minutes of the December 16, 2021 Regular Meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lot 4, Block 109, Padre Beach Subdivision, Section VIII" to create two lots: "Lots 4A & 4B".
 - 4.3. Discussion and action regarding the proposed replat of "Lots 15 & 16, Block 17, The Shore Subdivision, Marina Village Phase, Section I" to create one large lot: "Lot 15A".
5. Adjourn

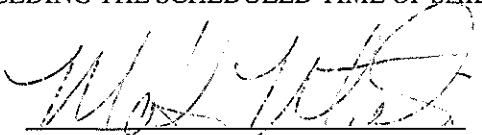
NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED THIS THE 15TH DAY OF JANUARY 2022


Marta Martinez, Assistant 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 **JANUARY 15, 2022**, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Marta Martinez, Assistant 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: January 20, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of the December 16, 2021 Regular Meeting.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

MEETING DATE: January 20, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lot 4, Block 109, Padre Beach Subdivision, Section VIII" to create two lots: "Lots 4A & 4B".

ITEM BACKGROUND

Valdas Vazonis & Inga Vazoniene, property owners of subject property, request to replat Lot 4, Block 109, Padre Beach Subdivision, Section VIII to create two lots: "Lots 4A & 4B". The subject properties are located on the south side of W. Oleander Street and are zoned District "E" Low Density Residential Single-Family and Townhouse Dwelling. The proposed lots meet the City 's minimum requirements for lot frontage, depth, and area.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

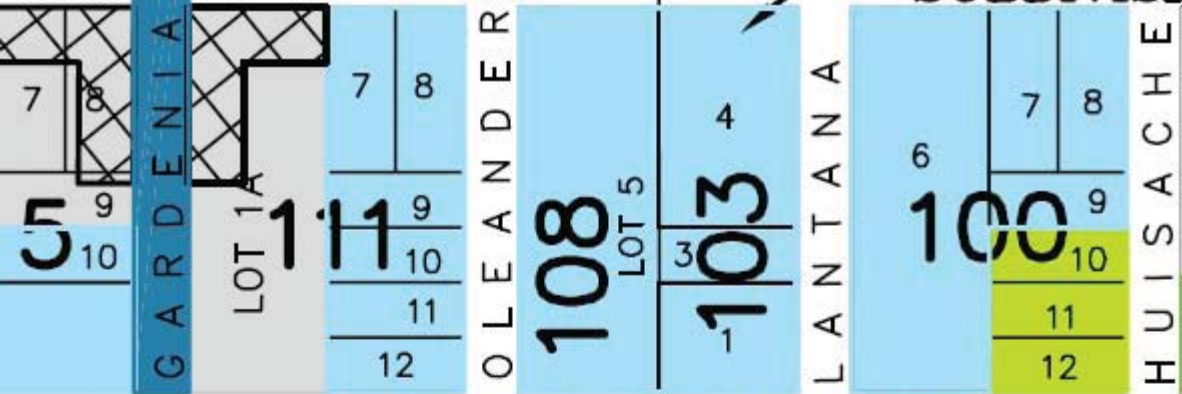
LEGAL REVIEW

Sent to Legal: No

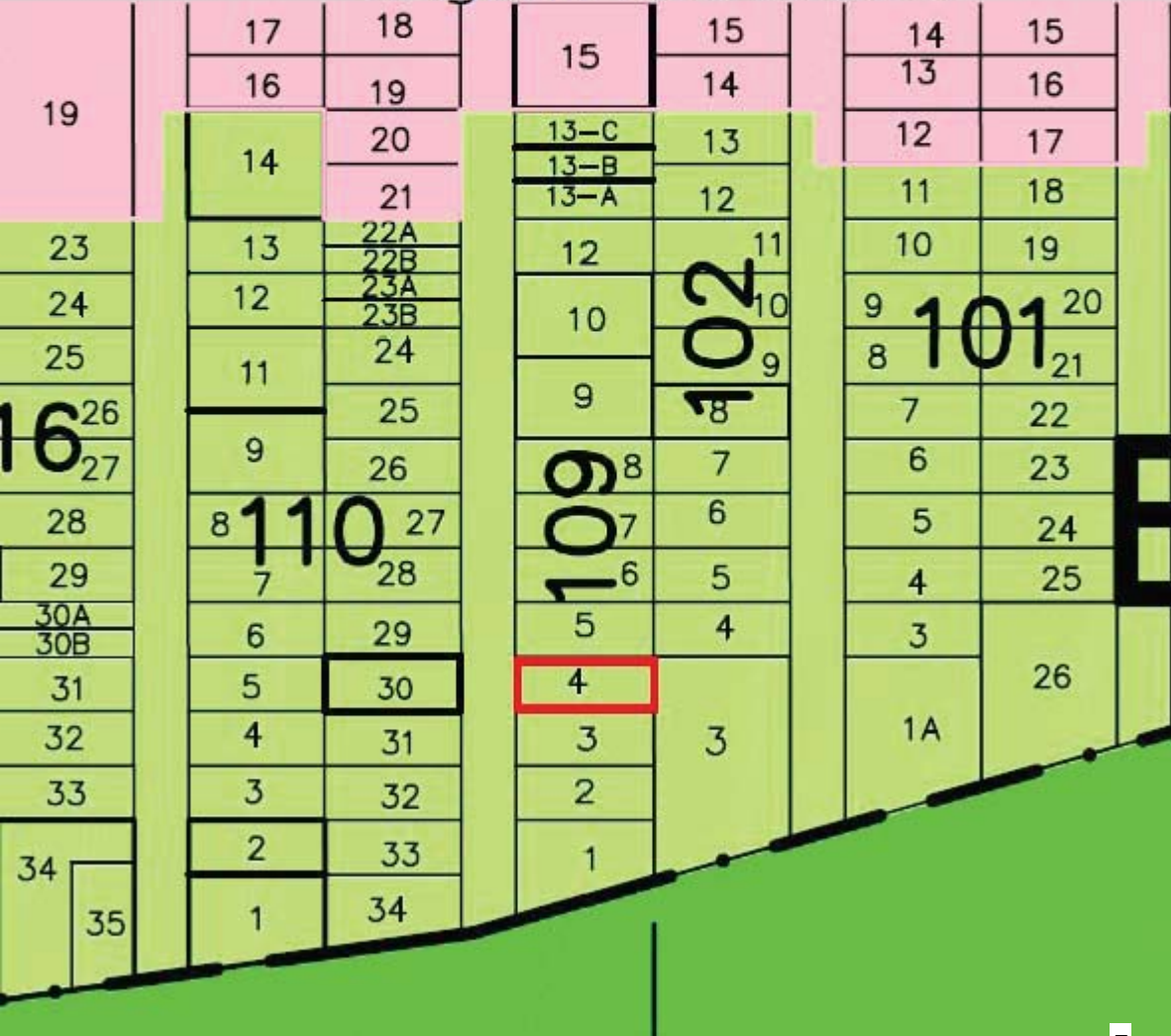
Approved by Legal: No

RECOMMENDATIONS/COMMENTS:

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



Laguna Boulevard



METES AND BOUNDS DESCRIPTION

0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED AND NINE (109), PADRE BEACH SECTION VIII, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND, AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO A FIVE-EIGHTS INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 4, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

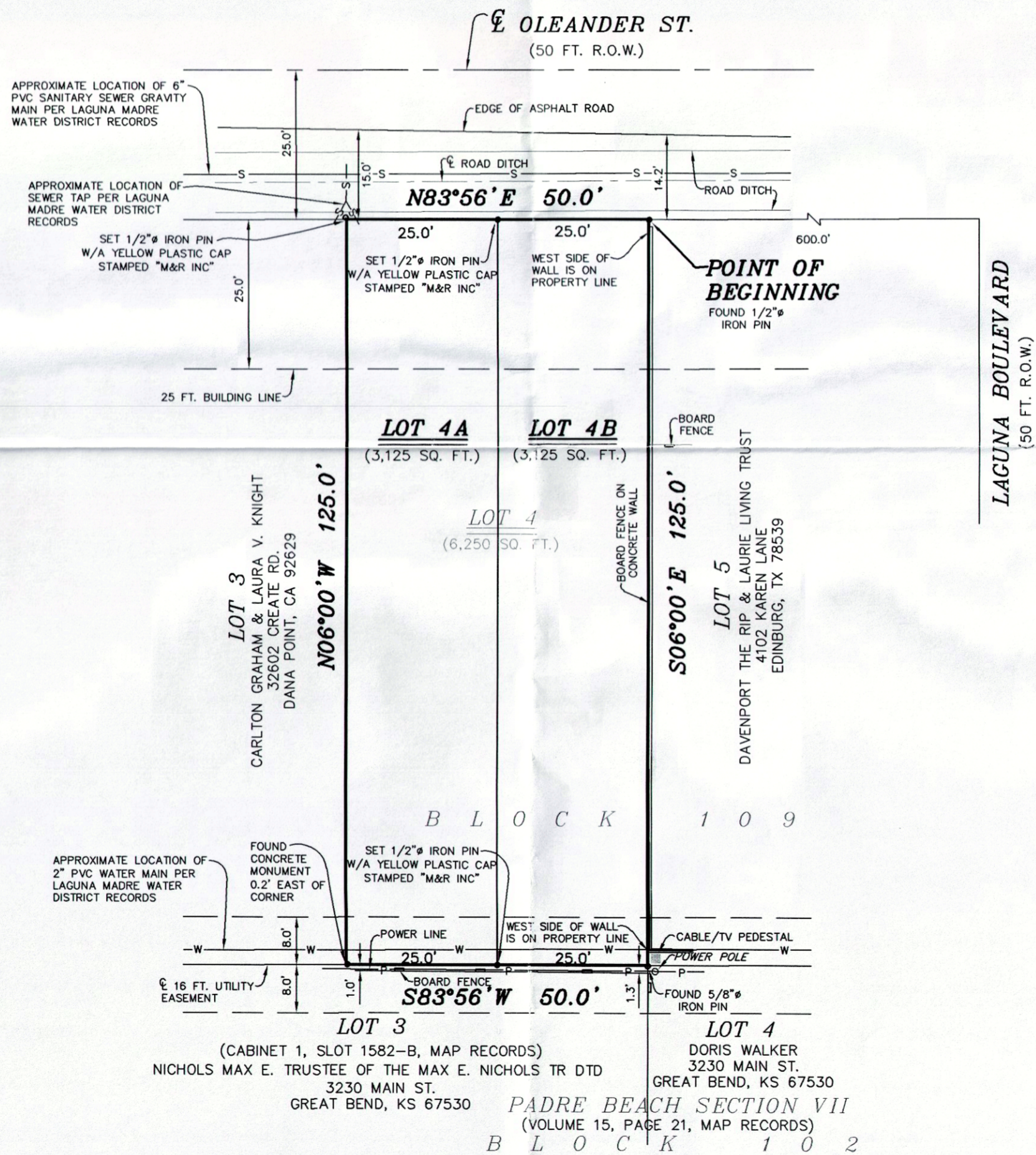
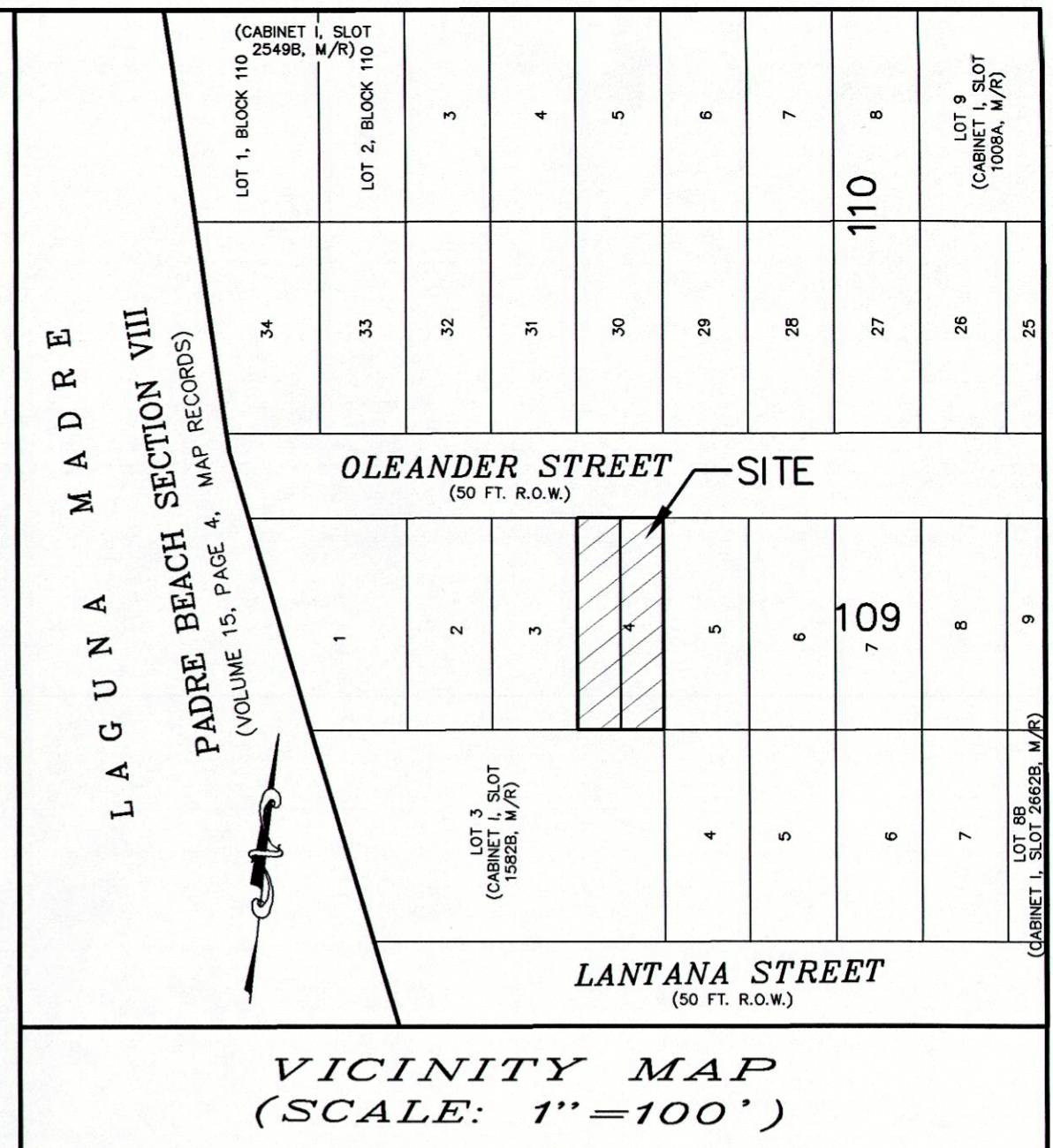
THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 4, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHWEST CORNER OF SAID LOT 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "E" (LOW DENSITY RESIDENTIAL) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SETBACKS ARE BASED ON SECTION 20-10 DISTRICT "E" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
25 FT. FRONT YARD SETBACK
5 FT. SIDE YARD SETBACK
20 FT. REAR YARD SETBACK



**PRELIMINARY PLAT
OF
"LOTS 4A AND 4B, BLOCK 109, PADRE BEACH SECTION VIII"
BEING A REPLAT
OF**

LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED AND NINE (109), PADRE BEACH SECTION VIII, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:

**VALDAS VAZNONIS
AND
INGA VAZNONIENE**

OWNER:
VALDAS VAZNONIS &
INGA VAZNONIENE
8556 E. MINERAL CIRCLE
ARAPHOE COUNTY
CENTENNIAL, COLORADO 80112

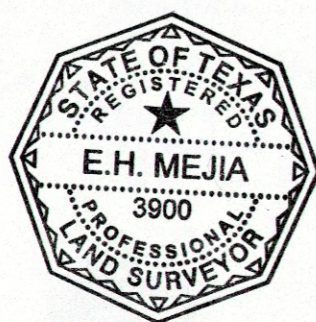
Mejia & Rose, Incorporated

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. 21652
KEILA POSADA

The undersigned hereby certifies that the survey described hereon was made on the ground on 11/22/2021; 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.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

METES AND BOUNDS DESCRIPTION
 0.143 ACRE (6,250 SQ. FT.) OF LAND, BEING ALL OF LOT NUMBER FOUR (4), BLOCK NUMBER ONE HUNDRED AND NINE (109), PADRE BEACH SECTION VIII, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.143 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND, AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET (50 FT. R.O.W.), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO A FIVE-EIGHTHS INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 4, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 4, 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 4 AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID OLEANDER STREET, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE OF LAND, MORE OR LESS.

NOTES:

- MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLEANDER STREET WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (EL 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015; PANEL NO. 0510F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT LIES IN ZONING CLASSIFICATION "E" (LOW DENSITY RESIDENTIAL) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
- SETBACKS ARE BASED ON SECTION 20-10 DISTRICT "E" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
 25 FT. FRONT YARD SETBACK
 5 FT. SIDE YARD SETBACK
 20 FT. REAR YARD SETBACK

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 DISTANCE 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 LOT FOUR (4), BLOCK NUMBER ONE HUNDRED AND NINE (109), PADRE BEACH SECTION VIII, 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**

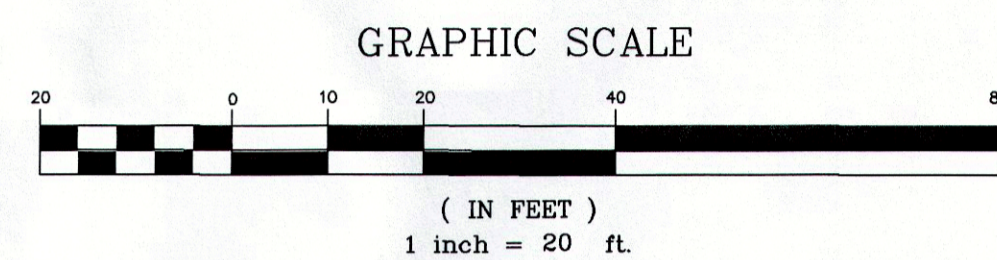
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____ 2022.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

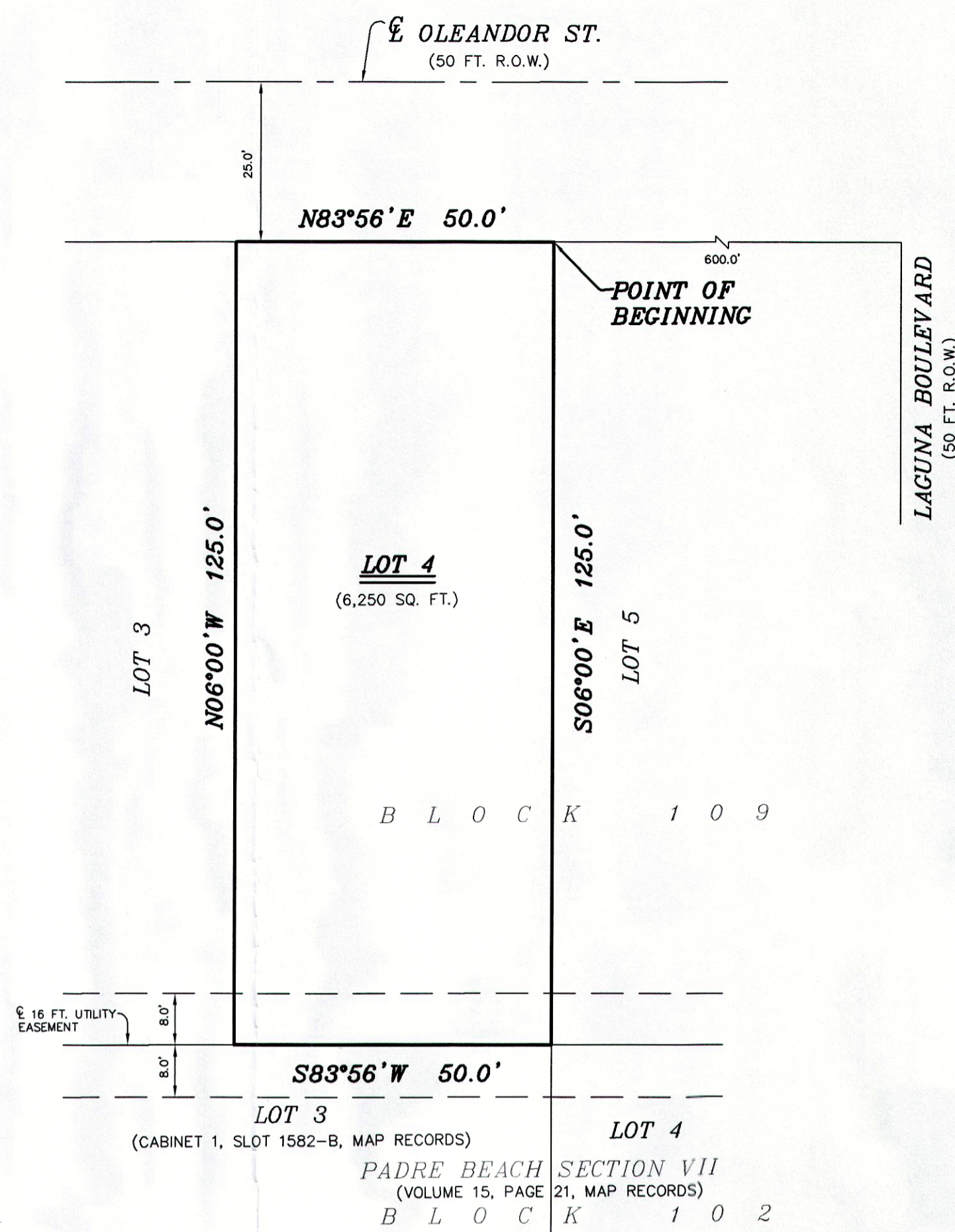
**STATE OF TEXAS
 COUNTY OF CAMERON**

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 _____ 2022 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

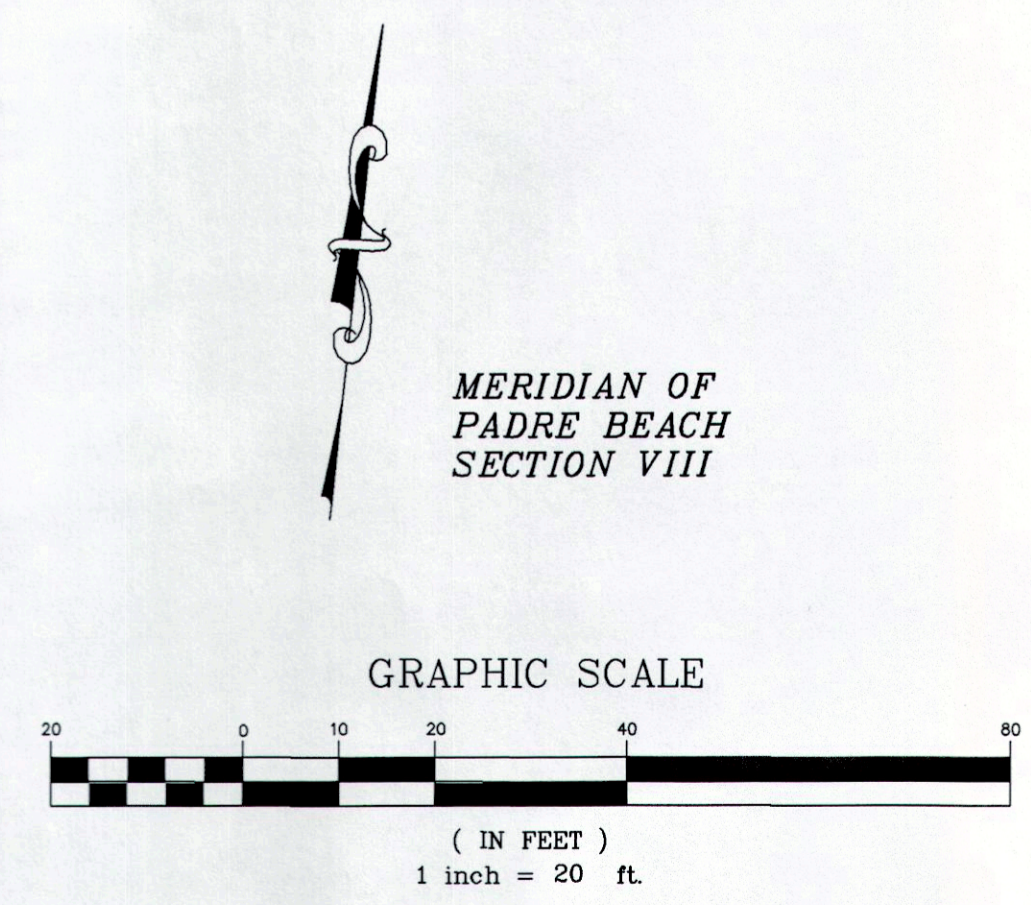
By: _____ Deputy



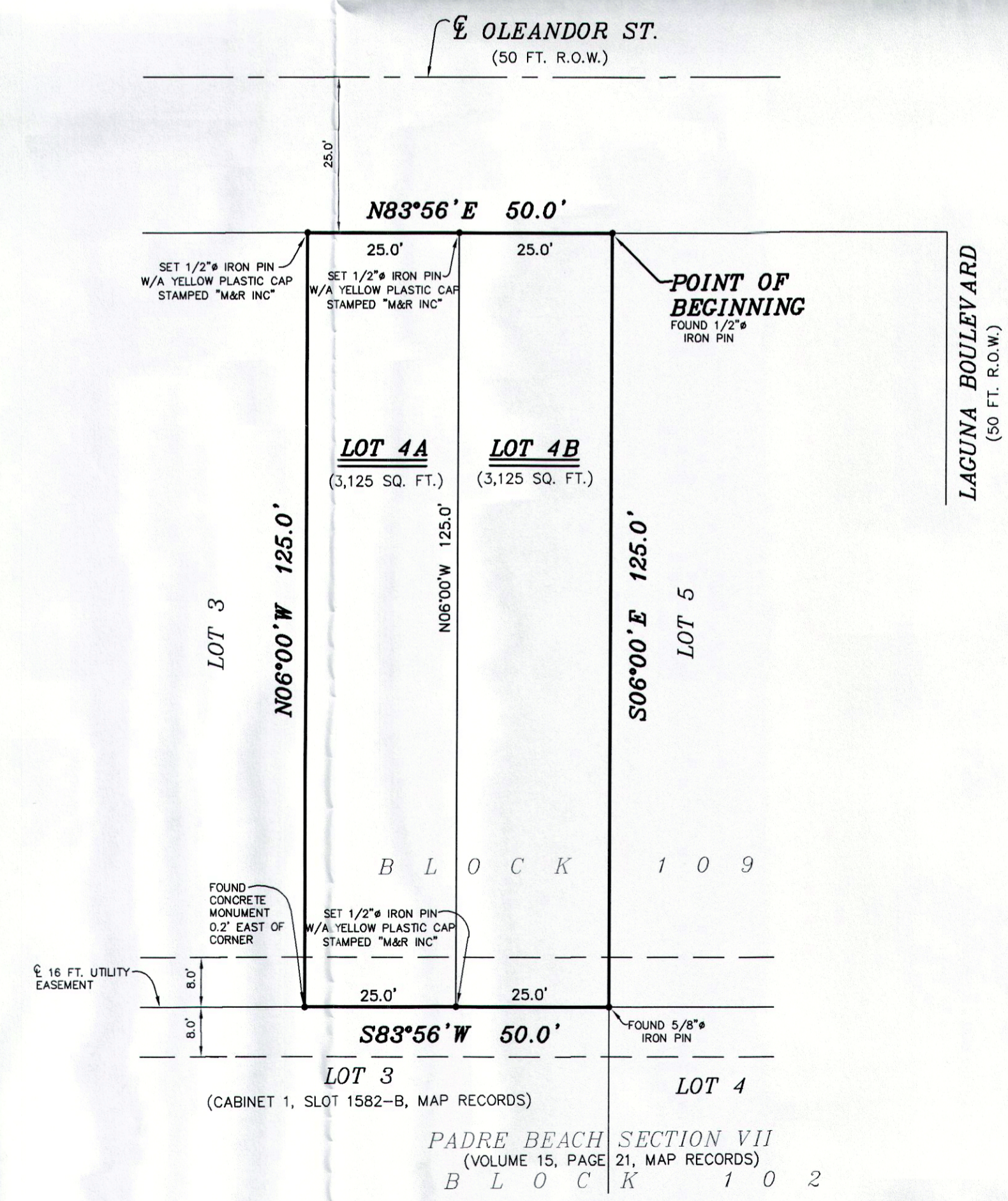
MERIDIAN OF PADRE BEACH SECTION VIII



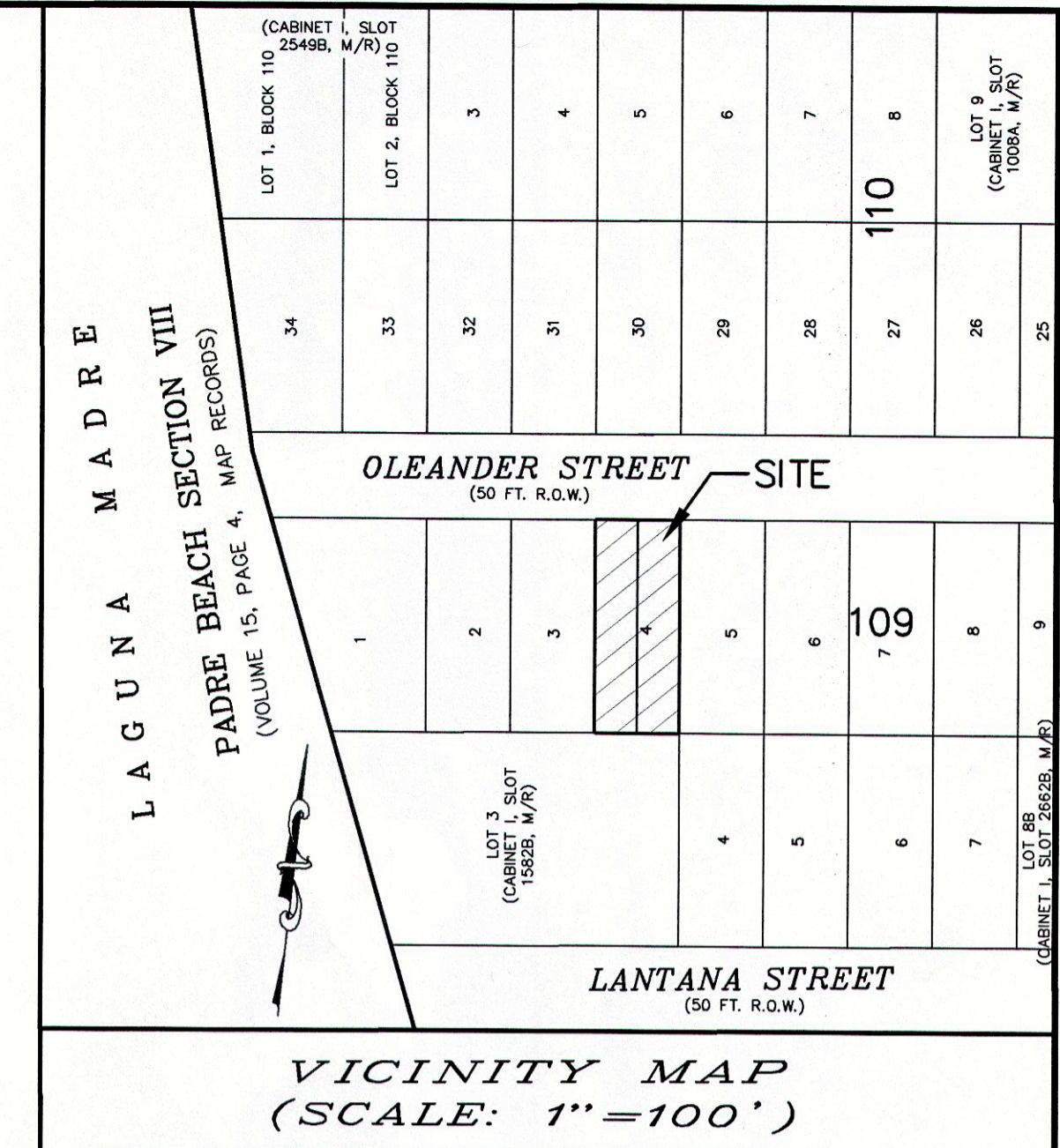
PROPERTY PRIOR TO REPLAT



MERIDIAN OF PADRE BEACH SECTION VIII



REPLAT



**STATE OF COLORADO
 COUNTY OF ARAPAHOE**

I, THE UNDERSIGNED, VALDAS VAZNONIS AND INGA VAZNONIENE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 4A AND 4B, BLOCK 109, PADRE BEACH SECTION VIII", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE 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.

VALDAS VAZNONIS OWNER DATE: _____

INGA VAZNONIENE OWNER DATE: _____

**STATE OF COLORADO
 COUNTY OF ARAPAHOE**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, VALDAS VAZNONIS AND INGA VAZNONIENE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2022.

NOTARY PUBLIC

COUNTY

**FINAL PLAT
 OF
 "LOTS 4A AND 4B, BLOCK 109, PADRE BEACH SECTION VIII"
 BEING A REPLAT
 OF**

LOT NUMBER FOUR (4), BLOCK ONE HUNDRED AND NINE (109), PADRE BEACH SECTION VIII, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
 PREPARED FOR:

VALDAS VAZNONIS &
 INGA VAZNONIENE
 NOVEMBER 22, 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:
 VALDAS VAZNONIS &
 INGA VAZNONIENE
 8556 E. MINERAL CIRCLE
 ARAPAHOE COUNTY
 CENTENNIAL, COLORADO 80112

G.F. NO. N/A 21652PLAT.DWG JOB NO. 21652 KEILA POSADA

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

MEETING DATE: January 20, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the proposed replat of "Lots 15 & 16, Block 17, The Shore Subdivision, Marina Village Phase, Section I" to create one large lot: "Lot 15A".

ITEM BACKGROUND

Hector Dominguez, property owners of subject property, request to replat Lots 15 & 16, Block 17, The Shore Subdivision, Marina Village Phase, Section I to create one large lot: "Lot 15A". The subject property is located on the west side of W. Marina Drive and is zoned "R-1" Single-Family Residential (including one outbuilding). The proposed lots meet the City 's minimum requirements for lot frontage, depth, and area.

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 Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.

2.4 **The Shores Subdivision Zoning Plan**

2.4.1 **(PDD) Zoning Use Districts Categories**

The Zoning regulations and districts provided for in this article and in the Design Code shall be known and be cited and referred to as “The Shores Subdivision Zoning Plan”.

2.4.2 **Zoning Districts**

The Shores subdivision on South Padre Island, Cameron County, Texas, is hereby divided into four (4) types of “Zoning Districts”. These Districts shall be known as:

- (A) **R-1** Single Family Residential (including one outbuilding)
- (B) **R-2** Low-rise Multiple Family Dwellings, Apartments, Condominium, Townhouse District
- (C) **R-3** High-rise Multiple Family Dwelling, Apartments, Condominium District, and
- (D) **C** Commercial District, including hotels, retail, office and restaurant development.

Refer to Exhibit in Next Page

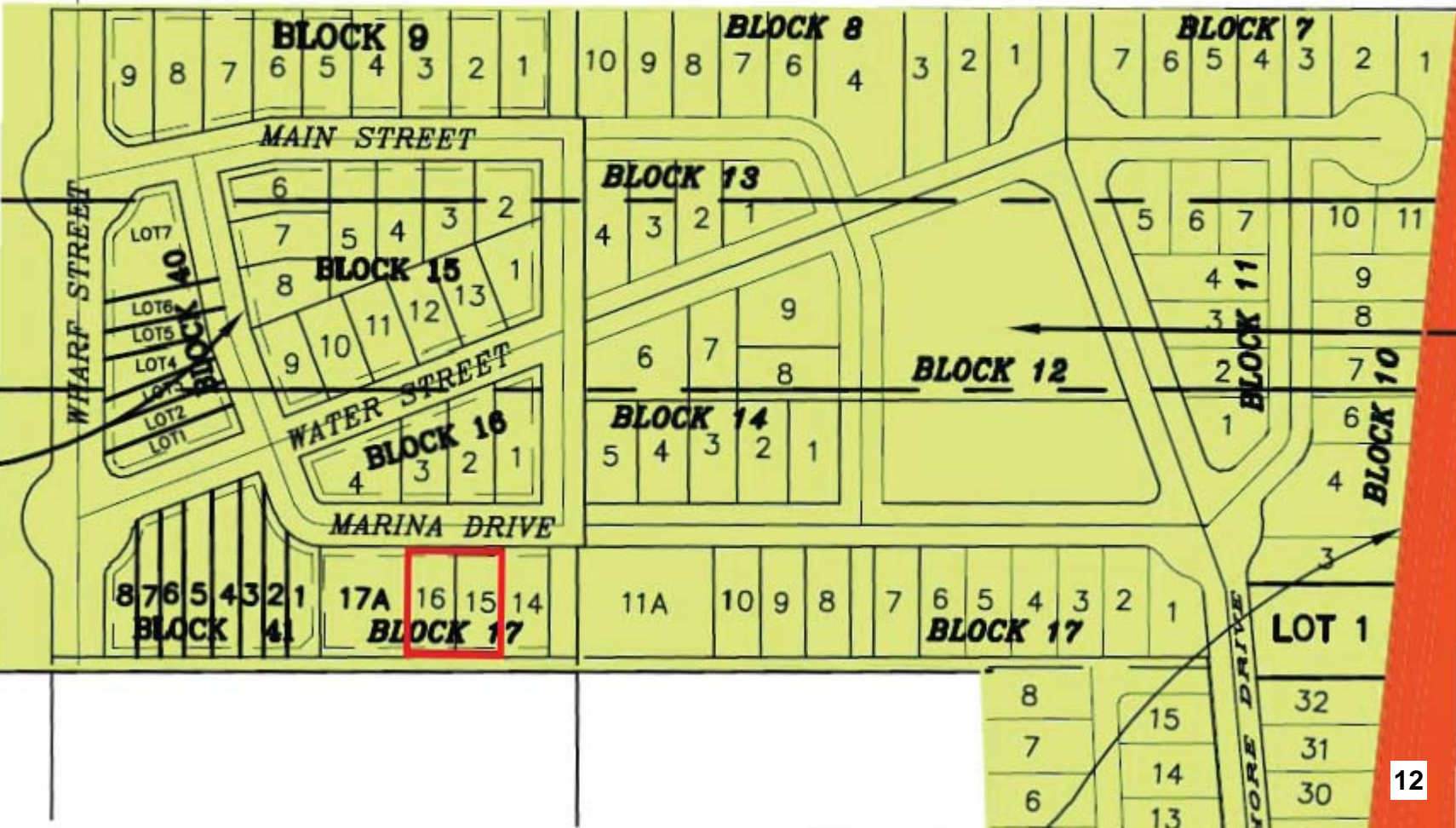
2.4.3 **Lot Types**

Within the zoned areas there are eight types of lots. The lot type sets construction requirements such as setbacks, height, etc.

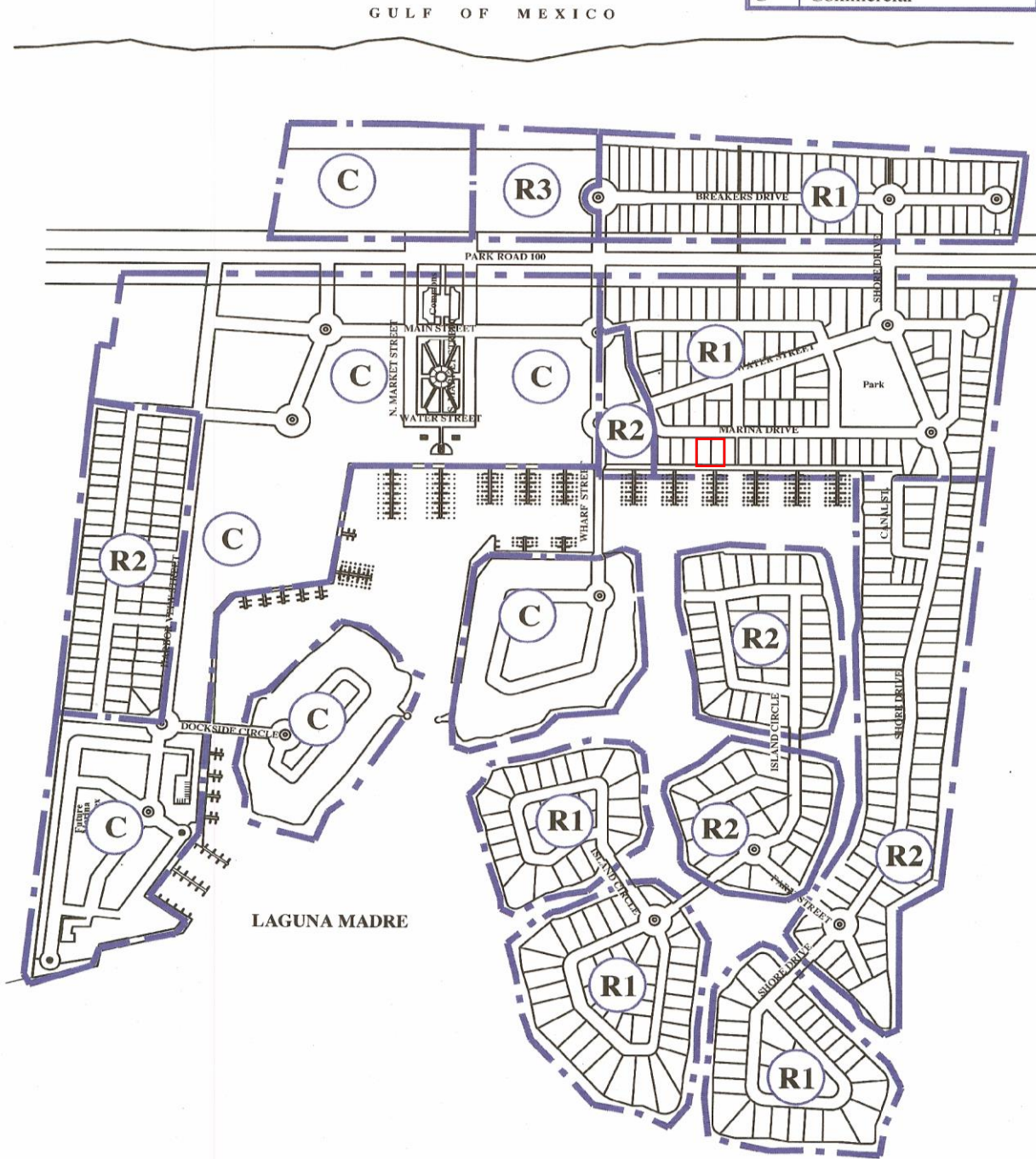
- (A) **Lot Type I** Beachfront
- (B) **Lot Type II** Second Tier
- (C) **Lot Type III** Standard Interior
- (D) **Lot Type IV** Waterfront - Bayside
- (E) **Lot Type V** Interior R-2
- (F) **Lot Type VI** Island Interior
- (G) **Lot Type VII** Mixed-use
- (H) **Lot Type VIII** Waterfront R-2

Refer to Exhibit in Next Page

Padre Boulevard



ZONING LEGEND	
R1	Single-Family Residential
R2	Multi-Family Residential
R3	High-Rise Multi-Family
C	Commercial



GULF
OF
MEXICO

LOT TYPE LEGEND	
I	Beachfront
II	Second tier
III	Standard interior
IV	Waterfront
V	Interior R-2
VI	Island interior
VII	Mixed use
VIII	Waterfront R-2



LAGUNA MADRE

METES AND BOUNDS DESCRIPTION

0.271 ACRE (11,800 SQ. FT.) BEING ALL OF LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE FINAL REPLAT OF LOTS 14-18 BLOCK 17 RECORDED IN CABINET 1, PAGE 2695B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.271 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS;

BEGINNING, AT A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF SAID LOT 16 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46 FT. PRIVATE RIGHT OF WAY AND UTILITY EASEMENT), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOTS 15 AND 16 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.0 FEET TO A PUNCHMARK FOUND AT THE SOUTHEAST CORNER OF SAID LOT 15, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 15, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.00 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 15, FOR THE SOUTHWEST CORNER OF THIS TRACT;

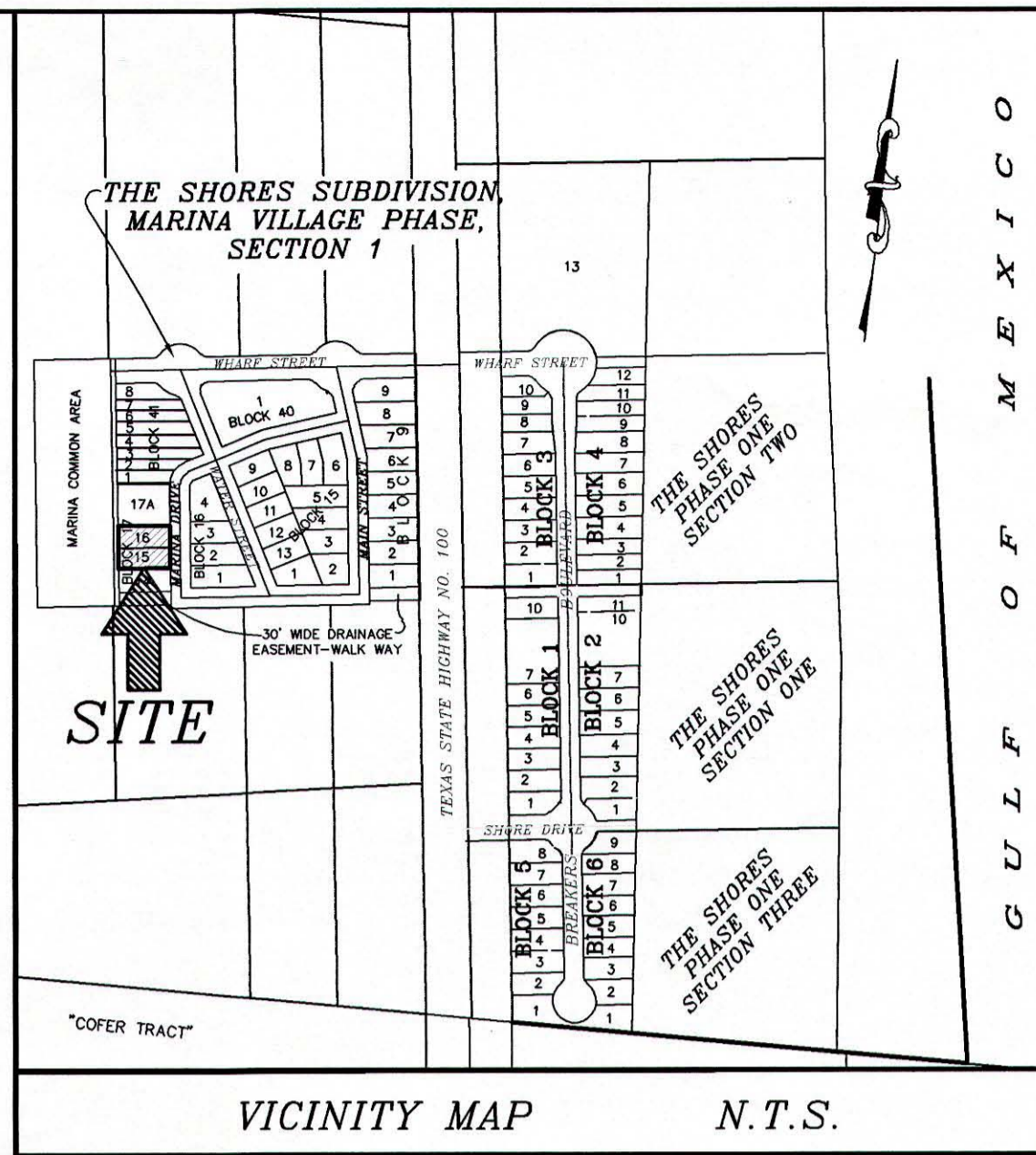
THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 15 AND 16, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF SAID LOT 16, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 16, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.271 ACRES, MORE OR LESS.

NOTES:

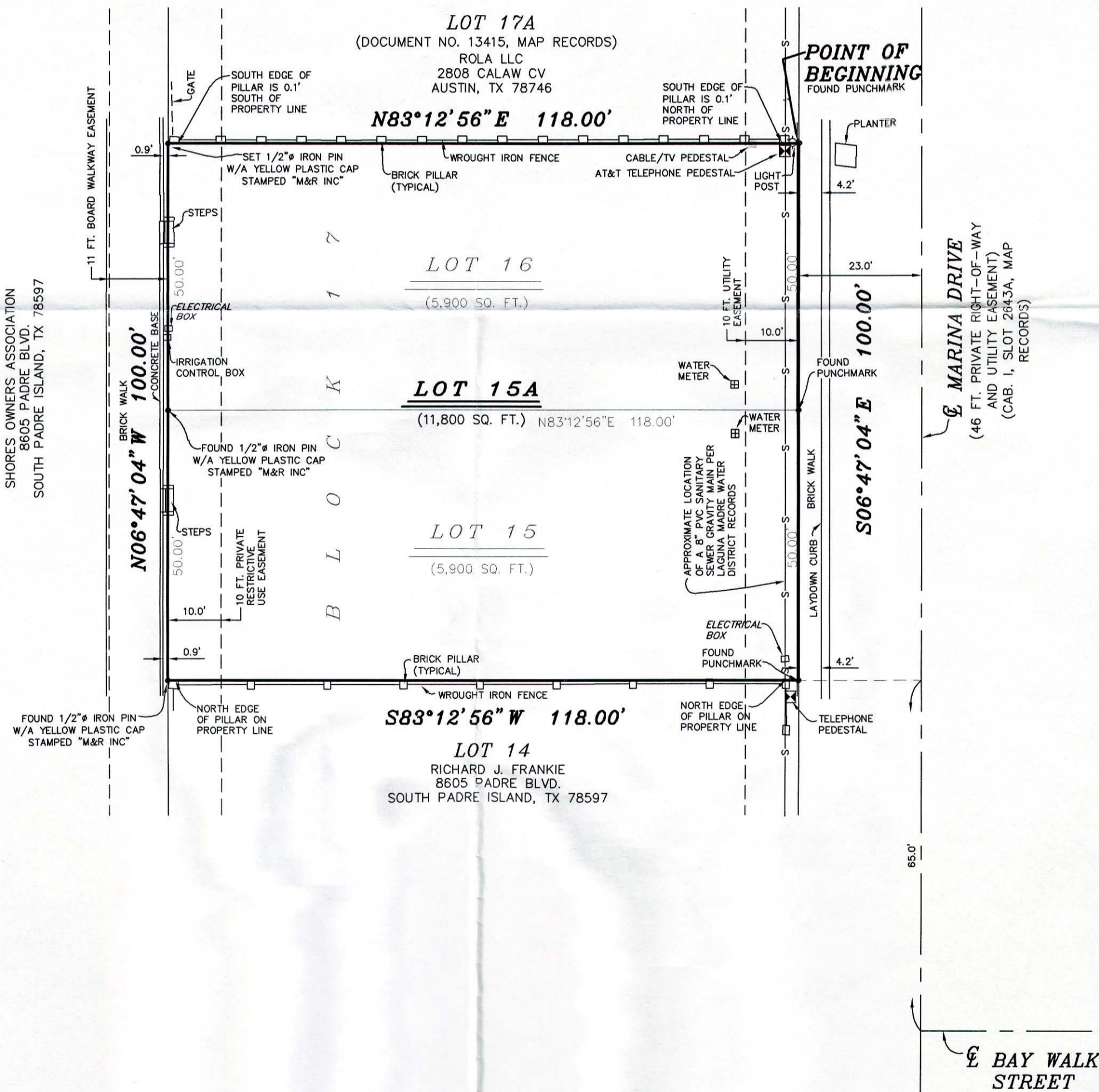
1. MONUMENTATION FOUND ALONG THE CENTERLINE OF TEXAS STATE HIGHWAY NO. 100 WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018. (PER THE SHORES POD THE FINISH FLOOR ELEVATION SHOULD BE ELEV. 9)
3. THIS TRACT LIES IN ZONING CLASSIFICATION PLANNED DEVELOPMENT DISTRICT (PDD) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. MINIMUM BUILDING SETBACKS ARE BASED ON ZONE R1-IV PER THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS.
5. LOTS 15 AND 16 ARE DESIGNATED FOR SINGLE FAMILY USE ONLY.



VICINITY MAP N.T.S.

MERIDIAN OF THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1

2.252 ACRES
MARINA COMMON AREA
SHORES OWNERS ASSOCIATION
8605 PADRE BLVD.
SOUTH PADRE ISLAND, TX 78597



PRELIMINARY PLAT OF
"LOT 15A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1"
BEING A REPLAT OF

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE FINAL REPLAT OF LOTS 14-18 BLOCK 17 RECORDED IN CABINET 1, PAGE 2695B, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
SURVEYED FOR:

HECTOR DOMINGUEZ & ELMA DOMINGUEZ

OWNER:
HECTOR DOMINGUEZ & ELMA C. DOMINGUEZ
1101 E. CANTON RD.
EDINBURG, TX 78539

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. 21673
KEILA POSADA

The undersigned hereby certifies that the survey described hereon was made on the ground on 12/03/2021; 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.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

METES AND BOUNDS DESCRIPTION

0.270 ACRE (11,800 SQ. FT.) BEING ALL OF LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE FINAL REPLAT OF LOTS 14-18 BLOCK 17 RECORDED IN CABINET 1, PAGE 2895B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.270 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF SAID LOT 16 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46 FT. PRIVATE RIGHT OF WAY AND UTILITY EASEMENT), FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOTS 15 AND 16 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.0 FEET TO A PUNCHMARK FOUND AT THE SOUTHEAST CORNER OF SAID LOT 15, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID MARINA DRIVE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 15, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.00 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 15, FOR THE SOUTHWEST CORNER OF THIS TRACT;

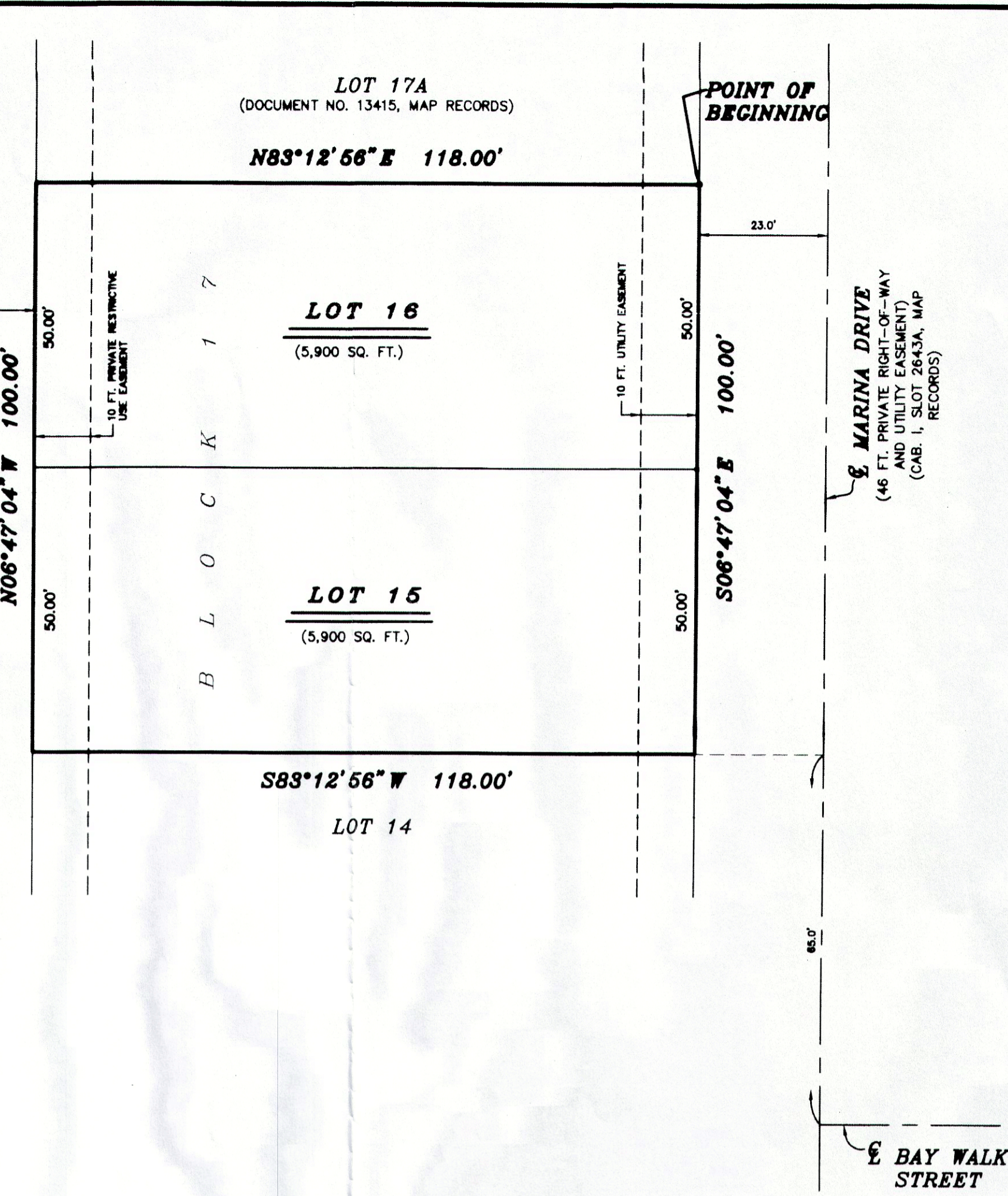
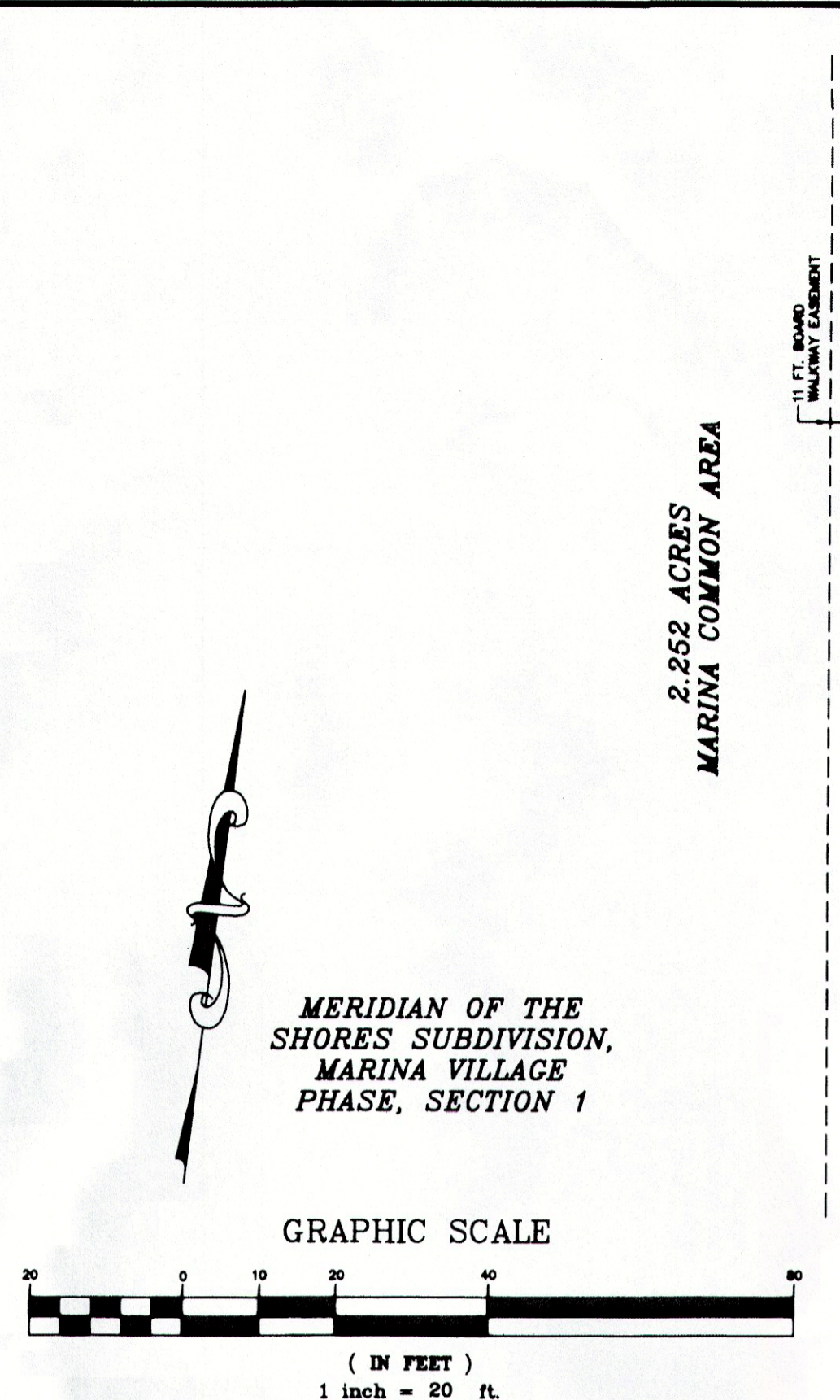
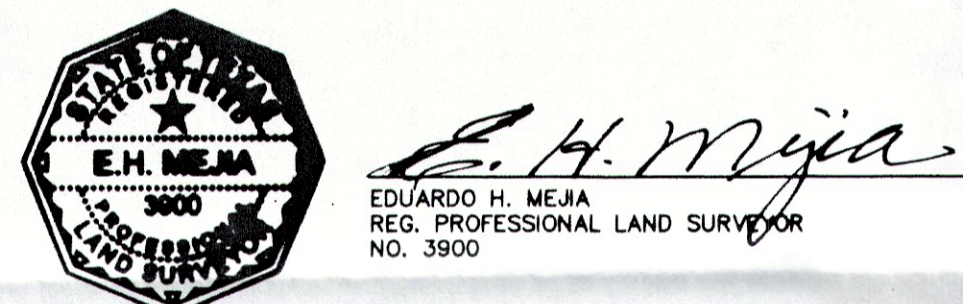
THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 15 AND 16, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF SAID LOT 16, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 16, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.00 FEET TO THE POINT OF BEGINNING;

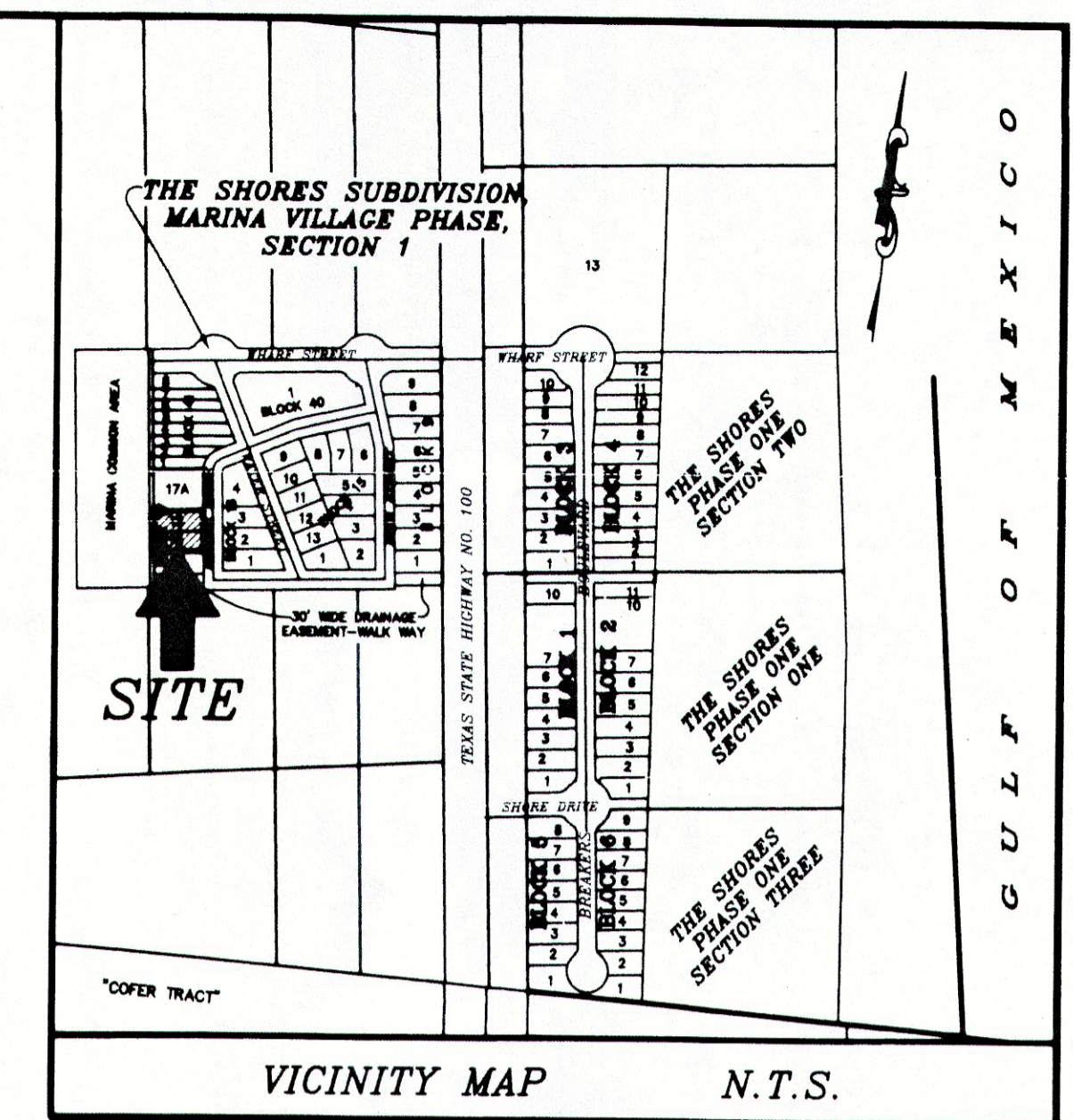
CONTAINING, 0.271 ACRES, MORE OR LESS.

NOTES:
 1. MONUMENTATION FOUND ALONG THE CENTERLINE OF TEXAS STATE HIGHWAY NO. 100 WAS USED FOR THE 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. 0370-F, EFFECTIVE FEBRUARY 16, 2018. (PER THE SHORES POD THE FINISH FLOOR ELEVATION SHOULD BE ELEV. 9)
 3. THIS TRACT LIES IN ZONING CLASSIFICATION PLANNED DEVELOPMENT DISTRICT (PDD) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
 4. MINIMUM BUILDING SETBACKS ARE BASED ON ZONE R1-IV PER THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS.
 5. LOTS 15 AND 16 ARE DESIGNATED FOR SINGLE FAMILY USE ONLY.

SURVEYOR'S CERTIFICATION:
 I, EDUARDO H. MEJA, 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 DISTANCE ARE IN FEET AND DECIMALS THEREOF.



PROPERTY PRIOR TO REPLAT



**STATE OF TEXAS
 COUNTY OF CAMERON**
 I, THE UNDERSIGNED, HECTOR DOMINGUEZ AND ELMA DOMINGUEZ, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 15A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAMES ARE 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.

Hector Dominguez 1/10/2022
 HECTOR DOMINGUEZ OWNER DATE
 Elma Dominguez 1/10/2022
 ELMA DOMINGUEZ OWNER DATE

**STATE OF TEXAS
 COUNTY OF CAMERON**
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, HECTOR DOMINGUEZ AND ELMA DOMINGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF Jan, 2022.

Margarita Gomez
 NOTARY PUBLIC, State of Texas
 MARGARITA GOMEZ
 Notary Public, State of Texas
 Comm. Expires 01-31-2023
 Notary ID: 131878497

**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 FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 2695-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED:
 TONY YZAGUIRRE JR. ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS, ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT. DATE: _____

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.

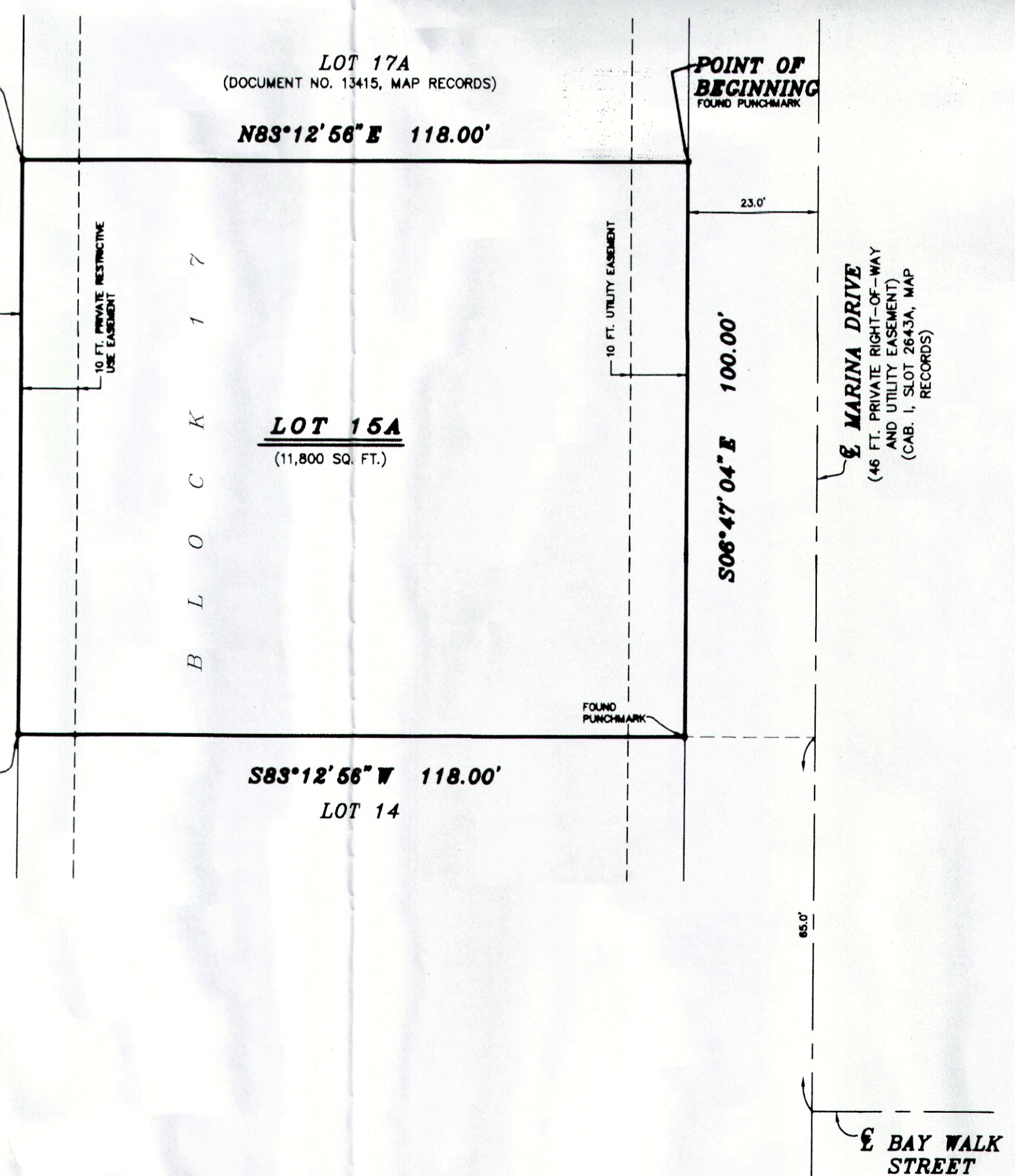
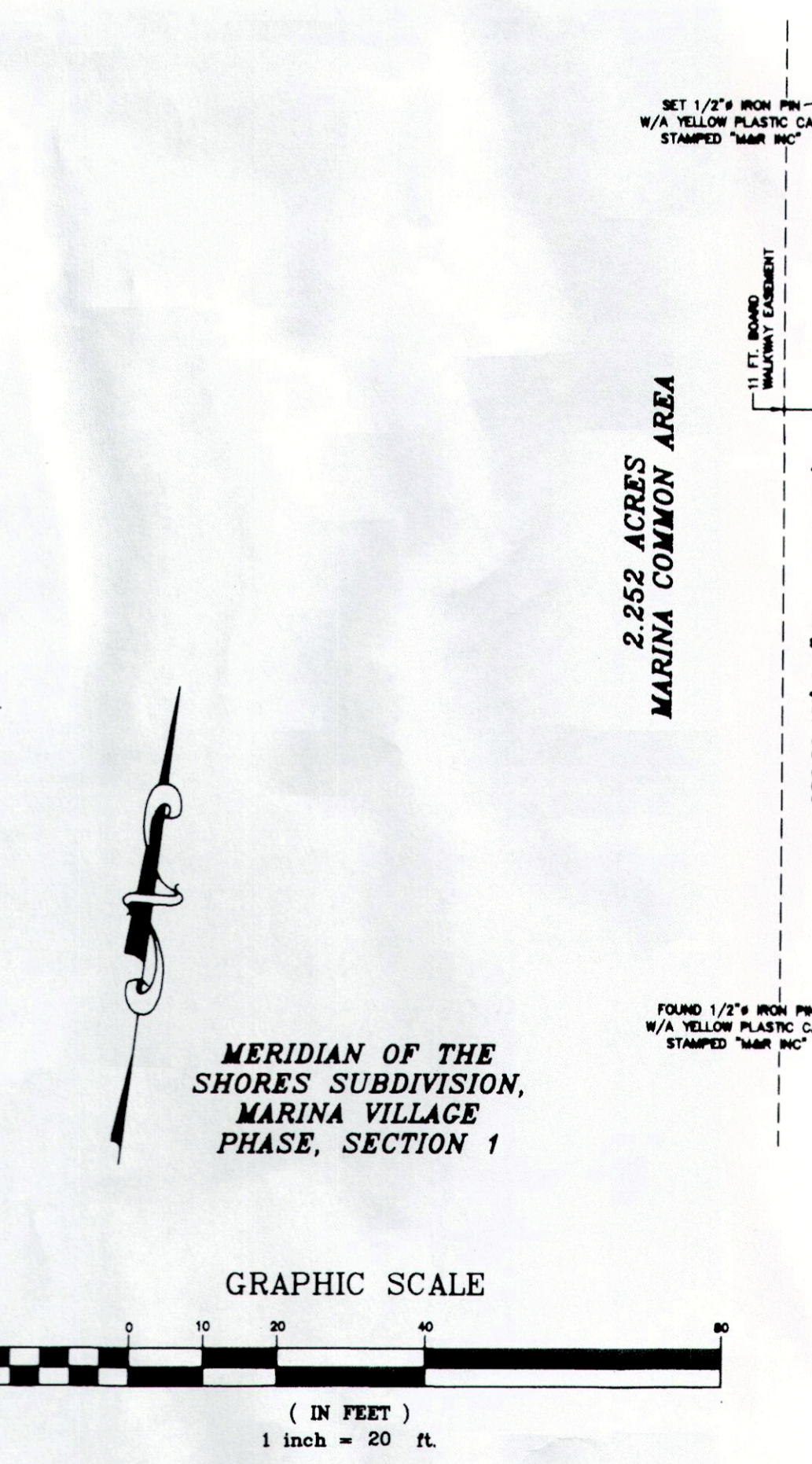
CARLOS J. GALVAN, JR. - GENERAL MANAGER LAGUNA MADRE WATER DISTRICT DATE: _____

**STATE OF TEXAS
 COUNTY OF CAMERON**
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____, 2022.

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 _____, 2022 AT _____ O'CLOCK _____ IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

By: _____ Deputy



REPLAT

**FINAL PLAT OF
 "LOT 15A, BLOCK 17, THE SHORES
 SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1"
 BEING A REPLAT OF
 LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO FINAL REPLAT OF LOTS 14-18 BLOCK 17 RECORDED IN CABINET 1, PAGE 2895B, MAP RECORDS OF CAMERON COUNTY, TEXAS.**

SCALE: 1" = 20'
 PREPARED FOR:
HECTOR DOMINGUEZ & ELMA DOMINGUEZ

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 Engineering Surveying
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 P.O. Box 3761 Brownsville, Texas 78520
 Fax (956) 544-3068
 email: mandrinc@cnngmail.com

OWNER:
 HECTOR DOMINGUEZ & ELMA DOMINGUEZ
 1101 E. CANTON RD.
 EDINBURG, TX 78539
 G.F. NO. N/A
 21673PLAT.DWG
 JOB NO. 21673
 KEILA POSADA