NOTICE OF MEETING CITY OF SOUTH PADRE ISLAND SHORELINE TASK FORCE

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

NOTICE IS HEREBY GIVEN THAT THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A <u>REGULAR MEETING</u> ON:

MONDAY, MARCH 20, 2017
4:30 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

- 1. Call to Order.
- 2. Pledge of Allegiance.
- 3. Public Comments and Announcements: This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force 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 Shoreline Task Force meeting]
- 4. Approval of the March 6, 2017 regular meeting minutes.
- 5. Discussion on Shoreline Department Updates. (Hill)
- Discussion and possible action on UTRGV Student research projects. (Leal)
- Discussion and possible action to recommend staff request GLO comment on Beach and Dune permit for Lot 1B, Block 156 Padre Beach Section X. (Hill)
- 8. Discussion and possible action to recommend City Council grant the Shores beach maintenance permit with GLO comments. (Hill)
- 9. Discussion and possible action to recommend City Council pass ordinance for Lot 1, Block 1, Padre Island Inn Subdivision, to set the Dune Protection Line also referred to the Historic Building line. (Hill)

10. Adjournment.

DATED THIS THE 17TH DAY OF MARCH 2017

Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE 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 MARCH 17, 2017 AT/OR BEFORE 4:30 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID MEETING.



Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 4

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Approval of the March 6, 2017 regular meeting minutes

DISCUSSION:

See attachment

MINUTES CITY OF SOUTH PADRE ISLAND SHORELINE TASK FORCE

MONDAY, FEBRUARY 13, 2017

I. Call to Order.

The Shoreline Task Force of the City of South Padre Island, Texas held a regular meeting on Monday, March 6, 2017, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island Texas. Chairman Troy Giles called the meeting to order at 3:00 p.m. A quorum was present: Task Force Member Virginia Guillot, Norma Trevino, Neil Rasmussen, Thor Lassen, and Kerry Schwartz. Member with an unexcused absence was Stormy Wall.

City staff members present were: Assistant City Manager Darla Jones, Shoreline Management Director Brandon Hill, Program Coordinator Manuel Aguilar, and Administrative Assistant Marta Martinez.

II. Pledge of Allegiance.

Chairman Giles led the Pledge of Allegiance.

III. Public Comments and Announcements.

Brand Hill introduced Manuel Aguilar as the new Program Coordinator for the Shoreline Management Department.

IV. Approval of the January 23, 2017 regular meeting minutes.

Task Force Member Norma Trevino made a motion, seconded by Mr. Rasmussen to approve minutes as submitted. Motion passed unanimously.

V. Discussion on Shoreline Department Updates and enforcement. (Hill)

Update and enforcement issues given by Shoreline Management Director Brandon Hill regarding his two trips and an update regarding the Marisol project. No action was taken.

VI. Discussion and possible action on Marriot beach and dune permit application. (Hill)

Task Force Member Thor Lassen made a motion, second by Mr. Schwartz to recommend approval of the beach and dune permit application with staff's recommendations (1-3 see attachment) and 4. To the extent practicable applicant will utilize existing plants in the construction and mitigation areas. Motion passed unanimously.

VII. Discussion and possible action on 5308 Gulf Blvd beach and dune permit with GLO comments. (Hill)

Task Force Member Norma Trevino made a motion, second by Mr. Rasmussen to recommend approval of the permit with GLO comments. Motion passed unanimously.

VIII. Discussion and possible action on 340 Padre Blvd beach and dune permit with GLO comments. (Hill)

Task Force Member Virginia Guillot made a motion, second by Ms. Trevino to recommend approval of the beach and dune permit with GLO comments. Motion passed unanimously.

IX. Discussion and possible action on 2100 Gulf Blvd beach and dune application. (Hill)

Task Force Member Thor Lassen made a motion, second by Mr. Rasmussen to recommend approval of the beach and dune permit application. Motion passed unanimously.

X. Discussion and possible action on 6800 Padre Blvd beach and dune application. (Hill)

Task Force Member Thor Lassen made a motion, second by Mr. Rasmussen to recommend approval of the beach and dune permit application. Motion passed unanimously.

XI. Adjournment.

There being no further business, Tas	k Force Member Troy Giles adjourned the meeting at 4:03
p.m.	
9	
Marta Martinez, Secretary	Troy Giles, Chairman

SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 5

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion on Shoreline Department Updates.

DISCUSSION:

SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 6

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action on UTRGV Student research projects. (Leal)

DISCUSSION:

SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 7

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action to recommend staff request GLO comment on Beach and Dune permit for Lot 1B, Block 156 Padre Beach Section X.

DISCUSSION:

See attachment.



Beach & Dune Application

City of South Padre Island 4601 Padre Blvd. South Padre Island, TX 78597 Phone: (956) 761-3044 Fax: (955) 761-3898

Site for Pro	posed Work
Logal Description: Lot 1B Block 156 Padre Beach, Section x	Physical Address:
Property Owner Information	Applicant / Agent for Owner
Name: Access SPI, LLC	Name: Brandon Fairlie
Making Address: 7220 Bob Bullock Loop Suite 4A	Maling Address: 5119 N McColl Rd.
ciy: Laredo state: Texas ▼	City: McAllen State: Texas
zip: 78041 ccurroy: United States ▼	zip 78504 country: United States ▼
Phone Number: 956-648-8273	Phone Number: 956-648-8273
Fax Number:	Fax Number:
E-Mail Address: BFAIRLIE@EBMERIT.COM	E-Mail Address: BFAIRLIE@EBMERIT.COM
Owner(s) Signature(s): Date: 04/13/17	Applicant Signature: Date: 04/13/17
	escription
lines of fences, whether footings and/or retaining walks will be installed, and locations of proposed lands	e include an additional page. Include the number of habitable units, amenides, swimming pools, ferices, caping and partung.
2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage	
2,723 SF Total Living 3,5285 SF Total (Garage, Cove	erred Patio and Balcony)
NOTE: * EXISTING RETAINING WALL SET AT HISTOR	ICAL BUILDING LINE*
Total Square Footage of Footprint of Habitable Structure: 1,774 SF	
Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.):	460 SF
Percentage Impervious Surface ((impervious surface / habitable footprint)* 100]: 2	6,2%
Please Note: the percentage of impervious surface cannot exceed 5% in an eroding	g area.
Approximate Duration of Construction: 8 Months	

Financial Plan for the Removal of All Hard Structures
All properties which are allowed to build relabing walls on their property are allowed to do so with the condition that a linemost plan for the removal of the relabing wall is submitted to the Public Works Department of the City of South Pacter Island. Removal of the relabing wall at the owner's expense may be required there is the relabing wall content into regular content with wave action for twenty (20) out of livity (30) consecutive days. The City accepts the submission of a Retaining Well Covenant, or other financial guarantee, insuring the removal of the retaining well if the required conditions are med.
Type of Plan Submitted: Date Submitted:
Drainage
Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lets.
No change in the drainage on site.
The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)
Explanation / Other Information: Minimal change due the use of concrete pavers and grade to gulf Blvd.
Existing retaining wall set at Historical Building Line. Shown on site plan
Impacts to Beach / Dune System
Answer each question as comploidly as possible in narrathre form.
What damage will this proposed construction have on the dune vegetation located at the project site?
No damage to dune vegetation whatsoever.
The proposed construction will impact% of the dune vegetation site. (An explanation of the "impact" will be required.)
The proposed construction will require the removal and relocation of% of the dune vegetation on site. (The submission of a mitigation plan will be required.)
Explanation / Other Information:
2. How will the proposed construction after the dune size/shape at the project site?
No change to dune size/shape whatsoever.
The proposed construction will change% of the size/shape of dunes on site. (Details will be required.)
The proposed construction will require the removal and relocation of% of the dunes on site. (The submission of a milipation plan will be required.)
Explanation / Other Information:
3. How will the proposed construction change the hydrology of the dunes at the project site?
No change to dune hydrology whatsoever.
The proposed construction will impact dune hydrology on site. (Details will be required.)
Explanation / Other Information:
4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no edverse effects on dunes and dune vegetation.
5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.
ж. Бершин англиран жир рефилам вынамичен и первор от венев реактепны на веред гото, не во вето на перволен на основности.

Mitigation Plan
Describe the methods which you will use to evoid, minimize, mitigate and/or compensate for any adverse affects on dumes or dune vegetation.
Explanation / Other Information:
CAPERDON / Outer 1 rouneaux.
Financial Plan for Dune Mitigation:
If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunexidune vegetation takes place as proposed and required of the applicant.
Type of Plan Submitted: Date of Submission:
Chaptiles of Additional Degrated Australia 1.4
Checklist of Additional Required Application Information
An accurate map, plat or site plan showing:
Legal description of the property (for, block, subdivision) and the immediately adjoining property.
2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
 Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
 Lecation and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
5. Location of proposed structure(s) - If proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall,
6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
7. Location of all existing and proposed beach access paths and/or dune walkovers.
8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.
Other required application information:
1. A grading and layout plan showing proposed contours for the final grade.
2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
 Photographs of the site which clearly show the current location of the vegetation line 5 existing duries on the tract within the last 6 months.
4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

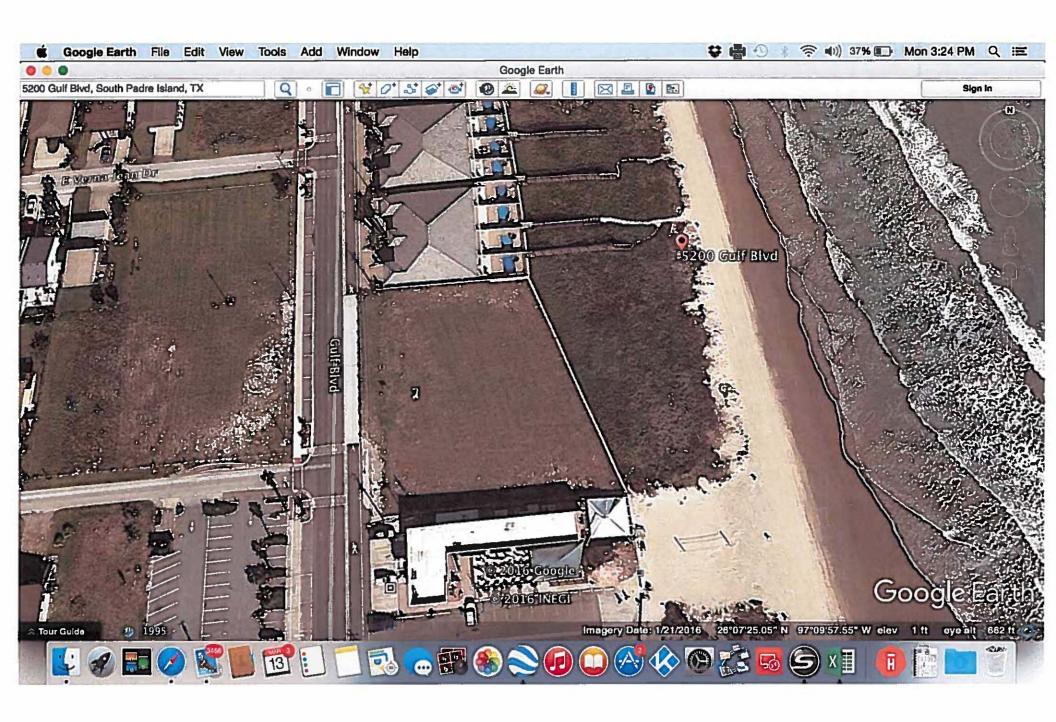
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

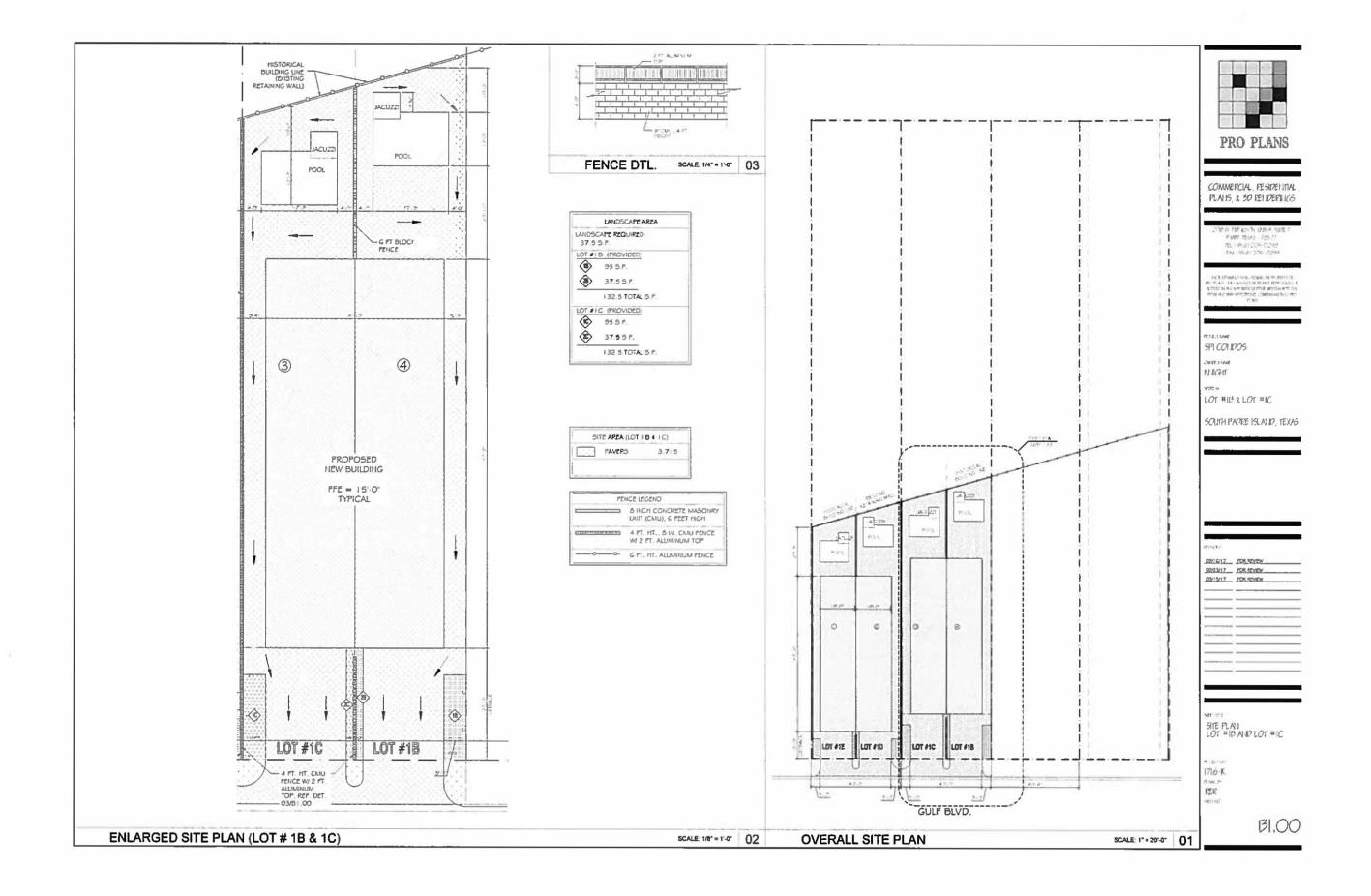
	SECT	ION A - PROPERTY	INFOR			FOR INSU	RANCE COMPANY USE
A1. Building Owner ACCESS SPI, LLC						Policy Nun	nber:
A2. Building Stree Box No. GULF BOULEVAR	-	luding Apt., Unit, Suite	e, and/o	r Bidg. No.) or P.O	. Route and	Company I	NAIC Number:
City				State		ZIP Code	
SOUTH PADE	E ISLAND			Texas	100	78597	
	THE SECTION OF CASE AND A PARTY.	id Block Numbers, Ta EACH SECTION X	x Parce	l Number, Legal Do	escription, etc.)	-	
A4. Building Use (e.g., Resideni	ial, Non-Residential,	Addition	, Accessory, etc.)	RESIDENTIAL		
A5. Latitude/Long	tude: Lat. N	26-07-24.50	Long. <u>V</u>	V 097-10-01.55	Horizontal Datu	m: NAD	1927 X NAD 1983
A6. Attach at leas	2 photograph	ns of the building if the	Cartific	ate is being used t	o obtain flood insu	rance.	
A7. Building Diagr	am Number	18					
		pace or enclosura(s):					
The second of th		space or enclosure(s)		sq ft			
b) Number of	permanent flo	od openings in the cr	awispac	e or enclosure(s) v	vithin 1.0 foot abov	e adjacent d	rade
mev as economic	* * * * ***	enings in A8.b	105.0	1000		a goldoour 3	
E 2005				~ · · ·			
a) Engineered	пооа орепіп	gs? Yes N	Ю				
A9. For a building	with an attach	ed garage:					
a) Square foo	tage of attach	ed garage		sq ft			
		ood openings in the at			oot above adjacent	grade	
30 V 1 10 00 00 00 00 00 00 00 00 00 00 00 0		enings in A9.b					
		Ke-C III		- *4"'			
d) Engineere	flood cpenin	gs? Yes h	NO.	•			
	SE	CTION B - FLOOD I	NSURA	NCE RATE MAP	(FIRM) INFORM	ATION	
B1. NFIP Commun	nity Name & C	ommunity Number		B2. County Nam	e		B3. State
TOWN OF SOUTH	PADRE ISL	AND 480115		CAMERON			Texas
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	E	IRM Panel Iffective/ levised Date	B8. Flood Zone(s) B9. Ba	ase Flood Elevation(s) one AO, use Base ood Depth)
'480115 0001	D		NO. 00 TO 10	9/1999	X SHADED	"	XX Deputy
☐ FIS Profi	e 🗵 FIRM	Base Flood Elevation Community Deten	mined	Other/Source:		110	<u></u>
D40 to the health	a located ic a	Coastel Berrier Boso	urres C	vetem (CRRS) are	a or Otherwise Pro	tected Area	(OPA)? Yes 🗵 No
					a of Culcimise Fig	word med	
Designation	Date:		CBRS	☐ OPA			

ELEVATION CERTIFICATE

OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: in these spaces, copy the corresponding	Information from Sec	tion A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or GULF BOULEVARD	Bldg. No.) or P.O. Rou	ite and Box No.	Policy Number:
City State SOUTH PADRE ISLAND Tex		Code 97	Company NAIC Number
SECTION C – BUILDING ELI	EVATION INFORMAT	ION (SURVEY R	EQUIRED)
C1. Building elevations are based on: Construction	THE SECTION SE	ding Under Constn.	ction* Finished Construction
*A new Elevation Certificate will be required when co			
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), Complete Items C2.a–h below according to the build Benchmark Utilized: E 1436	VE, V1–V30, V (with B) ling diagram specified i Vertical Datum:	n Item A7. In Puert	AE, AR/A1-A30, AR/AH, AR/AO. o Rico only, enter meters.
Indicate elevation datum used for the elevations in it			
☑ NGVD 1929 ☐ NAVD 1988 ☐ Other/S		•••	
Datum used for building elevations must be the same		FE.	1200 V 191
		15.0	Check the measurement used.
a) Top of bottom floor (including basement, crawlsp.	ace, or enclosure floor)	50,000,000	X feet meters
b) Top of the next higher floor		N/A	X feet meters
 c) Bottom of the lowest horizontal structural member 	r (V Zones only)	13 0	X feet meters
d) Attached garage (top of slab)	*	N/A	🔀 feet 🔲 meters
e) Lowest elevation of machinery or equipment serv (Describe type of equipment and location in Com-	icing the building ments)	N/A	X feet
f) Lowest adjacent (finished) grade next to building	(LAG)	8, 8	X feet meters
g) Highest adjacent (finished) grade next to building	(HAG)	<u>12</u> . <u>1</u>	X feet meters
 h) Lowest adjacent grade at lowest elevation of decisionstructural support 	k or stairs, including	N/A.	X feet meters
SECTION D - SURVEYOR,	ENGINEER, OR ARC	HITECT CERTIFI	CATION
This certification is to be signed and sealed by a land sur I certify that the information on this Certificate represents statement may be punishable by fine or imprisonment un	my best efforts to inten	pret the data availa	
Were latitude and longitude in Section A provided by a lic	ensed land surveyor?	⊠Yes □No	Check here if attachments.
Certifier's Name	License Number 4834		1
LORENZO AMAYA	4034		OF TE
Title OWNER			SO SISTERED TO
Company Name			Place
AMAYA SURVEYING CO., LLC		5.0 C. 10	Hera
Address 905 E. LOS EBANOS BLVD			155 0 3
City BROWNSVILLE	State Texas	ZIP Code 78520	SORY
Signature	Date 03/08/2017	Telephone (956) 550-0177	
Gopy all pages of this Elevation Certificate and all attachmen	nts for (1) community of	ficial, (2) insurance :	agent/company, and (3) building owner.
Comments (including type of equipment and location, per BENCHMARK E 1436 ELEVATION CONVERTED TO NO SET IN ASPHALT APPROXIMATELY 40' SOUTH AND 2 29)	OVD 29 USING VERTO	ON ON NGS WEB AST CORNER OF	SITE; ON SITE TBM IS A SPINDLE LOT 1B; ELEVATION = 8.65 (NGVD
			Form Book 2 of 6





METES & BOUNDS DESCRIPTION .720 ACRE TRACT BOING LOT NUMBER ONE (1). BLOCK NUMBER ONE HUNDRED FIFTY-SIX 196): PADRE BEACH, SECTION IX, CITY OF SQUIM PADRE ISLAND, CAMERON COUNTY, EXAS, ACCORDEN OTO THE MAP RECORDED IN PADRET ISLAND, CAMERON COUNTY, IF CAMERON COUNTY, TEXAS, SAUL 1720 ACRE TRACT BEING MORE PARTICULARLY SSCHIEDD AND LOCATED AS FOLLOWS. TREBREE, ALONG THE MORTH BOUNDARY LINE OF SAID LOT 1, NORTH 63'56' EAST, AT 130.0 FEET THE ADJUSTED HISTORIEAL BUILDING LINE, A TOTAL DISTANCE OF 3702 FEET TO A POINT ON THE CONTOUR OF ELEVARION LOT PEET (NACY 10 1929) SUIVINEDS TON MEAN HIGHER HIGH TIDE ON OCTOBER 13, 2016, FOR THE NORTHEAST CONNUR OF THIS TRACT; TRENCE, ALONG THE CONTOUR OF ELEVATION +0.7 FEET, SOUTH 08'36'42" EAST, A DISTANCE OF 200.20 FEET (EALC.), TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 3, FOR THE SOUTHEAST CORNER OF THIS TRACT, TREMCE, ALONG THE HORTH BOUNDARY LINE OF SAID LOT 5, SOUTH 83'56' WEST, AT 1921. FEET, PASSING THE HISTORICAL BUUNHEAD LINE, AT A DISTANCE OF 1924' A PUNCH MARK FOUND ON A CONCRETE BUUNHEAD, A DITAL DISTANCE OF 37911 FEET CONTAINING 1.720 ACRES OF LAND, MORE OR LESS, I, EDUARDO H. MEJA, A REOSTERED 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 LUNCER MY SUPERVISION ON THE CROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSCRIED ARE CURRENTLY PAID IN FULL. FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 1, BLOCK 158, PADRE BEACH, SECTION X", DEPICTED HEREON APPROVED TONY YZAGUIRRE, JT. DATE DATE ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL REPORTABLY SONDE, DESTRICT 10/17/16 LAGUNA MADRE WATER DESTRICT'S CERTIFICATION THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACULTES THAT ARE IN COMPULANCE WITH THE TEXAS WATER CODE SECTION 18 343, AS AMENDED. STATE OF TEXAS COUNTY OF CAMERON APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND. THIS THE 20 DAY OF OCTOBER 2016. VINE- Du PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR STATE OF TEXAS I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the 24th day of October 2016 at 11:51 Octobe A M in the Map Records of Corneron County, Texas, Document No. 1358.

By Danis lack Deputy

PERMITTED BULLHEAD LINE (HISTORICAL BULDING LINE) AS SHOWN ON MAP PREPARED BY DIAS. R. HALE ASSOCIATES, INC... FOR THE TOWN OF SQUITH PADRE ISLAND DATED MARCH 1981 (CAB. 1, SLOT 2189A, M.R.C.C.) ÷5 LOT 5B, BLOCK 163 - (Vale and 175 N83°56'E 370 2'± 183 49 5'# SITE 결 할 0 w. 156 414 20 CA 145 rdment cage 18 0 (74,927 SQ. FT. GROSS) (1.720 ACRES GROSS) 3 3 리 교 STANCON CHOCK 2 Sec. **# #** C 2001 2011 48't6'E MERIDIAN OF PADRE BEACH SUBDIVISION SECTION X VICINITY MAP N.T.S. 18 POINT OF BEGINNING STATE OF TEXAS BYATE OF TEXAS

COURTY OF CLASSOR

I. THE UNDERSORD, BRANDON FARUE OF 1573 NIVESTNIDITS, ILC, A MANAGINE MOMBER OF

"ACCESS SPR, ILC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIATED HEREM AS "LOTS

1A, 1B, 1C, 1D AND ILE BLOCK 139, PADRE BEACH, SECTION X" WHICH THE GIT OF SOUTH PADRE

ISLAND OR ITS ETL AND WORSE MANE IS SUSSEMBLE MERITO HERED FOODCATED TO THE

APPROPRIATE PUBLIC OF PRIVATE DITITY FOR THE BEACHT OF THE PUBLIC OF PRIVATE LIND

OWNERS, ALL STREETS, ALLYS, PARKS, MATERICOLIPSES, DRAWS, EASTMENTS AND PUBLIC PLACES

THEREOW SHOWN FOR THE BURPOSE OR CONSIDERATION THEREON EXPRESSED. AT NORTHWEST CORNER OF LOT 5 192.4 _____39.7'±___ S83*56' W 379.1'± 10/18/16 LOT 5, BLOCK 156 PROPERTY PRIOR TO REPLAT STATE OF TEXAS FIRES HALL (SCALE: 1"= 30') BETTIPE ME, THE UNDERSONED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRANDON RULE OF 1575 INVESTIMENTS, LLC. A MANAGING MEMBER OF "ACCESS SPILLC" KNOWN TO ME TO THE PERSON HISOSE NAME ITS SUBSCRIBED TO THIS PLAT AND ACHINGUEDED TO ME THAT HE EGUITED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED. AURORA CIRCLE (50 FT. R.O.W.) 1) MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF CHIEF BOLLEVARD WAS HELD FOR BASIS OF BEARING OF UNDER MY HAND AND SEAL OF OFFICE BYS THE 18 DAY OF OCTOBER 2). THIS TRACT LIES IN FLOOD ZONES "X" (SHADED), "VE" (ELEV. 13), "VE" (ELEV. 14), "VE" (ELEV. 16) AS PER THE FILA FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. DOGID, REVISED MARCH 9, 1999. arry Oaks 3) REFERENCE NGS BENCH MARK "E 1436" (ELEV. 2.66) (N.G.V.D. 1929) AND IS LOCATED ON THE WEST RICHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN CEORGA RUTH DRIVE AND CAROLYN DRIVE. HOTAT PUBLIC COUNTY BARRY CHING Commission of 12079444 My Commission Capture Supermoner 22, 2019 4). LOT I IS ZONED "8" MULTI-FAMILY, APT., MOTEL, MOTEL, CONDO, TOWNHOUSE DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES. 5). ZONE "8" SETBACKS PER SECTION 20-7 0 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES 6). LOTS 18. 1C, 1D AND 1E ARE DESIGNATED FOR TOWNHOUSE USE ONLY. I. THE UNDERSOND, MR S DAND DEAMDA, JR, PRESIDENT OF LONE STAR HATIONAL BANK, DIVIDING A VAINORIZED OFFICER OF THE LIDHHOLDER OF A SECURITY MITTERST IN THE ABOVE DESCRIBED PROPERTY. BERNO HERBIT AS ID IT, BLOCK 18, PADRE EACH, SECTION X, WHINE THE CITY OF SOUTH PADRE ISLAND, TEXAS, OR ITS ELL, DO HERBIT CONSINT TO THE SEGUNDON OF THE PROPERTY AS PROVIDED FOR UNDORST HE PLAY AND DO HERBIT PROVIDED FOR HAZING TO THE SECURITY WITHERST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLAYING OF THE PROPERTY AS PROVIDED FOR HERBIT. (CAB. 1, SLOT 2189A, M.R.C.C.) MR S. DAVID DEANDA, JR. PRESIDENT OF LONE STAR NATIONAL BANK la ka LOT 5B, BLOCK 163 10-18-16 DATE N83°56' E 370.2' ± 49.5'2 Charles El S LÖT (9,269 SQ. FT. GROSS) OVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE LEFT DAY OF LANCE 2016 STATE LOT 一語が (9,296 SO. FT. GROSS) F 100 372.41 VERCENCY CAMPY Avery C # 10000131 My Common South Petrysky 10, 2017 LOT 1C - Auto-(9,324 SQ. FT. GROSS) 373.53 DEN A TRUE TASK LOT 1B FINAL PLAT 1 7000 (9,352 SQ. FT. GROSS) "LOTS 1A, 1B, 1C, 1D AND 1E, BLOCK 156, 374.64 N83'56'E PADRE BEACH, SECTION X" MET 1/2" STON FOR MET A VELLOW PLASSE CAS STANDED THAN INC." 9 9 BEING A RE-PLAT OF LOT NUMBER ONE (1), BLOCK NUMBER ONE HUNDRED FIFTY-SIX (156), FADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT 2642 A, MAP RECORDS OF CAMERON COUNTY, TEXAS. 티 티 LOT IA # # (37,686 SQ. FT. GROSS) TOWE TOWN SCALE: 1"= 30" MERIDIAN OF PREPARED FOR: ACCESS SPI, LLC SUBDIVISION SECTION X POINT OF BEGINNING SEPTEMBER 27, 2016 AT NORTHWEST CORNER OF LOT 6 OF CONCRETE Mejia & Rose, Incorporated 1924'± Engineering Surveying \$83°56' W 379.1'± T.B.P.E. Reg. No. F-002670 T.B.P.L.S Reg. No. 10023900 1643 West Price Road (956) 544-3022 LOT 5, BLOCK 156 OWNER: REPLAT P.O. Box 3761 Brownsville, Texas 78520 ACCESS SPI, LLC 7220A BOB BULLOCK LOOP LAREDO, TEXAS 78041 (936) 544-3022 (936) 544-3066 FAX Fax (956) 544-3068 email: mandrinc@cngmail.com (SCALE: 1"= 30') AURORA CIRCLE (50 FT. R.O.W.) G.F. NO. N/A



Beach & Dune Application

City of South Padre Island 4601 Padre Blvd. South Padre Island, TX 78597 Phone: (956) 761-3044 Fax: (956) 761-3898

Legal Description: Lot 1C Block 156 Padre Beach, Section x	Physical Address:
Property Owner Information	Applicant / Agent for Owner
Name: Access SPI, LLC	Name: Brandon Fairlie
Making Address: 7220 Bob Bullock Loop Suite 4A	Mailing Address: 5119 N McColl Rd.
ciy: Laredo state: Texas ▼	city: McAllen State: Texas
zip: 78041 courty: United States ▼	zip: 78504 country: United States
Phone Number: 956-648-8273	Phone Number: 956-648-8273
Fax Number:	Fax Number:
E-Mail Address: BFAIRLIE@EBMERIT.COM	E-Mail Address: BFAIRLIE@EBMERIT.COM
Owner(s) Signature(s):	Applicant Signature: Date: 04/13/17
Date: 04/13/17	
Describe with as much as detail as possible, the construction proposed. If more room is needed, pleasitinds of fences, whether footings and/or retaining waits will be installed, and locations of proposed lands.	Date: 04/13/17 escription e indude an additional page. Indude the number of habitable units, amenides, swimming pods, fence
Describe with as much as detail as possible, the construction proposed. If more room is needed, please blinds of fences, whether footings and/or retaining waffs will be finatelled, and locations of proposed lands. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage	Date: 04/13/17 esscription se include an additional page. Include the number of habitable units, amenides, swimming pods, fence caping and parking.
Date: 04/13/17 Project D Describe with as much as detail as possible, the construction proposed. If more room is needed, please blinds of fences, whether footings and/or retaining waffs will be installed, and locations of proposed lands. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cove	Date: 04/13/17 escription le include an additional page. Include the number of habitable units, amenides, swimming pods, fence caping and parking. erred Patio and Balcony)
Describe with as much as detail as possible, the construction proposed. If more room is needed, please blinds of fences, whether footings and/or retaining waffs will be finatelled, and locations of proposed lands. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage	Date: 04/13/17 escription le include an additional page. Include the number of habitable units, amenides, swimming pods, fence caping and parking. erred Patio and Balcony)
Date: 04/13/17 Project D Describe with as much as detail as possible, the construction proposed. If more room is needed, please blinds of fences, whether footings and/or retaining waffs will be installed, and locations of proposed lands. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage. 2,723 SF Total Living 3,5285 SF Total (Garage, Cove NOTE: * EXISTING RETAINING WALL SET AT HISTOR Total Square Footage of Footprint of Habitable Structure: 1,774 SF	escription le include an additional page. Include the number of habitable units, amenides, swimming pods, fencicaping and parking. erred Patio and Balcony) ICAL BUILDING LINE*
Date: 04/13/17 Project D. Describe with as much as detail as possible, the construction proposed. If more room is needed, pleasings of fences, whether footings and/or retaining walfs will be installed, and locations of proposed lands 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cove NOTE: * EXISTING RETAINING WALL SET AT HISTOR Total Square Footage of Footprint of Habitable Structure: 1,774 SF Total Area of Impervious Surface (i.e. retaining walfs, walkways, crives, paces, etc.):	Date: 04/13/17 escription de include an additional page. Include the number of habitable units, amenides, swimming pools, fencionaring and parking. erred Patio and Balcony) ICAL BUILDING LINE*
Date: 04/13/17 Project D. Describe with as much as detail as possible, the construction proposed. If more room is needed, pleasings of fences, whether footings and/or retaining walfs will be installed, and locations of proposed lands 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cove NOTE: * EXISTING RETAINING WALL SET AT HISTOR Total Square Footage of Footprint of Habitable Structure: 1,774 SF Total Area of Impervious Surface (i.e. retaining walfs, walkways, crives, paces, etc.):	Date: 04/13/17 escription e include an additional page. Include the number of habitable units, amenides, swimming pods, festivating and parking. erred Patio and Balcony) ICAL BUILDING LINE*

Financial Plan for the Removal of All Hard Structures
All properties which are offewed to build retaining walls on their property are ellowed to do so with the conditions that a financial plan for the retaining wall in submitted to the Public Works Department of the City of South Pacto Island. Removal of the retaining wall at the owner's expense may be required thence the retaining well comes this regular contact with wave action for twenty (20) out of lighty (30) consecutive days. The City occupies the submittedom of a Retaining Wall Coverant, or ether financial guarantee, insuring the removal of the retaining wall if the required conditions are met.
Type of Plan Submitted: Date Submitted:
Oralnege
Describe the impect that the proposed construction will have on the natural drainage pottern on the alle and adjacent lots.
No change in the drainage on site.
The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)
Explanation / Other Information: Minimal change due the use of concrete pavers and grade to gulf Blvd.
Existing retaining wall set at Historical Building Line. Shown on site plan
Impacts to Beach / Dune System
Answer each question as completely as possible in namative form.
1. What damage will this proposed construction have on the dune vegetation located at the project site?
No damage to dune vegetation whatscever.
The proposed construction will impact% of the durie vegetation site. (An explanation of the "impact" will be required.)
The proposed construction will require the removal and relocation of% of the dune vegatation on site. (The submission of a miligation plan will be required.)
Explanation / Other Information:
2. How will the proposed construction after the dune size/shape at the project site?
XI No change to dune size/shape whatsoever.
The proposed construction will change% of the size/shape of dunes on site. (Details will be required.)
The proposed construction will require the removal and relocation of% of the curies on site. (The submission of a miligation plan will be required.)
Explanation / Other Information:
3. How will the proposed construction change the hydrology of the dunes at the project site?
No change to dune hydrology whetsoever.
The proposed construction will impact dune hydrology on site. (Details will be required.)
Explanation / Other Information:
4. Describe alternatives to the proposed construction or method of construction which will cause lewer or no adverse effects on dunes and dune vegetation.
5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

1 3 1 2 A 1 9 A 6 M	litigation Plan
Describe the methods which you will use to evoid, minimize, m	tiligate and/or compensate for any adverse affects on dunes or dune vegetation.
Explanation / Other Information:	
	
Financial Plan for Dune Mitigation:	
If required by the City Council, a financial guarantee (Irrevocable fetter of credit or takes place as proposed and required of the applicant.	a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation
Type of Plan Submitted:	Dete of Submission;
Phanel Hand & Additional	Considered & address to Suffer and the
Checklist of Abditional	Required Application Information
An accurate map, plat or site plan showing:	
Legal description of the property (lct, block, subdivision) and the im	
	bitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
 Location of the Historical Building Line on the subject property and north and to the south. 	the extension of the kine on the properties immediately adjoining the subject property to the
 Location and elevation of existing retaining walks - both on the subjetthe south. 	ect croperty and those properties immediately adjoining the subject property to the north and to
5 Lecation of proposed structure(s) - if proposing the construction of	a retaining wall, please also include the proposed elevation of the retaining wall.
6. Location of proposed driveways, parking areas (showing the # of cr	roposed parking spaces) and landscape areas.
7. Location of all existing and proposed beach access paths and/or du	ine walkovers.
B. Location and extent of any man-made vegetated mounds, restored	dunes. All activities, or any other pro-existing human modifications on the tract.
 Topographical survey of the site dentifying all elevations, existing of grade. 	comours of the project area (including dunes and scales) and the proposed contours of the final
Other required application information:	
1. A grading and layout plan showing proposed contours for the final gradients.	nrada
2 The foor plants) and elevation(s) of the structure processed to be of	
	the vegetation line & existing dunes on the tract within the lest 6 months.
4. Cooy of the Flood Rate Map showing the location of the subject pro	52)
	versity of Texas at Austin, Bureau of Economic Geology, (beg.utexas.edu)
Copy in the Historical prosont Pate Map as determined by the Orito B. Application Fee of \$180 for Staff Approved applications and \$300	**************************************
E. Appresentine of a 100 for orall Approval appresents with auto-	in mig manimi espipitarna apprimatoren

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

important: Follow the instructions on pages 1-9.

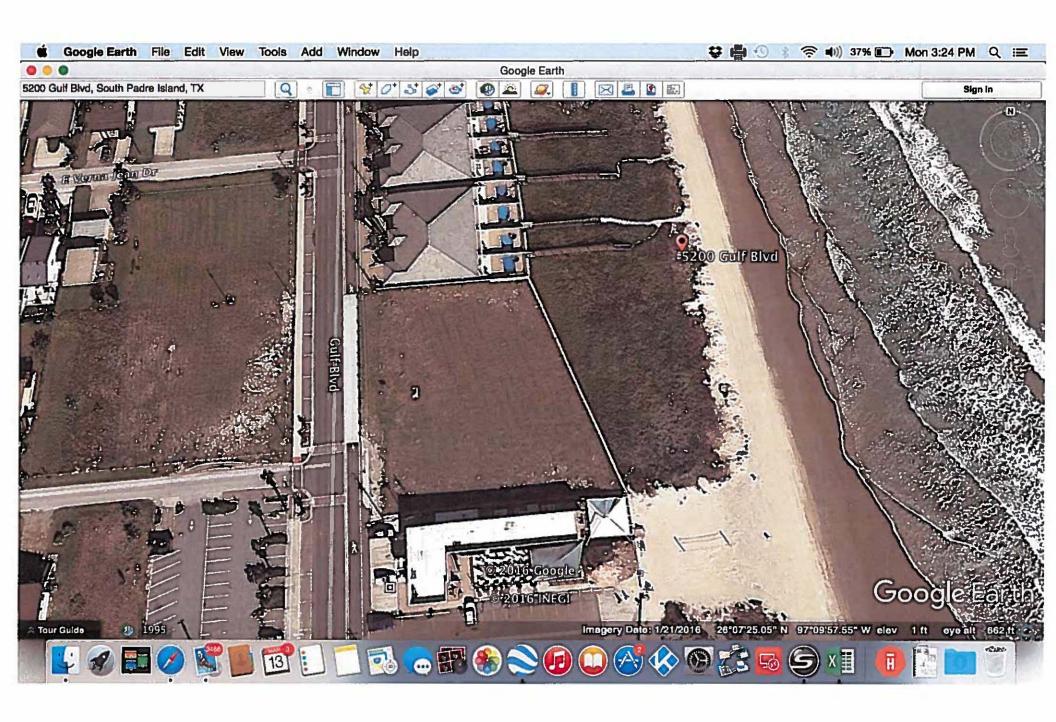
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

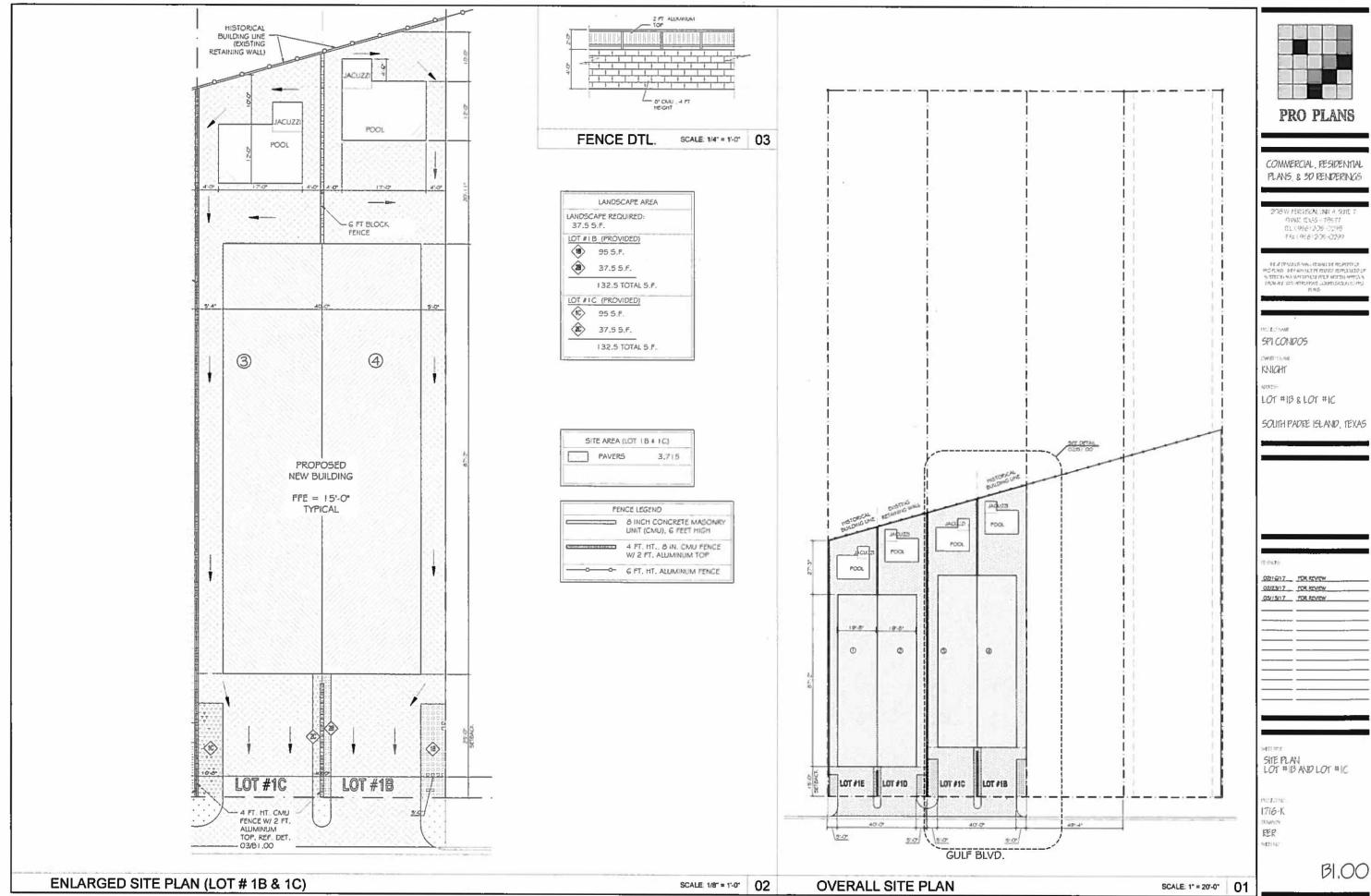
	SECTION A	- PROPERTY	NFOR	MATION		FOR INSU	RANCE COMPANY USE
A1. Building Owner's ACCESS SPI, LLC	Name	4		Ye au	09871	Policy Nun	iber:
A2. Building Street Ad Box No. GULF BOULEVARD	ldress (including	Apt., Unit, Suite	, and/o	r Bldg. No.) or P.O.	Route and	Company I	NAIC Number
City SOUTH PADRE I	SLAND	1 79		State Texas		ZIP Code 78597	or all or
A3. Property Descript LOT 1C, BLOCK 156,			Parcel	Number, Legal De	escription, etc.)		404
A4. Building Use (e.g	., Residential, No	n-Residential, A	ddition,	Accessory, etc.)	RESIDENTIAL		
A5. Latitude/Longitud	e: Lat N 26-07-	24.74	.ong. <u>V</u>	/ 097-10-01.59	Horizontal Datus	m: NAD	1927 X NAD 1983
A6. Attach at least 2	photographs of th	e building if the	Certific	ate is being used t	o obtain flood insu	rance.	
A7. Building Diagram	Number1E	<u>3</u>					
A8. For a building with	n a crawlspace o	r enclosure(s):					
a) Square footag	e of crawispace	or enclosure(s)		sq ft			
b) Number of per	manent flood ope	enings in the cra	wispac	e or enclosure(s) w	ithin 1.0 foot abov	e adjacent g	rade
c) Total net area	of flood openings	s In A8.b	s	q in			
d) Engineered flo	od openings?	☐ Yes ☐ No					
A9. For a building with	an attached dar	sue.					
a) Square footag		-					
5 N 125	7.						
		100	-	10 P.T.	ot above adjacent	Guade	
c) Total net area	of flood openings	in A9.b		ni pa			
d) Engineered flo	ood openings?	Yes N	0				
	SECTION	B-FLOOD IN	ISURA	NCE RATE MAP	(FIRM) INFORM	ATION	
B1. NFIP Community TOWN OF SOUTH PA		nity Number 480115		B2. County Name CAMERON		-	B3. State Texas
B4. Map/Panel B Number		FIRM Index Date	E	IRM Panel ffective/ evised Date	B8. Flood Zone(, (Zc	se Flood Elevation(s) one AO, use Base ood Depth)
'480115 0001 E)			V1999	X SHADED / VE		
B10. Indicate the sou FIS Profile (B11. Indicate elevation	FIRM Co	mmunity Determ	ined [Other/Source:			al.
B12. Is the building k	cated in a Coast		Library C. Con-		or Otherwise Pro	lected Area	(OPA)? ☐ Yes ⊠ No
Designation Da	le:		CBRS	☐ OPA			
							200

ELEVATION CERTIFICATE

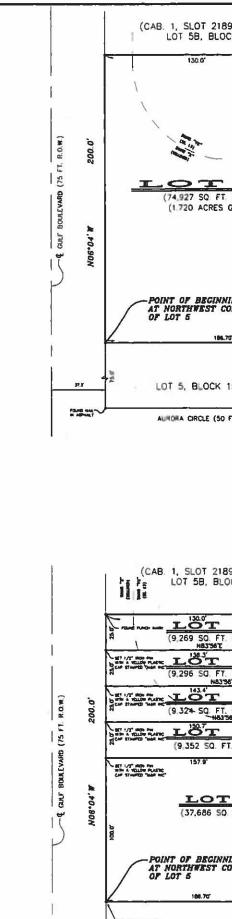
OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding i	nformation from Se	ction A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or E GULF BOULEVARD	Bldg. No.) or P.O. Ro	te and Box No.	Policy Number:
City State	TO ANALYSIS OF	Code	Company NAIC Number
SOUTH PADRE ISLAND Texa	s 785	97	<u> </u>
SECTION C – BUILDING ELE	VATION INFORMA	TION (SURVEY R	EQUIRED)
C1. Building elevations are based on: Construction A new Elevation Certificate will be required when cor		ding Under Constr ing is complete.	uction*
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), V Complete Items C2.a-h below according to the building	E, V1-V30, V (with B	FE), AR, AR/A, AR	/AE, AR/A1-A30, AR/AH, AR/AO. to Rico only, enter meters.
Benchmark Utilized: E 1436	Vertical Datum:		
Indicate elevation datum used for the elevations in Iter	ms a) through h) belo	w.	
☑ NGVD 1929 ☐ NAVD 1988 ☐ Other/So	ource:	1507.000	<u> </u>
Datum used for building elevations must be the same	as that used for the E	SFE.	Check the management and
a) Top of bottom floor (including basement, crawlspa)	ca er enderum floor	15.0	Check the measurement used.
Service Will Section Processes in the	ce, or endosure moon	N/A	
b) Top of the next higher floor	272	13.0	X feet meters
c) Bottom of the lowest horizontal structural member	(V Zones only)	N/A	
d) Attached garage (top of slab)	nor our no minur	A CONTRACTOR OF THE PARTY OF TH	X feet meters
 e) Lowest elevation of machinery or equipment service (Describe type of equipment and location in Committee) 	ents)	N/A.	X feet
 Lowest adjacent (finished) grade next to building (LAG)	9.0	X feet meters
 g) Highest adjacent (finished) grade next to building ((HAG)	<u>12, 1</u>	🔀 feet 🔲 meters
 Lowest adjacent grade at lowest elevation of deck structural support 	or stairs, including	N/A,	X feet meters
SECTION D - SURVEYOR, E	NGINEER, OR ARC	CHITECT CERTIF	ICATION
This certification is to be signed and sealed by a land survi I certify that the information on this Certificate represents n statement may be punishable by fine or imprisonment und	eyor, engineer, or arc ny best efforts to inter er 18 U.S. Code, Sec	hitect authorized by pret the data availa- tion 1001.	law to certify elevation information. Table. I understand that any false
Were latitude and longitude in Section A provided by a lice			☐ Check here if attachments.
	License Number		0
LORENZO AMAYA	4834 		TE OF TE
Title OWNER			SUSTE SEE S
Company Name AMAYA SURVEYING CO., LLC			LOSESEA AS A
Address	Market and the second		Here
905 E. LOS EBANOS BLVD			Le Constitution
BROWNSVILLE	State Texas	ZIP Code 78520	
Signature	Date 03/06/2017	Telephone (956) 550-0177	
Copy all pages of this Elevation Certificate and all attachment	is for (1) community of	ficial, (2) insurance	agent/company, and (3) building owner.
Comments (including type of equipment and location, per C BENCHMARK E 1436 ELEVATION CONVERTED TO NGS SET IN ASPHALT APPROXIMATELY 65' SOUTH AND 20 29)	VD 29 USING VERTO	ON ON NGS WEE	BSITE; ON SITE TBM IS A SPINDLE LOT 1C; ELEVATION = 8.65 (NGVD





METES & BOUNDS DESCRIPTION TREMER, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, NORTH 8358" EAST, AT 130.0 FEET THE ADJUSTED INSTORICAL BULDING LINE, A TOTAL DISTANCE OF 3702 FEET TO A POINT ON THE CONTOUR OF ELEVATION 40.7 FEET (NO.40 1828) SURVEYED FOR HEAN NORTH MICH TIDE ON OCTOBER 13, 2018, FOR THE NORTHEAST CORNER OF THIS TRACT; THERICE, ALONG THE CONTOUR OF ELEVATION +0.7 FEET, SQUITH 08-36'42" EAST, A DISTANCE OF 200.20 FEET (CALC.), TO A POINT ON THE NORTH BOUNDARY LINE OF SAND LOT 5, FOR THE SOUTH-AST CONTRICT OF THIS TRACE. THERES, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 5, SOUTH 83'56' WEST, AT 1921 FEET, PASSING THE NORTH SULMHEAD LINE, AT A DISTANCE OF 1924 A PUNCH MARK FOUND ON A CONCRETE SULMHEAD LINE, AT A DISTANCE OF 379 12 FEET TO THE PORTY OF SECRETARIO. CONTADIDIG 1.720 ACRES OF LAND. MORE OR LESS. I, EDUANDO H. MEJA, A REGISTERED PROFESSIONAL LAND SURVEYOR HI THE STATE OF TEXAS, HEREBY CRETY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. REG. PROFESSIONAL VAND SURVEYOR STATE OF TEXAS THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 1, BLOCK 136, PADRE BEACH, SECTION X", DEPICTED HEREGN. TONY YZAGUIRRE. JE DATE ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. LAGUNA MADRE WATER DISTRICT'S CERTUTICATION THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACULTES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16 343, AS AMENDED 10-17-16 DATE STATE OF TEXAS PPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE 20 DAY OF OCTOBER 2018. VINC-Dur PLANNING AND ZONING COMMISSION CHAIR I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the 2924 day of October 2016 at Hist. O'clock 4 M in the Map Records of Comeron County, Texas, Document No. 13528 Br. David lack Deputy



LOT 5, BLOCK 156

AURORA CIRCLE (50 FT. R.O.W.)

REPLAT

(SCALE: 1"=30')

PERMITTED BULLHEAD LINE (HISTORICAL BURLDING LINE) AS SHOWN ON MAP PROPARED BY CHAS. R. HALE ASSOCIATES, INC., FOR THE TOWN OF SOUTH PADRE ISLAND DATED MARCH 1981 (CAB. 1, SLOT 2189A, M.R.C.C.) LOT 5B. BLOCK 163 N MM CO. N83*56' E 370.2'± 103 240.2 49 5'£ 5 3 百百 w- 156 FF CALC 100 0 (74,927 SQ. FT. GROSS) (1.720 ACRES GROSS) TAIL TAIL 百百 D ¥ ¥ TONE 48'18'E عاير MERIDIAN OF PADRE BEACH SUBDIVISION SECTION X VICINITY MAP N.T.S. POINT OF BEGINNING STATE OF TEXAS STATE OF TEXAS
COUNTY OF CLASSION

I, THE UNDERSONED, BRANDON FARILE OF 1SFS INVESTMENTS, ILC. A MANAGINE MUMBER OF
"ACCESS SER, LLC." OHNORE OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREN AS "LOTS
IA. 18. 1G. 1G AND 1E. BLOCK 150, PRADRE BEACH, SECTION X", WHISH THE CITY OF SQUIM PADRE
ISLAND OR 1SEL IA. AND WORSE HAME IS SUSCISSIONED HERETO, HEREST DEDICATED TO THE
APPROPRIATE PUBLIC ON PRIVATE CHITTY FOR THE BUNETY OF THE PUBLIC OR PRIVATE LAND
OWNERS, ALL STREETS, ALLEYS, PARKS, WARRECQUESES, DRANS, EASSURANTS AND PUBLIC PLACES
THEREON SHOWN FOR THE DURPOSE OR CONSIDERATION THEREN EXPRESSED. AT NORTHWEST CORNER OF LOT 5 ____30 T±____ 583*56' W 379.1'± 10/18/16 PROPERTY PRIOR TO REPLAT LOT 5, BLOCK 156 STATE OF TELAS COUNTY OF CANCERON (SCALE: 1"= 30') BEFORE ME, THE UNDERSIONED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BRANDON INDUE OF 1575 INVESTIMENTS, LLC. A MANAGING MEMBER OF "ACCESS SPI, LLC", KNOWN TO ME TO IT THE PERSON WHOSE MANE IS SUBSCINED TO THIS PLAT AND ACMONIZEDED TO ME THAT HE DECLIED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED. AURORA CIRCLE (50 FT. R.O.W.) NOTES: 1) MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF CULF BOULEVARD WAS HELD FOR BASIS OF BEARING. GO LINGER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF OCTOBED THIS TRACT LIES IN FLOOD ZONES "X" (SHADED), "VE" (ELEV. 13), "VE" (ELEV. 14), "VE" (ELEV. 16) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. DOOLD, REVISED MARCH 9, 1999. Warren Odis 3) REFERENCE NGS BENCH MARK "E 1436" (ELEV. 2.66) (N.G.V.D. 1929) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH DRIVE AND CAROLYN DRIVE. BANNY (MIT)2 Institution of 134(7)-4). LOT 1 IS ZONED "8" MULTI-FAMILY, APT., MOTEL, HOTEL, CONDO, TOWNHOUSE DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES. 5). ZONE "B" SETBACKS PER SECTION 20-7 0 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES. STATE OF TEXAS 6) LOTS 18. 1C. 10 AND 1E ARE DESIGNATED FOR TOWNHOUSE USE ONLY. I. THE UNDERSOND, WE S DAND DEANDA, JR., PRESIDENT OF LONE STAR NATIONAL BANK, Y AUTHORIZED OFFICER OF THE UID-MOLDER OF A SECURITY MITEREST IN THE ABOVE DESCRIBED PERTY. BEING MENDEN AS LOT. 1, BUDGN 193, PARIOR BELOAN, SECTION I, WITHIN THE CITY OF TH PADRE ISLAND, TEXAS, OR ITS ETA, DO HORBEY CONSENT TO THE SUBDIVISION OF THE PERTY AS PROVIDED FOR INDEED THE PLAT AND DO HORBEY PROVIDE THAT ANY TOMELOGUER. THIS OF THE SECURITY INSTRUCTS ON THE ABOVE DESCRIBED PROPERTY SHALL BE SHIBLECT TO PLATTING OF THE PROPERTY AS PROVIDED TON HORD. (CAB. 1, SLOT 2189A, M.R.C.C.) MR. S. DAVID DEANDA, JR. PRESIDENT OF LONE STAR NATIONAL BANK 10-18-16 DATE LOT 5B, BLOCK 163 N83*56' R 370 2' ± STATE OF TEXAS COUNTY OF CAMERON 49.5 ± BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. S. DAWD DEADOL M. P. PRESONALLY COME STAR MATIONAL BRANK, KNOWN TO ME TO BE THE PERSON INFOSE NAME OF SUPECCHEED TO THE PLAT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED TO SET P (9,269 SQ. FT. GROSS) EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE LEFT DAY OF LABOUR 2016 _1D (9,296 SQ. FT. GROSS) 372.41 N83'96'E VERGINCA COMPA Summy ID & HOMBISS By Community Supre-February ID, 2017 Freeze (9,324 SQ. FT. CROSS) 373.53 BELLOT 1B I RUNCO FINAL PLAT (9,352 SQ. FT. GROSS) "LOTS 1A, 1B, 1C, 1D AND 1E, BLOCK 156, N83758'E 374.64 PADRE BEACH, SECTION X" 2 3 BEING A RE-PLAT OF LOT NUMBER ONE (1). BLOCK NUMBER ONE HUNDRED FIFTY-SIX (156), PADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1. SLOT 2642 A. MAP RECORDS OF CAMERON COUNTY, TEXAS. 털벌 LOT 1A 1 P (37,686 SQ. FT. GROSS) 48'18" MERIDIAN OF PADRE BEACH SUBDIVISION SECTION X PREPARED FOR: ACCESS SPI, LLC POINT OF REGINNING SEPTEMBER 27, 2016 AT NORTHWEST CORNER OF LOT 5 - LOVING WARDI RVIN Mejia & Rose, Incorporated 192.4"± Engineering Surveying 583*56' W T.B.P.E. Reg. No. F-002670 379.1'± FOLDED 1/2" STON T.B.P.L.S Reg. No. 10023900 1643 West Price Road (956) 544-3022

CAS

P.O. Box 3761 Brownsville, Texas 78520

G.F. NO. N/A

Faz (958) 544-3068 email: mandrinc@cngmail.com

OWNER:

ACCESS SPI, LLC 72884 BOB BULLOCK LDOP LAREDO, TEXAS 78041 (956) 544-3022 (956) 544-3068 FAX



Beach & Dune Application

City of South Padre Island 4801 Padre Blvd. South Padre Island, TX 78597 Phone: (956) 761-3044 Fax: (956) 761-3898

Property Owner Information Applicant / Agent for Owner Name: Access SPI, LLC Making Address: 7220 Bob Bullock Loop Suite 4A City: Laredo State: Texas Phone Number: 956-648-8273 Fax Number: 956-648-8273 Fax Number: 956-648-8273 Fax Number: E-Mail Address: BFAIRLIE@EBMERIT.COM I / We, cwners of the above-mentioned property, suthers the applicant stated above, to act in my behalf in order to acquire a Beach and Dune per construction proposed below. (owner initials here 1 Owner(s) Signature(s): Date: 04/13/17 Dete: 04/13/17 Dete: 04/13/17 Description Project Description Project Description Project Description 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	exas
Name: Access SPI, LLC Making Address: 7220 Bob Bullock Loop Suite 4A City: Laredo State: Texas City: McAllen Suite: Texas Phone Number: 956-648-8273 Phone Number: 956-648-8273 Fax Number: Fish Address: BFAIRLIE@EBMERIT.COM I / We, cwmers of the above-mentioned property, suthers that applicant stated above, to set in my behalf in order to acquire a Beach and Dune per construction proposed below. (cwmer initiate here) Owner(s) Signature(s): Applicant Signature(s): Applicant Signature(s): O4/13/17 Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, smenides, swimming tinds of fences, whether foolings and/or retaining walls will be installed, and locations of proposed behaviors of pr	exas 🔻
Mailing Address: 7220 Bob Bullock Loop Suite 4A City: Laredo State: Texas Zp: 78041 Country: United States Phone Number: 956-648-8273 Fax Number: Fax Number	exas 🔻
City: Laredo Zip: 78041 Country: United States Phone Number: 956-648-8273 Fax Number: E-Mail Address: BFAIRLIE@EBMERIT.COM I / We, owners of the above-mentioned property, suther the applicant stated above, to act in my behalf in order to acquire a Beach and Dune per construction proposed below. (owner initials here Owner(s) Signature(s): Date: 04/13/17 Describe with as much as detail as possible the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amendes, swimming kinds of fences, whether foolings and/or retaining walls will be installed, and locations of proposed birdscaping and parking. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	exas 🔻
Zip: 78504 Country: United States Phone Number: 956-648-8273 Phone Number: 956-648-8273 Fax Number: Fax Number: Fax Number: 956-648-8273 Fax Number: Fax Numbe	exas 🔽
Phone Number: 956-648-8273 Fax Number: Fa	
Fax Number: E-Mail Address: BFAIRLIE@EBMERIT.COM I / We, owners of the above-mentioned property, subberts the applicant stated above, to act in my behalf in order to acquire a Beach and Dune per construction proposed below. (owner initials here Owner(s) Signature(s): Date: 04/13/17 Project Description Pescribe with as much as detail as possible the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenides, swimming tinds of lences, whether footings and/or retaining walls will be installed, and locations of proposed lendscaping and perking. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	
E-Mail Address: BFAIRLIE@EBMERIT.COM If / We, owners of the above-mentioned property, synthesis, the applicant stated above, to act in my behalf in order to acquire a Beach and Dune per construction proposed below. (owner initials here Owner(s) Signature(s): Date: 04/13/17 Project Description Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenides, swimming lainds of lences, whether bodings and/or retaining walls will be installed, and locations of proposed landscaping and parking. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	
Project Description Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenides, swimming binds of fences, whether foolings and/or retaining walls will be installed, and locations of proposed lendscaping and parking. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	
Comar(s) Signature(s): Date: 04/13/17 Description Project Description Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenides, swimming kinds of lences, whether footings and/or retaining walls will be installed, and locations of proposed tendscaping and parking. 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	
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2,723 SF Total Living 3,5285 SF Total (Garage, Coverred Patio and Balcony)	cools, fences.
NOTE: * EXISTING RETAINING WALL SET AT HISTORICAL BUILDING LINE*	
Total Square Footage of Footprint of Habitable Structure: 1,774 SF	
Total Area of Impervious Surface (i.e. reta ning walls, walkways, drives, patos, etc.): 460 SF	
Percentage Impervious Surface ((impervious surface / nabitable footprint)* 100): 26,2%	
Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.	
Approximate Duration of Construction: 8 Months	

Financial Plan for the Removal of All Hard Structures
All properties which are effowed to build relativing wells on their property are allowed to de so with the condition that a financial plen for the removal of the relativing well to the Public Works Department of the City of South Pedra Island. Removal of the relativing well of the owner's expense may be required fronce the relativing well comes into regular contact with wave action for twenty (20) out of Unity (30) consociative days. The City accepts the submission of a Retaining Well Coverant, or other financial guarantee, insuring the numerical days removed of the retaining well if the required conditions are met.
Type of Plan Submitted: Date Submitted:
Drainage
Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.
No change in the drainage on site.
The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)
Explanation / Other Information: Minimal change due the use of concrete pavers and grade to gulf Blvd.
Existing retaining wall set at Historical Building Line. Shown on site plan
Impacts to Beach / Dune System
Answer each question as completely to passible in namative form.
1. What damage will this proposed construction have on the dune vegetation located at the project site?
No damage to dune vegetation whatscever.
The proposed construction will impact% of the dune vegetation site. (An explanation of the "impact" will be required.)
The proposed construction will require the removal and relocation of% of the dune vegetation on site. (The submission of a mitigation plan will be required.)
Explanation / Other Information:
2. How will the proposed construction after the dune size/shape at the project site?
No change to dune size/shape whatsoever.
The proposed construction will change% of the size/shape of dunes on site. (Details will be required.)
The proposed construction will require the removal and relocation of% of the dunes on site. (The submission of a miligation plan will be required.)
Explanation / Other Information:
B. Livrey W. the averaged experience the hydrology of the durant at the explosit of the
3. How will the proposed construction change the hydrology of the dunes at the project sito?
No change to dune hydrology whatsoever.
The proposed construction will impect dune hydrology on sile. (Details will be required.)
Explanation / Other Information:
4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.
 Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

		Mitigation Plan
		Describe the methods which you will use to avoid, mismize, mitigate und/or compensate for any adverse effects on dunes or dune regelation.
Explanati	on /	Other Information:
		n for Dune Mitigation:
		he City Council, a financial guarantee (Irravocable letter of credit or a performance bond, atc.) may be necessary to insure the mitigation of dunes/dune vegetation proposed and required of the applicant.
Type of Pl	an S	ubmitted: Date of Submission:
		Checklist of Additional Required Application Information
An accur	ote r	nap, plat or site plan showing:
	1.	Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
	2	Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
	1	Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
	4.	Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
	5.	Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the setaining wall.
	6.	Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
	7.	Location of all existing and proposed beach access paths and/or dune walkovers.
	В.	Location and extent of any man-made vegetated mounds, restored dunes. fill activities, or any other pre-existing human modifications on the tract
П	9.	Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final
_		grade.
Other rec	uire	d application information:
][A grading and layout plan showing proposed contours for the final grade.
		The floor clan(s) and elevation(s) of the structure proposed to be constructed or expanded.
		Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
		Copy of the Flood Rate Map showing the location of the subject property. (FEMA.COV - Map Search)
	5.	Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
	6.	Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE Important: Follow the instructions on pages 1–9.

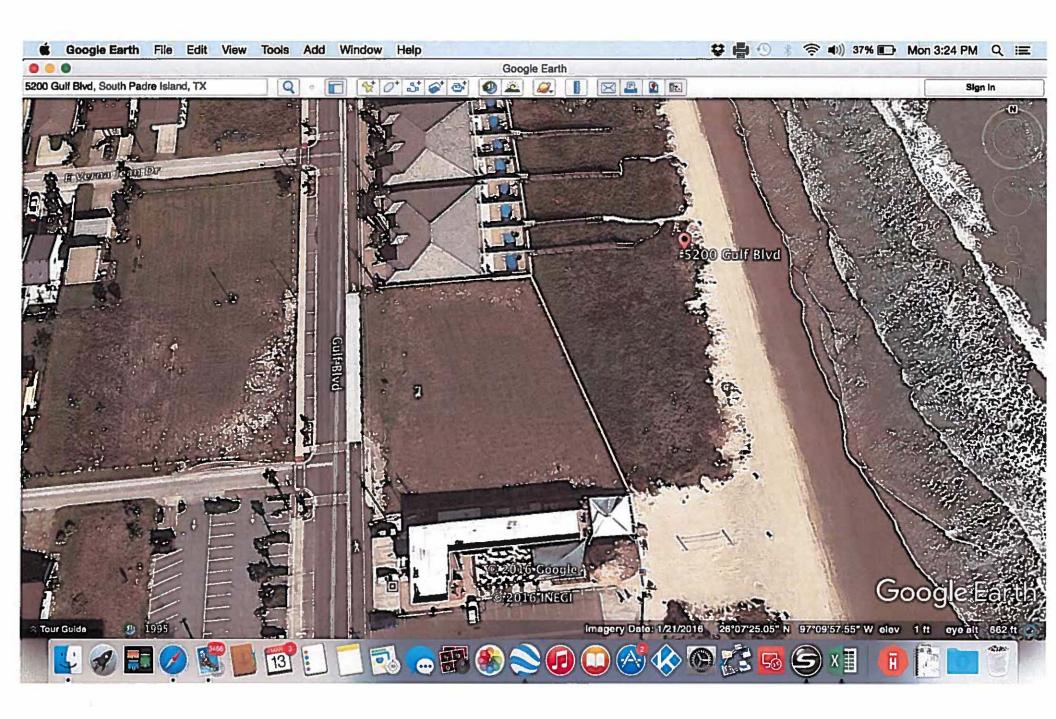
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

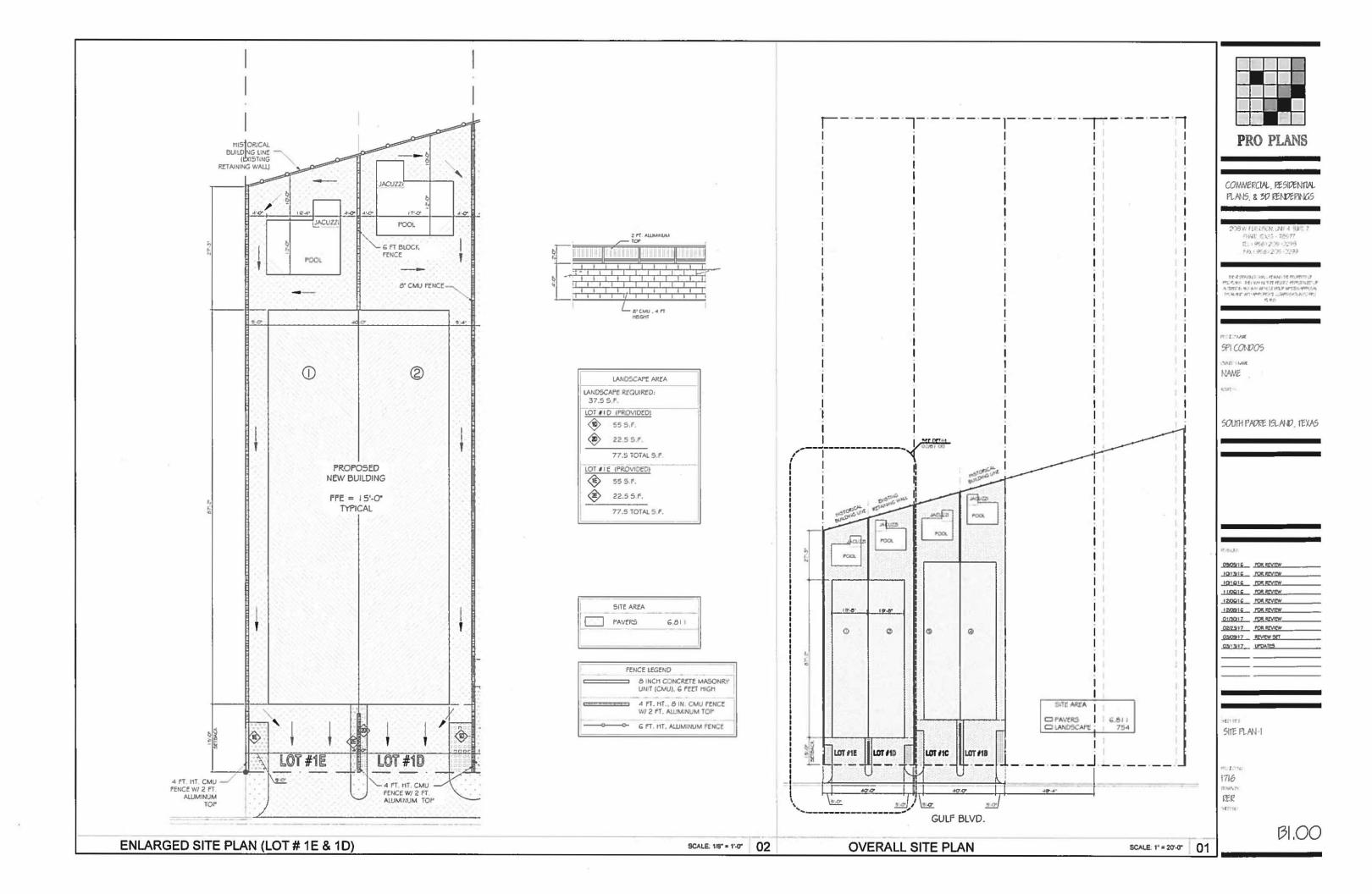
	SECT	ION A - PROPERTY	INFORMATION	11	OR INSURA	NCE COMPANY US
A1. Building Ow ACCESS SPI, LL		54 774 05			Policy Numbe	Ģ.
A2. Building Stre Box No. GULF BOULEVA	(Z	duding Apt., Unit, Suite	e, and/or Bidg. No.) or P.	O. Route and	Company NAI	C Number:
City SOUTH PAD	RE ISLAND		State Texas		ZIP Code 78597	=
ar control man believed by remove	and the same the	id Block Numbers, Ta EACH SECTION X	k Parcel Number, Legal C	Description, etc.)		
A4. Building Use	(e.g., Residen	tial, Non-Residential, A	Addition, Accessory, etc.)	RESIDENTIAL		
A5. Latitude/Lon	gitude: Lat <u>N</u>	26-07-24.98	Long. W 097-10-01.62	Horizontal Datum:	☐ NAD 192	7 🗵 NAD 1983
A8. Attach at lea	st 2 photograpi	ns of the building if the	Certificate is being used	to obtain flood insurar	nce.	
A7. Building Diag	ram Number	1B				
A8. For a buildin	with a crawls	pace or enclosure(s):				
a) Square fo	otage of crawls	space or enclosure(s)	sq ft			
b) Number o	f permanent flo	od openings in the cre	awispace or enclosure(s)	within 1.0 foot above a	adjacent grad	
c) Total net	area of flood op	enings in A8.b	sq in			
d) Engineen	ed flood openin	gs? 🗌 Yes 🔲 N	• -			
A9. For a building	with an attach	ed garage:				
a) Square fo	otage of attach	ed garage	so ft			
ACCES 1000 100		-	ached garage within 1.0	foot above adjacent or	ado I	
2000 No. 100 N				ioot above adjacent gr		
10 A	A 100	enings in A9.b gs? Yes N				
	SE	CTION B – FLOOD II	NSURANCE RATE MA	P (FIRM) INFORMAT	TION	
B1. NFIP Commo	경기: 100 프로그램 1120 글로벌 (100kg ng 1985) - 1	ommunity Number AND 480115	B2. County Nan CAMERON	ne		3. State exas
34. Map/Panel Number 480115 0001	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 03/09/1999	B8. Flood Zone(s) X SHADED / VE	(Zone	Flood Elevation(s) AO, use Base Depth)
B10. Indicate the			(BFE) data or base flood	1.50	B9:	N.
 /	2 1 .		nined Cther/Source:	:	er/Snime:	
B12. Is the build	ing located in a	Coastal Barrier Resor	urces System (CBRS) an	ea or Otherwise Protec	ted Area (OF	A)? Tyes X N
Designation	n Date:		CBRS OPA			
22.30		2 2				
MA Form 086-0-	22 /7/453	0.	eplaces all previous editio	100		Form Page 1

ELEVATION CERTIFICATE

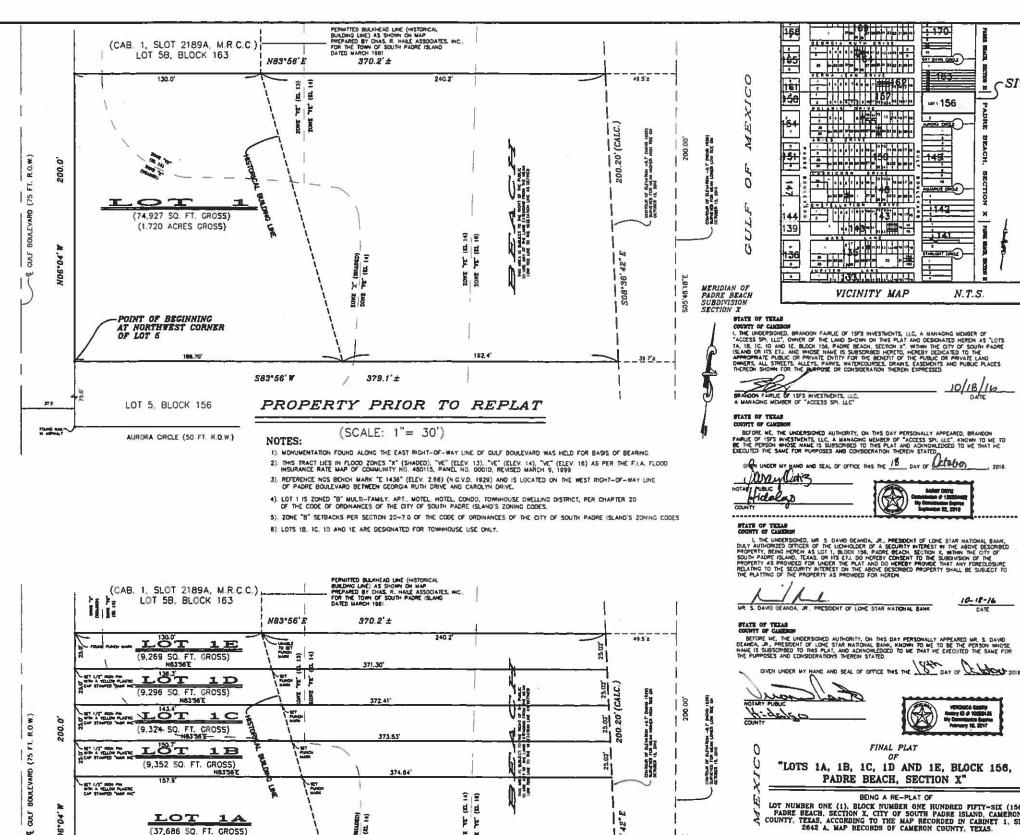
OMB No. 1660-0008 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. GULF BOULEVARD	Route and Box No.	Policy Number:
	ZIP Code 78597	Company NAIC Number
SECTION C - BUILDING ELEVATION INFOR	MATION (SURVEY R	EQUIRED)
SECTION C – BUILDING ELEVATION INFOR C1. Building elevations are based on: A new Elevation Certificate will be required when construction of the b C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with Complete Items C2.a–h below according to the building diagram special	MATION (SURVEY R. Building Under Constru- uilding is complete. th BFE), AR, AR/A, AR, fied in Item A7. In Puert tum: NAVD 88 below. he BFE.	AE AR/A1-A30 AR/AH AR/A0
h) Lowest adjacent grade at lowest elevation of deck or stairs, includin		
structural support SECTION D - SURVEYOR, ENGINEER, OR	ADCUITECT CEDTIEI	CATION
This certification is to be signed and sealed by a land surveyor, engineer, or I certify that the information on this Certificate represents my best efforts to it statement may be punishable by fine or imprisonment under 18 U.S. Code, Were latitude and longitude in Section A provided by a licensed land surveyor.	architect authorized by interpret the data availa Section 1001.	law to certify elevation information.
Certifier's Name License Number LORENZO AMAYA Title OWNER Company Name AMAYA SURVEYING CO., LLC		LCSE SEEL ALLAYA
Address 905 E. LOS EBANOS BLVD City State BROWNSVILLE Texas	ZIP Code 78520	Here:
Signature Date 03/08/2017	Telephone (956) 550-0177	
Copy all pages of this Elevation Certificate and all attachments for (1) community	ty official, (2) insurance a	agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(e), if applicable BENCHMARK E 1436 ELEVATION CONVERTED TO NGVD 29 USING VESET IN ASPHALT APPROXIMATELY 90' SOUTH AND 20' WEST OF SOUT 29)	RTCON ON NGS WEB	SITE; ON SITE TBM IS A SPINDLE LOT 1D; ELEVATION = 8.65 (NGVD





METES & BOUNDS DESCRIPTION 1.720 ACRE TRACT BEING LOT NUMBER ONE (1), BLOCK NUMBER ONE HUMDRED FIFTH-SIX (196), PADRE BEAON, SECTION X, CITY OF SQUIM PADRE ISLAND, CAMPRIN COUNTY, EXAS, ACCORDING TO THE MAP RECORDED IN CABART 1, S.D.T 2462, A MAP RECORDS DECARDON COUNTY, EXAS, SAU 1.720 ACRE TRACT BEING MORE PARTICULARLY DECARDON COUNTY, EXAS, SAU 1.720 ACRE TRACT BEING MORE PARTICULARLY DECARDON COUNTY, EXAS, SAU 1.720 ACRE TRACT BEING MORE PARTICULARLY TREMER, ALONG THE NORTH BOUNDARY LINE OF SAD LDT 1, NORTH B3'56" EAST, AT 130.0 FEET THE ADJUSTED HISTORICAL BURDING LINE, A TOTAL DISTANCE OF 370.2 FEET TO A POINT ON THE CONTOUR OF ELVATION AD FEET IN 64.00 1829) SANYEDED FOR MEAN HIGHER HIGH TIDE ON OCTOBER 15, 2016, FOR THE NORTHEAST CORNER OF THIS TRACT; TRENCE, ALONG THE CONTOUR OF ELEVATION +0.7 FEET, SOUTH 08/36/42" EAST, A DISTANCE OF 200.20 FEET (CALC), TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 2, FOR THE SOUTH-AST COMMENT OF THIS TRACE). TREDICE, ALONG THE HORTH BOUNDARY LINE OF SAID LOT 5, SOUTH 83'56' WEST, AT 1921 FEET, PASSING THE HISTORICAL BULNHEAD LINE, AT A DISTANCE OF 1924' A PUNCH MARK FOLMO ON A CONCRETE BULNGEAD, A TOTAL DISTANCE OF 379'18 FEET CONTADIDIG 1.720 ACRES OF LAHO, MORE OR LESS. I, EDUARDO H. MEJA, A REGISTERED PROFESSIONAL LAND SURVEYOR HI. THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREFARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE CROUND. ALL DISTANCES ARE IN FEET AND DECIMALS. THEREOF. EDUARDO H MEJIA REG PROFESSIONAL JAND 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 1, BLOCK 156, PADRE BEACH, SECTION X", DEPICTED MEREON. APPROVED TONY TRACUIRRE JE DATE ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT LAGRINA MADER WATER DESTRICT'S CERTIFICATION 10-12-16 STATE OF TEXAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND. THIS THE 20 DAY OF OCTOBER 2016. FINE-DIM PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR STATE OF TEXAS I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the <u>291A</u> day of <u>Ortober</u> . 2016 at <u>11:51</u> October <u>A</u> M in the Map Records of Cameron County, Tevas, Occument No <u>113.52</u> By Danil lack Deputy



(37,686 SQ. FT. GROSS) TO ME H F 18.18 MERIDIAN OF PADRE BEACH OSUBDIVISION OSECTION X 2007 18 POINT OF BEGINNING AT NORTHWEST CORNER OF LOT 5 FOUND PLACE IN CONCRETE 182.4'± 38.T± S83*56'W 379.1°± LOT 5, BLOCK 156 REPLAT (SCALE: 1"= 30') AURORA CIRCLE (50 FT. R O.W.)

"LOTS 1A, 1B, 1C, 1D AND 1E, BLOCK 156,

BEING A RE-PLAT OF

LOT NUMBER ONE (1). BLOCK NUMBER ONE HUNDRED FIFTY-SIX (196).
PADRE BEACH, SECTION X, CITY OF SOUTH PADRE ISLAND, CAMERON
COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN CABINET 1, SLOT
2642 A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

ACCESS SPI, LLC

SEPTEMBER 27, 2016

G.F. NO. H/A

OWNER:

ACCESS SPI, LLC 7220A BOB BULLOCK LOOP LAREDO, TEXAS 78041 (956) 544-3022 (956) 544-3060 FAX

Mejia & Rose, Incorporated

507 Dame ORCE

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in ;

N.T.S.

10/18/16_

10-18-16 DATE

VERGUECA CAMPY Swilly III & TOMBOLIA My Commission Separat Politicary 10, 2017

\$126.00T Dept.

BANNY CHINZ Indiango & 12020

SITE

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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

JOB NO. 19954 S.TROWSRIDGE

CAS



Beach & Dune Application

City of South Padre Island 4801 Padre Blvd. South Padre Island, TX 78597 Phone: (956) 761-3044 Fax: (956) 761-3898

Lot 1E Block 156 Padre Beach, Section x	Physical Address:
Property Owner Information	Applicant / Agent for Owner
Name: Access SPI, LLC	Name: Brandon Fairlie
Making Address: 7220 Bob Bullock Loop Suite 4A	Mailing Address: 5119 N McColl Rd.
city: Laredo State: Texas	city: McAllen state: Texas
Zip: 78041 courty: United States	Zip: 78504 Country: United States
Phone Number: 956-648-8273	Phone Number: 956-648-8273
Fax Number:	Fax Number:
E-Mail Address: BFAIRLIE@EBMERIT.COM	E-Mol Address: BFAIRLIE@EBMERIT.COM
Crynar(s) Signature(s):	Applicant Signature: Date: 04/13/17
Date: 04/13/17 Project C	Date: 04/13/17 escription ei induse an additional page. Induse the number of habitable units, amenides, swimming pools, fence
Date: 04/13/17 Project C Describe with as much as detail as possible, the construction proposed. If more room is needed, plant	Date: 04/13/17 escription ei induse an additional page. Induse the number of habitable units, amenides, swimming pools, fence
Date: 04/13/17 Project C Describe with as much as detail as possible, the construction proposed. If more room is needed, plast indicated fences, whether footings and/or retaining walls will be installed, and locations of proposed land:	Date: 04/13/17 escription is include an additional page. Include the number of habitable units, amenities, swimming pools, fence caping and parking.
Describe with as much as detail as possible, the construction proposed. If more room is needed, planinds of forces, whether footings and/or retaining walls will be installed, and locations of proposed lends 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage	Date: 04/13/17 escription le include an additional page. Include the number of habitable units, amenicies, swimming pools, fence caping and parking. erred Patio and Balcony)
Date: 04/13/17 Project E Describe with as much as detail as possible, the construction proposed. If more room is needed, plass inds of fences, whether footings and/or retaining walls will be installed, and locations of proposed lend: 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cov	Date: 04/13/17 escription le include an additional page. Include the number of habitable units, amenities, swimming pools, fence caping and parking. erred Patio and Balcony)
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Project E Describe with as much as detail as possible, the construction proposed. If more room is needed, plass independent of tences, whether footings and/or retaining walls will be installed, and locations of proposed lends: 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cov NOTE: * EXISTING RETAINING WALL SET AT HISTOR Total Square Footage of Footprint of Habitable Structure: 1,774 SF Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, pages, etc.):	escription escription escription erred Patio and Balcony) ICAL BUILDING LINE*
Date: 04/13/17 Project E Describe with as much as detail as possible, the construction proposed. If more room is needed, plast industry of fences, whether footings and/or retaining walls will be installed, and locations of proposed lend: 2 Story Town Home - 5 Bed / 5 1/2 Bath / 2 car Garage 2,723 SF Total Living 3,5285 SF Total (Garage, Cov NOTE: * EXISTING RETAINING WALL SET AT HISTOR Total Square Footage of Footprint of Habitable Structure: 1,774 SF Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, pages, etc.):	Date: 04/13/17 escription e include an additional page. Include the number of hat hable units, amenities, swimming pools, forcesping and parking. erred Patio and Balcony) ICAL BUILDING LINE*

Financial Plan for the Ramoval of All Hard Structures
All properties which are allowed to build relaining walks on their property are allowed to do so with the condition that a linanced plan for the removal of the retaining wall is submitted to the Public World Department of the City of South Pacine Island. Removal of the retaining wall at the owner's exponse may be required thence the retaining will comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City eccepts the submission of a Retaining Well Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.
Type of Plan Submitted: Date Submitted:
Drainage
Describe the impact that the proposed construction will have on the natural drainage pattern on the site and ediscent lots.
No change in the drainage on site.
The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)
Expansion / Other Information: Minimal change due the use of concrete pavers and grade to gulf Blvd.
Existing retaining wall set at Historical Building Line. Shown on site plan
Impacts to Beach / Dune System
Answer each quedion as complobly as possible in nambles form.
Gent interest to ext. • Authorities at the ▼ on F dente Entered the later. The the
What damage will this proposed construction have on the dune vegetation located at the project site?
No damage to dune vegelation whatsoever.
The proposed construction will impact% of the dune vegetation site. (An explanation of the "impact" will be required.)
The proposed construction will require the removal and relocation of% of the dune vegetation on site. (The submission of a mitigation plan will be required.)
Explanation / Other Information:
2. How will the proposed construction after the dune size/shape at the project site?
No change to dune size/shape whatsoever.
The proposed construction will change% of the size/shape of dunes on site. (Details will be required.)
The proposed construction will require the removal and relocation of% of the dunes on site. (The submission of a miligation plan will be required.)
Explanation / Other Information:
3. How will the proposed construction change the hydrology of the dunes at the project sits?
No change to dune hydrology whatsoever.
The proposed construction will impact dune hydrology on site. (Details will be required.)
Explanation / Other Information:
4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.
5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

		Mitigation Plan
*		Describe the methods which you will use to evoid, minimize, midgate and/or compensate for any adverse offects on duries or duries or duries or duries.
Explana	tion /	Other Information:
0 99		n for Dune Mitigation:
		the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation s proposed and required of the applicam.
Type of	neF	Submitted: Date of Submission:
		Charteles of Additional Consums Analysis Information
		Checklist of Additional Required Application Information
An accu	rate	mep, plat or site plan showing:
	1.	Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
	2	Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
	3.	Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
	4.	Lecation and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
	5.	Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
	6.	Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
	7.	Location of all existing and proposed beach access poths and/or dune walkovers.
	8.	Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract
	9.	Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final
_		grade.
Othern	quir	ed application information:
	1.	A grading and layout plan showing proposed contours for the final grade.
	2	The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
	2	Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the lest 6 months.
		Copy of the Flood Rate Map showing the location of the subject property. (FEMA GOV - Map Search)
		Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
		Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.
<u>ا</u> ا	•	APPROXIMATE AND AND A PROXIMATE CONTRACTOR AND ADDRESS

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

FEMA Form 086-0-33 (7/15)

OMB No. 1660-0008 Expiration Date: November 30, 2018

Form Page 1 of 6

ELEVATION CERTIFICATE Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official (2) insurance apent/company, and (3) building

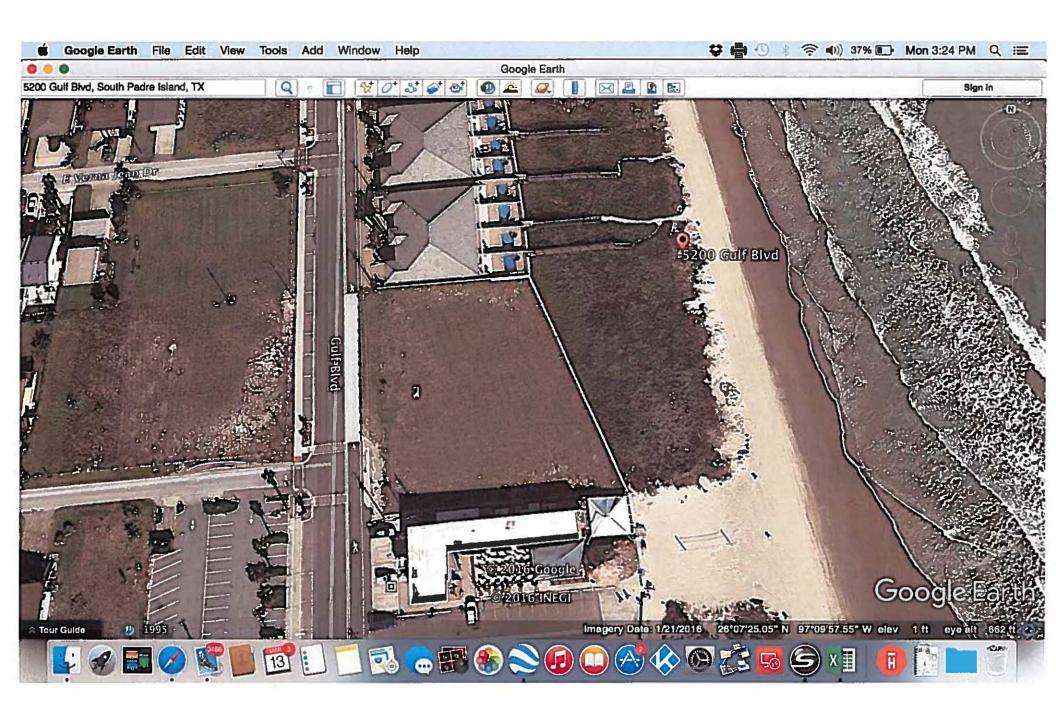
		TOTA - TROTERT	INFORMATION	1 11111	FOR INSURANCE COMPANY L
A1. Building Own ACCESS SPI, LL					Policy Number:
A2. Building Stre Box No. GULF BOULEVA		luding Apt., Unit, Suite	e, and/or Bldg. No.) or P.(D. Route and	Company NAIC Number:
City SOUTH PAD	RE ISLAND	-5 7	State Texas	LINES TO	ZIP Code
		nd Block Numbers, Ta EACH SECTION X	x Parcel Number, Legal C	Description, etc.)	1 - 27 H
A4. Building Use	(e.g., Resideni	tal, Non-Residential,	Addition, Accessory, etc.)	RESIDENTIAL	
A5. Latitude/Long			Long. W 097-10-01.66	_	1: NAD 1927 X NAD 1983
			Certificate is being used	to obtain flood insur	ince.
A7. Building Diag	100 Sec. 100	The state of the s			
and the second second		pace or enclosure(s):			
		space or enclosure(s)			11-1-1
A 15 A PARTICULAR OF			awispace or enclosure(s)	within 1.0 foot above	adjacent grade
		enings in A8.b	sq in		
d) Engineere	ig goog obeujui	gs? 🗌 Yes 🗌 N	o		
A9. For a building	with an attach	ed garage:			
	660 M		sq ft		
a) Square fo	otage of attach	ed garage	sq ft tached garage within 1.0	foot above adjacent (grade
a) Square fo	otage of attach	ed garage	tached garage within 1.0	foot above adjacent (grade
a) Square fo b) Number o c) Total net a	otage of attach f permanent flo area of flood op	ed garage ood openings in the attenings in A9.b	tached garage within 1.0	foot above adjacent (grade
a) Square for b) Number of c) Total net a	otage of attach f permanent flo area of flood op	ed garage ood openings in the attenings in A9.b	tached garage within 1.0	foot above adjacent (grade
a) Square fo b) Number o c) Total net a	otage of attach f permanent flo area of flood op ad flood opening	ed garage ood openings in the attenings in A9.b gs?	tached garage within 1.0		
a) Square fo b) Number o c) Total net a d) Engineers B1. NFIP Commu	otage of attach f permanent flo area of flood op ed flood opening SE nity Name & C	ed garage	sq in	P (FIRM) INFORMA	
b) Number of C) Total net and Engineers B1. NFIP CommuTOWN OF SOUT	otage of attach f permanent flo area of flood opening d flood opening SE nity Name & C H PADRE ISLA B5. Suffix	ed garage	sq in SQ in SQ in SURANCE RATE MA B2. County Nen CAMERON B7. FIRM Panel Effective/ Revised Date	P (FIRM) INFORMA ne B8. Flood Zone(s	B3. State Texas B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
a) Square fo b) Number o c) Total net a d) Engineers B1. NFIP Commu	otage of attach f permanent flo area of flood opening d flood opening SE nity Name & C H PADRE ISLA	ed garage	sq in SQ	P (FIRM) INFORMA	B3. State Texas B9. Base Flood Elevation(s) (Zone AO, use Base
a) Square fo b) Number o c) Total net a d) Engineers 31. NFIP Commu TOWN OF SOUT 4. Map/Panel Number 80115 0001	otage of attach f permanent flo area of flood opening d flood opening SE nity Name & C H PADRE ISLA B5. Suffix D source of the I lile X FIRM	ed garage	sq in Sq	B8. Flood Zone(s X SHADED, VE	B3. State Texas B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13
a) Square fo b) Number o c) Total net a d) Engineers 31. NFIP Commun TOWN OF SOUT 4. Map/Panel Number 80115 0001 310. Indicate the	otage of attach f permanent flo area of flood opening SE nity Name & C H PADRE ISLA B5. Suffix D source of the file	ed garage	sq in sq in NSURANCE RATE MA B2. County Nan CAMERON B7. FIRM Panel Effective/ Revised Date 03/09/1999 (BFE) data or base flood nined Other/Source: 9:	B8. Flood Zone(s X SHADED, VE depth entered in Item	B3. State Texas B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13
a) Square fo b) Number o c) Total net a d) Engineers B1. NFIP Commu TOWN OF SOUT 4. Map/Panel Number 180115 0001 B10. Indicate the	otage of attach f permanent flo area of flood opening SE nity Name & C H PADRE ISLA B5. Suffix D source of the file	ed garage	sq in sq in NSURANCE RATE MA B2. County Nan CAMERON B7. FIRM Panel Effective/ Revised Date 03/09/1999 (BFE) data or base flood nined Other/Source: 9:	B8. Flood Zone(s X SHADED, VE depth entered in Item	B3. State Texas B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13

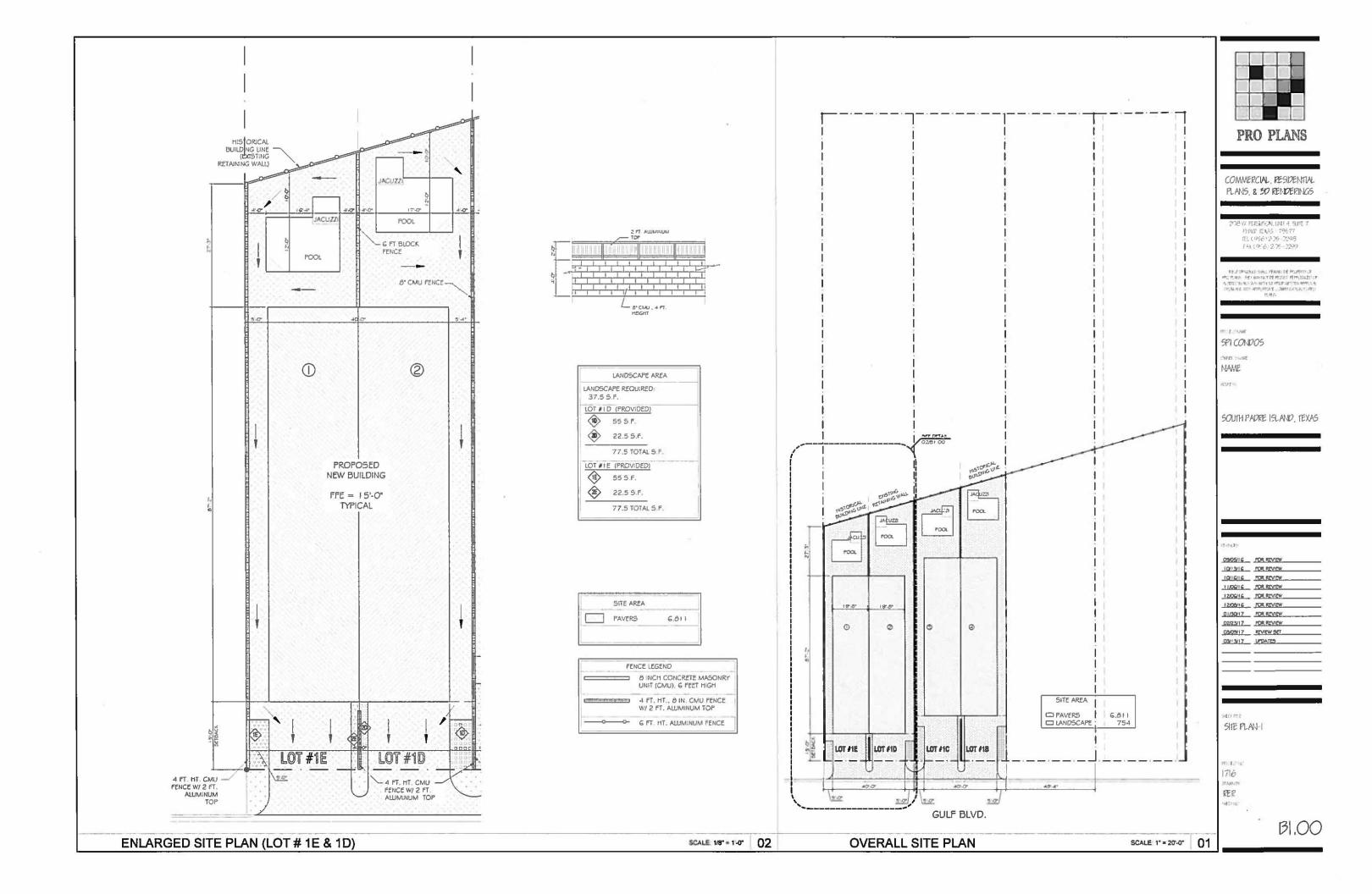
Replaces all previous editions.

ELEVATION CERTIFICATE

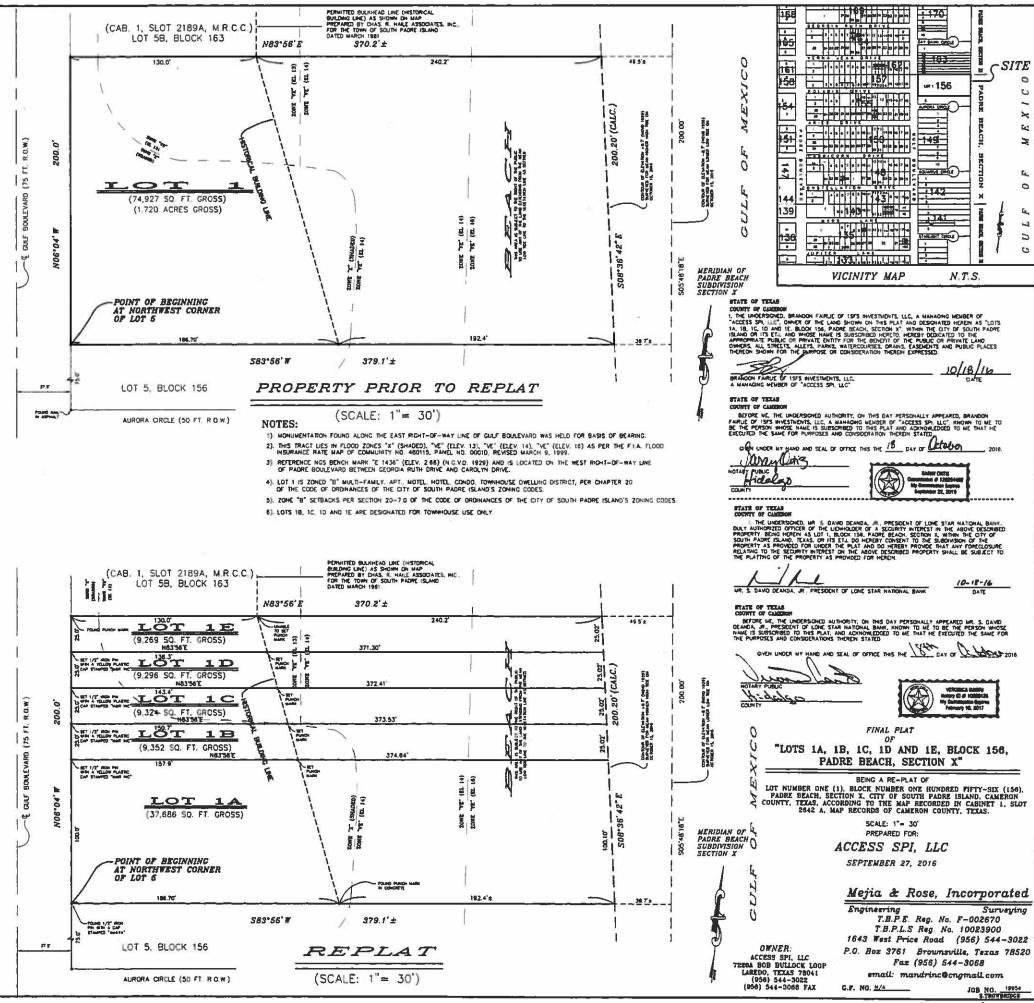
OMB No. 1660-0008 Expiration Date: November 30, 2018

MPORTANT: In these spaces, copy the corresponding information from Section A. FOR INSURANCE COMPANY US			
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Policy Number: GULF BOULEVARD			
City State SOUTH PADRE ISLAND Texa		Code	Company NAIC Number
SECTION C - BUILDING ELE	VATION INFORMAT	ION (SURVEY R	EQUIRED)
C1. Building elevations are based on: Construction	Drawings* Build	ding Under Constru	ction*
*A new Elevation Certificate will be required when co			
C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), \ Complete Items C2.a–h below according to the buildi Benchmark Utilized: <u>E 1436</u>	/E, V1-V30, V (with BF ing diagram specified in Vertical Datum:	n Îtem A7. În Puert	AE, AR/A1-A30, AR/AH, AR/AO. o Rico only, enter meters.
Indicate elevation datum used for the elevations in ite	ms a) through h) below	v.	
		100000000	
Datum used for building elevations must be the same	as that used for the B	FE.	Check the measurement used.
a) Top of bottom floor (including basement, crawlspa	ice, or enclosure floor)	15, 0	🔀 feet 🗌 meters
b) Top of the next higher floor		<u>N/A</u> .	
c) Bottom of the lowest horizontal structural member	(V Zones only)	13, 0	× feet meters
d) Attached garage (top of slab)		N/A	X feet meters
 Lowest elevation of machinery or equipment servi (Describe type of equipment and location in Comm 	cing the building nents)	<u>N/A</u> ,	
f) Lowest adjacent (finished) grade next to building (LAG)	8, 9	X feet meters
g) Highest adjacent (finished) grade next to building	(HAG)	12.6	✓ feet ☐ meters
 h) Lowest adjacent grade at lowest elevation of deck structural support 	or stairs, including	N/A	feet meters
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION			
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificale represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.			
Were latitude and longitude in Section A provided by a lice	ensed land surveyor?	⊠Yes □No	Check here if attachments.
Certifier's Name LORENZO AMAYA	License Number 4834		5-3-3
Title	4034	·····	- Resistant d
OWNER			10 00 00 00 00 00 00 00 00 00 00 00 00 0
Company Name			LORENZO ANIAYA
AMAYA SURVEYING CO., LLC	nen er er er erener		J 1500 500 500 500 500 500 500 500 500 50
Address 905 E. LOS EBANOS BLVD			518 C 10
City BROWNSVILLE	State Texas	ZIP Code 78520	
Signature	Date 03/08/2017	Telephone (956) 550-0177	A SANGER D & SANGER
Sopy all pages of this Elevation Certificate and all attachmen	its for (1) community off	icial, (2) Insurance	agent/company, and (3) building owner.
Comments (including type of equipment and location, per C2(e), if applicable) BENCHMARK E 1436 ELEVATION CONVERTED TO NGVD 29 USING VERTCON ON NGS WEBSITE; ON SITE TBM IS A SPINDLE SET IN ASPHALT APPROXIMATELY 115' SOUTH AND 20' WEST OF SOUTHEAST CORNER OF LOT 1E; ELEVATION = 8.65 (NGVD 29)			
444			





METES & BOUNDS DESCRIPTION 1.720 ADRE TRACT BONG LOT NUMBER ONE (1). BLOCK NUMBER ONE HANDRED FIFTY—BIX (1961). PADRE BEADY, SECRON X. DITY OF SOUTH PADRE IBLAND, CAMERON COUNTY, ERAS, ACCORDING TO THE MAP RECORDED IN CAMERO IS, D.T. 2642. A. MAP RECORDS OF CAMERON COUNTY, TEXAS, SAUD 1.720 ACRE TRACT BONG MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS. BEDGERINGS AT A 1/2" I MON PRI WITH CAP STAMPED "AMAYA" FOUND AT THE WORTHWEST COPIED OF LOT S. BEDGE A POINT ON THE EAST ROW!-OF-MAY LINE OF DULF BOLLEVARD (75 TT. ROW), FOR A COPIED OF THES TRACE; THERETCE. ALONG THE EAST MICHT-OF-WAY LINE OF GIRF BOLLEVARD, HORTH DBTD4 WCST, A DSTANCE OF 200.0 FEET TO A PURCH HARM FOUND OF CONCRETE BASE OF STUCCO WALL AT THE HORTHWEST CORNER OF SAND LOT 1. FOR THE HORTHWEST CORNER OF THE TRACT. REDRICE, ALONG THE NORTH BOUNDARY LINE OF SAO LOT 1, NORTH 8336" [AST, AT 130.0 FET THE ADJUSTED INSTORICAL BUILDING LINE, A TOTAL DISTANCE OF 370.2 FEET TO A POINT ON THE CONTION OF ILLEVATION ACT FEET (N. CV.). 1(39) SURVEDED FOR MEAN NOMER INCH TIDE ON OCTOBER 13, 2016, FOR THE MORTHEAST CONNER OF THIS TRACT; TRENCE. ALONG THE CONTOUR OF ELEVATION +0.7 FEET, SOUTH 08'36'42" EAST, A DISTANCE OF 200.20 FEET (CALC.). TO A POINT ON THE NORTH BOUNDARY LINE OF TREBICE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT S, SOUTH 83'56' WEST, AT 1921 FEET, PASSING THE HISTORICAL BULNKEAD LINE, AT A DISTANCE OF 1924' A PUNCH LARK FOUND ON A CONCRETE BULNGEAD, A DITAL DISTANCE OF 3791-8' FOUNDARY. CONTADIENG 1.720 ACRES OF LAND, MORE OR LESS. EDUANDO N. MEAL A PROSTEND PROTESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HERELY CENTRY THAT THE PLAT IS TRUE AND CORRECT AND WAS PROPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDORS MY SUPERVISION ON THE ORIGINAL. ALL DISTANCES ARE IN FEET AND DECIMALS. THEREOF. REG PROFESSIONAL VAND SURVEYOR THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 1, BLOCK 156, PADRE BEACH, SECTION X". DEPICITED HEREON PROVED TONY YEAGUIRRE JE DATE DATE ASSESSOR AND COLLECTOR OF TAKES, CAMERON COUNTY, TEXAS ASSESSOR AND COLLECTOR OF TAKES POINT ISABO, INDEPENDENT SONOOL OF TIMES 0 17/16 MADRIE WATER DESTRICT'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 18 343, AS AMENDED. 10-17-16 STATE OF TEXAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE 20 DAY OF OCTOBER 2016. VING-DUM-I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plot becring this certificate was filed and duly recorded on the 1921 day of Ortober 2016 at 11:51 O'clock A M in the Map Records of Cameron County, Texas, Document No. 13:52



CAS

SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 8

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action to recommend City Council grant the Shores beach maintenance permit with GLO comments.

DISCUSSION:

See attachment.

Brandon Hill

From: Natalie Bell <Natalie.Bell@GLO.TEXAS.GOV>

Sent: Sunday, November 13, 2016 1:45 PM

To: Brandon Hill

Subject: The Shores Beach Maintenance permit

Attachments: BDSPI-13-0129.pdf

Hi Brandon-

Reuben reminded me a few days ago that The Shores beach maintenance permit may be either expired or nearly expired. Are City permits good for 2 or 3 years?

The Shores should be the only entity with a permit to do their own beach maintenance in front of their property, since the City works on the remainder of SPI jurisdiction. If you don't like the way they have been performing their maintenance than we can tweak some things when (and if) they apply for another permit.

Natalie Bell
Team Lead, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office
(512) 463-0413

GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

May 9, 2013

Via Electronic Mail

Mr. Reuben Trevino
City of South Padre Island
P.O. Box 3410
South Padre Island, Texas 78597-3410

Beachfront Construction and Dunc Protection Permit in the Town of South Padre Island

Site Address:

8605 Padre Boulevard

Legal Description:

The Shores Master Planned Development

Lot Applicant:

Dennis Franke

GLO ID No.:

BDSPI-13-0129

Dear Mr. Trevino:

The General Land Office has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to conduct beach maintenance along approximately 2,640 linear feet of beach in an area that, according to the Bureau of Economic Geology, is eroding at a rate of five to six feet per year.

Based on the materials forwarded to our office for review, we have the following comments:

- Daily raking of high tide line could negatively impact the beach profile. The applicant should
 minimize the raking of the beach to only when the influx of materials is heavy enough to impact
 the public's ability to use the public beach easement. The GLO encourages the removal of litter
 and other debris by handpicking or raking and strongly discourages the use of machines.
- The proposed beach maintenance activities must minimize the redistribution of sand and alteration of the beach profile to the greatest extent possible.²
- The proposed beach maintenance activity must not restrict or interfere with public use of the beach.³
- The applicant must avoid, minimize and mitigate for the disturbance of any dunes or dune vegetation.⁴

³¹ Tex. Admin. Code § 15.7(1).

²31 Tex. Admin. Code § 15.7(1).

³¹ Tex. Admin. Code § 15.7(e).

^{4 31} Tex. Admin. Code § 15.4(f)(3).

May 9, 2013 Page 2 of 2

If you have any questions, please contact me by phone at (512) 463-0413 or by email at natalie,bell@glo,texas.gov.

Sincerely,

Natalic Bell

Beach/Dune Program Coastal Resources Division

Texas General Land Office

Message Id:

518BFA11.8AF : 39 : 64829

Subject: Created By: GLO comments on beachfront construction application

Scheduled Date:

Natalie.Bell@GLO.TEXAS.GOV

Creation Date:

5/9/2013 2:33 PM

From:

Natalie Bell

R			

Recipient	Action	Date & Time	Comment
⚠ MySPI.org	Transferred	5/9/2013 2 33 PM	

To Reuben Trevino (RTrevino@MySPI org)

Post Offices

	TO THE RESIDENCE OF THE PROPERTY OF THE PARTY OF THE PART	
Post Office	Delivered	Route
MySPI.org		MySPI org

Files

File	Size	Date & Time	
BDSPt-13-0129.pdf	369145	5/9/2013 2 30 PM	-
MESSAGE	1963	5/9/2013 2 33 PM	

Options

Auto Delete: No
Concealed Subject: No
Expiration Date: None
Notify Recipients: Yes
Priority: Standard

Reply requested by Security: To Be Delivered: None Standard Immediate

Record Id

Record Id 518BB3C1 DOM1 PO_1 100 1743374 1 1AD3 1
Common Record Id 518BB3C1 DOM1 PO_1 200 2000027 1 8BEB 1

Beachfront Construction Certificate/ Dune Protection Permit Application Review Routing

GLO B/D ID No:

BDSPI-13-0129

Received: 4/25/13 Date Due: 5/9/13

Applicant: Dennis Franke

Address: 8605 Padre Blvd, City of South Padre Island

Subdivision: The Shores

Resource Personnel: Natalie Bell

Date Received: 4/25/13

Legal Personnel: レンT

Date Received: 4/30/13

Routing/Comments

From	То	Comments
MB	RV	unio
TEV	JET	Review,
JRP	RV	Rosta to legal
MB	legal	Remo
AH	NB	Route to CR Sent to lund gov't
NB	wal	Sent to lund your
	NB TEV JRP NB AH	NB RV ZV JRP JRP RV NB Legal AH NB

From:

Reuben Trevino <RTrevino@MySPI.org>

To:

Natalie Bell <Natalie.Bell@GLO.TEXAS.GOV>

Date:

4/25/2013 1:45 PM

Subject:

The Shores Subd beach maintenance BD application

Attachments: Shore BM- Beach & Dune Application - 04.18.13.pdf; Shores BM predet.doc

Afternoon Natalie

Attached is the application and predetermination memo for the Shores Subd. Beach Maintenance permit. Let me know if any additional information is required.

Thanks

Reuben Trevino Coastal Resources Manager City of South Padre Island

>=<((((°>``. __.; `....; -`.... '>-=((((°> _; `....; _...; _....;)>-<((((°>

MEMORANDUM

TO:

Beach & Dune Task Force

Natalie Bell, General Land Office

FROM:

Reuben Trevino, Coastal Resources Manager

DATE:

April 25, 2013

RE:

Preliminary determination on the impact of the proposed permit application by Dennis

Franke for the Shore Development, Inc.

The preliminary determination of this project is that there is no proposed construction so there will be no increase in impervious surface.

All proposed activity is east of the 440 building line, therefore:

- 1. The activity could conceivably reduce the size of the public beach. The applicant has stated that raked material will be placed within 20 feet of the line of vegetation [TAC 15.5 (b)(1)]
- 2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
- All proposed activity will take place east of the 440 Building Line; therefore the potential
 does exist for the proposed material placement to encroach upon the public beach; [TAC
 15.5 (c)(2)]

The proposed construction activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces.

Concerning the Dune Protection element, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that: [B&D Ord. Section 22-10]

- The activity should not result in the increased flood damage to the subject property or adjacent properties.
- The activity will not result in run-off or drainage patterns that aggravate erosion on and off the site. All material will be placed east of the LOV.
- 3. Little to no change is expected in the existing dune hydrology to the east of the 440 Building Line. All material will be placed east of the LOV.

- 4. The proposed activity will not likely disturb portions of the flora or fauna on site if the material is placed east of the LOV.
- 5. The activity will not significantly increase the potential for washover or blowouts. The protection of the property from washovers and blowouts is a matter of the level of protection provided by increases in the overall elevation of the subject property, the strength of the proposed structures, and the width of the beach and existing dunes, none of which will be impacted with this application request.

Reuben	Trevino	

Town of South Padre Island Beach & Dune Application



Site for Proposed Work:			
Legal Description: SHORES	Physical Address: 8500 PADRE BOULEVARD		
Property Owner Information:	Applicant/Agent for Owner:		
Nama: SHORES DEVELOPMENT, INC.	Name: DENNIS FRANKE		
Mailing Address 8605 PADRE BOULEVARD	Mailing Address 8605 PADRE BOULEVARD		
City, State, Zip SO. PADRE ISLAND, TX 78597	City. State, Zip SO. PADRE ISLAND, TX 78597		
Phone Number: 956 761-2606	Phone Number: 956 761-2606		
Fax Number 956 761-2650	Fax Number 956 761-2650		
E:mail Address DENNIS@FRANKEREALTORS.COM	E mail Address DENNIS@FRANKEREALTORS.COM		
	Applicant Signature:		
	Date of Signature:		
I/We, owners of the above-ment@ned property, authorize the			
acquire a Beach and Dune permit for the construction propo	osed below. (owner initials here>)		
Owner(s) Signatura(s):			
Date of Signature:			
Project Description:			
Describe with as much detail as possible, the construction p			
additional page. Include the number of habitable units, amenities and/or retaining walls will be instalted, and locations of proposed			
Shores Development, Inc. is requesting a Beach Dune Perr			
Planned Development (approx. 1/2 mile of Beach) to provid			
line (tide line) to remove seaweed and other organic mater			
material on the fore dune line along the Beach to assist in			
area to be raked will be the tide line and no Beach sand w	ill be significantly disturbed or removed.		
Total Square footage of footprint of habitable structure;	N/A		
Total Area of impervious surface (i.e. retaining walls,			
walkways, drives, patios, etc.):	N/A		
Percentage of Impervious surface [(Impervious surface /			
habitable footprint)* 100]:	N/A		
Please Note: the percentage of Impervious surface cannot e			
	EGULAR MAINTENANCE		
Financial Plan for the removal of all hard structure	25.		
All Properties which are allowed to build retaining walls on their property removal of the retaining wall is submitted to the Public Works Department the owner's expense may be required if/once the retaining wall come consecutive days. The Town accepts the submission of a Retaining Wirelaining wall if the required conditions are met.	ant of the Town of South Padre Island. Removal of the retaining wall s into regular contact with wave action for twenty (20) out of thirty (30)		
Type of Plan submitted. N/A	Date of submission:		
Drainage:	C. M. C.		
Describe the impact that the proposed construction will hav	e on the natural drainage pattern on the site and adjacent		
lots.			
a) no change in the b) the proposed construction will char drainage on site.	ige the grading and the drainage on the subject property. (An where the water will drain.)		
Explanation/other info: THERE WILL BE NO CONSTR			
THERE WIDE DE NO CONSTITU	00110111		
Impacts to Beach/Dune System:			
Answer each question as completely as possible in narrative	e form:		
1) What damage will this proposed construction have on the	e dune vegetation located at the project site?		
a) no damage to dune b) the proposed construction will	c) the proposed construction will require the removal and		
vegetation whatsoever impact % of the dune	relocation of% of the dune vegetation on site. (the		
vegetation on site. (explanation of the "Impact" will be required)	submission of a mitigation plan will be required)		
	TO THE DIDIES OF HEADER TON THE STATE OF		
11.01.00 11.200 20 110 0142100	TO THE DUNES OR VEGETATION. THE ORGANIC		
MATERIAL PLACED ON THE FORE DUNE WILL EN	HANCE THE DUNE SIZE AND VEGETATED Rick>		

How will the proposed construction after the dune size/shape at the project site?
a) no change to dune b) the proposed construction will c) the proposed construction will require the removal and
size/shape whatsoever change01% of the relocation of% of the dunes on site (the submission
size/shape of dunes on site. (details of a mitigation plan will be required)
will be required)
Explanation/other into THE ORGANIC MATERIAL PLACED ON THE FORE DUNE WILL HELP IT GROW
OVER A PERIOD OF TIME.
How will the proposed construction change the hydrotogy of the dunes at the project site?
a) no change to dune hydrology whatsoever b) the proposed construction will impact dune hydrology on
X site (details with be required)
Explanation/details THERE SHOULD BE NO CHANGE TO DUNE HYDROLOGY.
4) Describe alternatives to the proposed construction or method of construction which will cause lewer or no advers
effects on dunes and dune vegetation.
N/A
5) Describe alternatives to the proposed construction or method of construction which will cause fewer or no advers
Impairment to beach access.
N/A
Mitigation Plan: Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

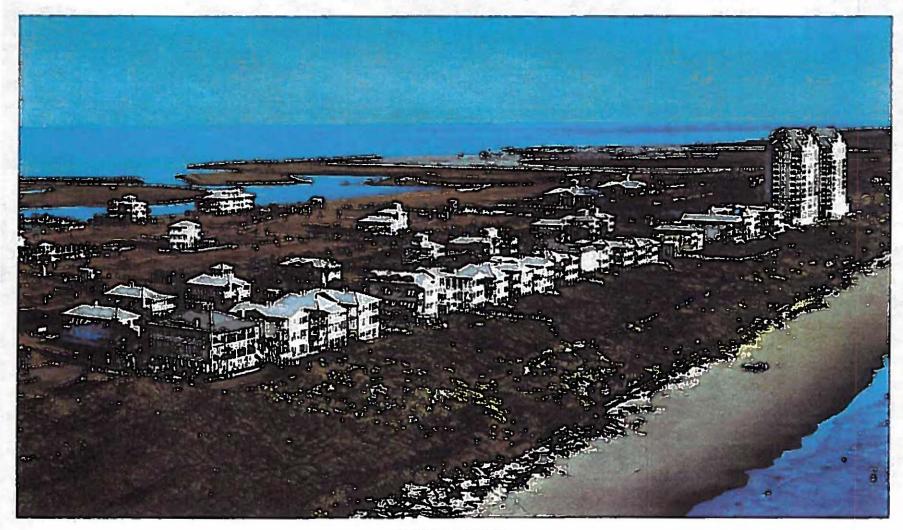
THE MITIGATED RESULTS WILL BE A MUCH CLEANER AND DESIREABLE BEACH AND THE
ENHANCEMENT OF THE FORE DUNE.
Financial Plan for Dune Mitigation:
If required by the Board of Aldormen, a linancial guarantee (irrovocable letter of credit or a performance bond, etc.) may be necessary to
Insure the miligation of dunes/dune vegetation takes place as proposed and required of the applicant
Type of Plan submitted N/A Date of submission
Type of Pran Submitted N/A Date of Submission
Checklist of Additional Required Application Information:
An accurate map, plat or site plan showing:

- 1) Legal description of the property (lot, block, subdivision) and the immediately adjoining property
- 2) Location of all existing structures including the habitable and inhabitable structures, swimming pools, decks, fences parking areas, landscape areas, etc.
- 3) Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoing the subject property to the north and to the south.
- 4) Location and elevation of existing retaining walls -both on the subject property and those properties immediately adjoing the subject property to the north and to the south.
- 5) Location of proposed structure(s) if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall,
 - 6) Location of proposed driveways, parking areas (showing the # of proposed parking spaces), and landscape areas
 - 7) Location of all existing and proposed beach access paths and/or dune walkovers
- 8) Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- 9) Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and sqales), and the proposed contours of the final grade.

Other required application information:

- 1) A grading and layout plan showing proposed contours for the final grade
- 2) The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded
- 3) Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract
- 4) Copy of the Flood Rate Map showing the location of the subject property.
- 5) Copy of the Historical Erosion Rate Map as determined by the Univ. of Texas @ Austin, Bureau of Economic Geology
- 6) \$180 application fee.

YOUR APPLICATION IS NOT COMPLETE UNLESS ALL INFORMATION REQUESTED ABOVE IS SUBMITTED. FOR APPLICATIONS WHICH REQUIRE BEACH AND DUNE TASK FORCE REVIEW, 21 COPIES WILL BE REQUIRED. All other application submissions regulre only three (3) copies of the complete information.



CURRENT PICTURE
OF
THE SHORES

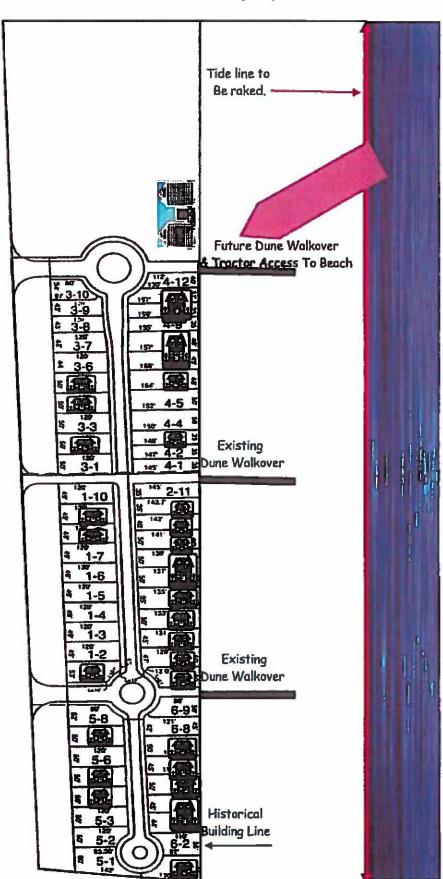


Shores Beach Raking Data

- The equipment used to rake the Beach will be a John Deer four-wheel drive tractor with a six foot hay rake. See attached picture.
- The operator of the tractor is a well-qualified operator with considerable experience in
 operation of the equipment. He will be knowledgeable in pedestrian safety and the safety and
 concern for the nesting turtles. If a turtle or turtle track of a nesting turtle is spotted, the raking
 will stop and the Turtle Patrol will be called. Since the raking will take place early in the
 morning, the operator will be a value asset to the Turtle Patrol in spotting nesting turtles and
 their tracks.
- Beach raking will take place first thing in the morning starting at 7:30 a.m. and should be completed by 8:30 a.m. or before. Since raking will be done daily, it should only take one or two passes to clean the high tide line under normal circumstances.
- Tractor access to beach will be through a small path over the dunes located at the future dune
 walkover site, as shown on the enclosed plat. The access path will continually be covered with
 hay to provide stability and prevent eroding of the dunes.
- The raking will be only supplemental to the cities normal raking schedule. If the city is raking the beach, then the Shores will suspend raking that day.
- The City will continue to operate as it does now providing trashcans, debris removal, excess seaweed removal, beach raking on normal schedule, beach patrol, and emergency services.
- · Shores will only provide additional beach raking at no cost to the town.
- Seaweed that is raked up by The Shores will be placed on the fore dune within 20 feet of the line
 of vegetation. Any non-organic material gathered in the raking process will be removed by hand
 and disposed of properly.
- The line of vegetation is clearly visible on the enclosed photographs and is approximately 200' from the mean tide line.
- The Shores beach raking will have no impact on the public use of the beach, nesting turtles, sand
 movement, sand dunes, or vegetation. The only impact will be a clean sparkling beach and
 enhancement of the fore dune.

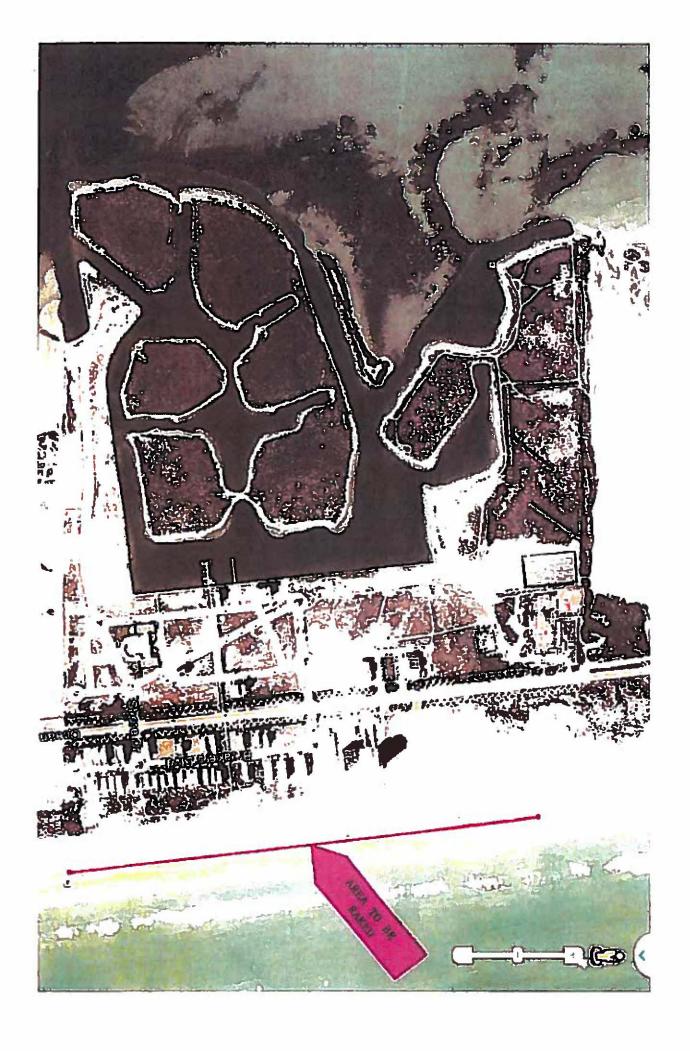
Gulf of México

The Shores
Beachfront & 2nd Tier Beachfront Property









878

. . . .

v. 1258:s: 878

EXHIBIT A TO SPECIAL WARRANTY DEED

(WITH VILIDOR'S LIEN)

THE RUTS PAGE FOUNDATION AND RUTE PAGE FISHER
AS IRUSTEE OF THE RESIDUARY TRUST

UNDER WILL OF THOMAS BRAT FISHER, DECEASED (GRANTOR)
AND RICHARD FRANCE AND DENNIS FRANCE (GRANTES)

BEING 247.74 Acres, more or less, on South Padre Ysland in Cameron County, Texas, being a part of that certain tract commonly referred to as the "South 2,000 Acres of the King 4,000 Acres" lying North of the parallel of North Latitude 26°09'47; the said "South 2,000 Acres" found to have a total area of 1,806.52 Acres according to the Deed recorded in Volume 938 on Page 895, and the said 247.74 Acres, thereof, being the total area of two tracts which are hereinafter more particularly located and described as Tract No. 1 containing 53.13 Acres, more or less, and Tract No. 2, containing 184.61 Acres, more or less, and being the same tracts called Parcel One in the Final Judgment of Partition deted Hovember 10, 1973 and recorded in Volume 1044 on Page 765 of the Cameron County Deed Records,

TMOT NO. 1 BEACH STONE

53-1361455

- ...

BEING 53.13 Acres, more or less, located in the Southern portion of the above mentioned 1,805.52 Acres on South Padra Island and lying between the canterline of Texas States Road No. 100 and the line of Mean Higher Righ Tide of the Gulf of Mexico; and being more particularly located and described as follows:

BEGINNING at the Southwest corner of this tract located at a bolt at the Place of Intersection of the South boundary of the said 1,806.62 Acres with the conterline of Texas State Park Road No. 100;

THENCE with the centorline of Texas State Park Road No. 100, North 6° 47' 04" West, a distance of 3,718.84 feet to a bolt for the Northwest corner of this tract;

THENCE North 89° 30° 30° East, along a line for the North boundary of this tract, at 100.61 fact a 4 1/2 x 4 1/2° concrete monument, marked "C" and having thereon a 1° diameter eluminum cap stamped "C + A Survey" for the intersection of this boundary with the East Right-of-Nay line of Texas State Park Road No. 100, and continuing an additional \$12.77 feet to a concrete monument and continuing therefrom an approximate distance of 243.86 feet for a total distance of approximately 657.24 feet to an intersection with the line of Mean Higher Righ Tide of the Gult of Mexico for the Northeast corner of this tracts.

THENCE with the meander of the line of Hean Higher High Tide of the Galf of Mexico approximately South 6° 23° 60° East, 1,024.90 fact; South 8° 12° 88° East, 800,25 fact; South 5° 06' 58° East, 891.27 fact to an intersection with the South boundary of the Said 1,806.62 Acres for the Southeast corner of this tract;

THENCE with the South boundary of the said 1,805.62 Acre Tract, South 89° 24' 01" Wast, at approximately 214.56 feat a 4 1/2 x 6 1/2" concrete monument and continuing an additional 528.49 feat to a concrete monument for the Place of Intercention of this boundary with the East Right-of-Way line of Taxas State Park Road No. 100, and continuing therafrom an additional distance of 100.61 feat, for a total distance of approximately \$43.66 feat to the PLACE OF SEGINNING:

+

1

879

vii 1258=1879

CONTAINING, according to the dimensions bersin stated, a total area of 51.13 Acres, more or less; of which 6.24 Acres are in the Eastern one-half of the Right-of-twy of Texas State Park Road So. 100, for a set area of 46.63 Acres, more or less.

TRACT ED. 2

REIMG 194.61 Acres, more or less, located in the Southern portion of the above mentioned 1,808.62 Acres on South Padrs Island, and lying between the cantaction of Texas State Fark Road No. 100 and the line of Nata Mighar Slope of the Leguna Madrs, and being more particularly located and described as follows:

EXCLUSING at the Southeast sormer of this tract located at a bolt is the Place of Intersection of the South boundary of the said 1,806.87 Arras with the centerline of Taxas State Park Boad No. 1809;

TRINCE along the Scuth line of this truct South 89° 24° 61° West, for a distance of 2,377.59 feat to a concrete montment and a point for a corner; Maid point being on the Easterly line of Neam Higher Righ Tide of the Laguna Hadre as astablished on July 25, 1881;

THENCE along said Easterly line of Hean Migher High Tide of the Liquine Madra as follows:

Worth 15° 53' 51° Mest, 110.50 feat to a concrate monument; South 75° 42' 52° Mest, 594.76 feet to a concrate monument; South 75° 42' 52° Mest, 594.76 feet to a concrate monument; South 75° 10° 18° Mest, 408.76 feat to a concrate monument; South 55° 10° 12° Mest, 208.76 feat to a concrate monument; Morth 41' 31° Mest, 208.49 feet to a concrate monument; Morth 41' 31° Mest, 621.21 feet to a concrate monument; Morth 18° 39° 18° East, 428.12 feet to a contrate monument; Morth 18° 39° 18° East, 476.26 feet to a contrate monument; Morth 59° 10° 32° East, 1,034.31 feet to a contrate monument; Morth 59° 10° 32° East, 476.26 feet to a contrate monument; Morth 59° 10° 32° East, 1,034.31 feet to a contrate monument; Morth 12° 04° 46° East, 201.24 feet to a contrate monument; Morth 12° 04° 46° East, 301.24 feet to a contrate monument; Morth 20° 36° 48° Mest, 319,48 feet to a contrate monument; Morth 20° 36° 48° Mest, 520,31 feet to a contrate monument;

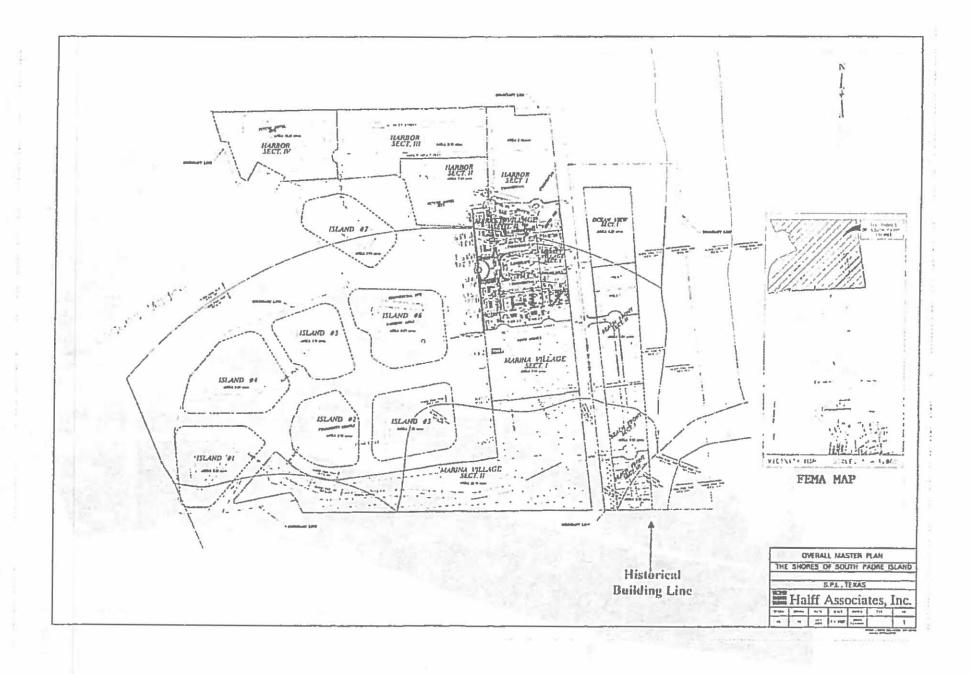
Said point being on the Wortherly line of this tract;

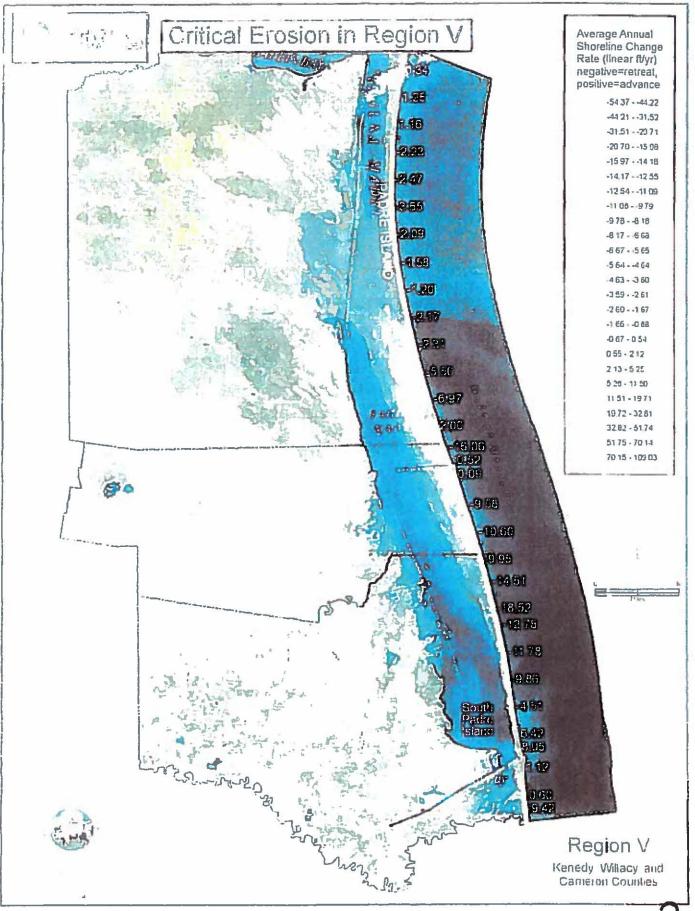
TERMIX Along the Mortherly line of this tract, North 80° 10' 10° East, at 2,651.7) foot a 4 1/7 x 4 1/1° concrete monument marked "C" and having thereon a 1° disactor aluminum cap stamped "C + A Survey," for the Place of Intersection of this boundary with the West Bight-of-Way line of Texas State Park Read No. 180 and continuing therefore an additional distance of 100.61 feet to a bolt in the centarine of Texas State Park Read No. 180 and the Northeast corner of this tract;

THENCE slong the centerline of Taxas State Park Road No. 100, South 6° 47° 64° East, for a distance of 3,162,47 feet to the PLACE OF BEHINNING:

CONTAINING, according to the diseasions herein stated, a total area of 194,61 Acres, more or less; which 7.25 Acres are in the Mestern see-half of the Night-of-Way of Taxas State Park Road Ro. 100, for a net area of 187,35 Acres, more or less.

And LD15 AND EXCEPT that costain tract of land lying within the State of Tomas Highay right-of-way traversing Tracts 1 and 2 as more particularly described and set out in Dard deted June 1, 1971, resorted in Volume 913, Page 12, Deed Seconds of Cameron County. Taxes.







The Shores at South Padre, Texas

FRANKE REALTORS

Dennis A. Franke <u>dennis@frankerealtors.com</u>
Kevin C. Franke kevin@frankerealtors.com

Richard J. Franke Richard J. Franke, Jr. richardsr@frankerealtors.com richardir@frankerealtors.com

May 17, 2012

Lloyd Mullins, Supervisor
Department of the Army
Galveston District, Corps of Engineers
Corpus Christi Regulatory Field Office
Attn: Regulatory Branch
5151 Flynn Parkway, Suite 306
Corpus Christi, Texas 78411-4318

Dear Mr. Mullins:

I am writing to you with regard to the Shores Development located on South Padre Island.

The Shores encompasses in approximately $\frac{1}{2}$ a mile of the Island from Gulf to Bay, just North of the Convention Center. The Shores is a Planned Development District (PDD) with its own Standard and Specifications, Design Code, Rules & Regulations, which are unique to the development and different than The Town.

The Shores does not allow seawalls; we use the natural dunes as protection from severe weather coming off the gulf; the building line is approximately 450' west of the water line; we nurture and guard our dune structure which is ecstatically pleasing and is our barrier from the sea.

The starting price for a house or candominium in The Shores is almost \$1,000,000 and ranges up to \$6,000,000 to \$7,000,000. We have a very discriminating market that can go anywhere in the world, so they do not have to come to South Pare Island but, they will come if we have the proper environment and the type of development that they demand.

The Town of South Padre Island has decided for some unknown reason to only clean the beach on an infrequent basis. Consequently, the beaches are littered with seaweed and other debris, making them very undesirable for anyone wanting to go to the beach. The beaches in general are now not only unsightly, but they smell, are insect ridden and totally unacceptable for a family and children to play in the sand, enjoy the surf or just take a walk.

phone (800) 447-4753 / (956) 761-2606 / fax 761-2650 / website: frankerealtors.com 8605 padre blvd, south padre island, texas 78597 In order to alleviate this situation. The Shores is asking for a permit to be allowed to supplement the Town's infrequent cleaning of the beach by allowing us to do the following:

- 1. On a one-time basis, relocate the debris piles that have been located in hap hazard way on the beach into a celatively uniformed berm line which will translate into a sand dune that will provide protection in time of severe weather
- 2. Be allowed to rake the water line on a periodic basis to pick up the seaweed and debris that come in daily and locate the seaweed into berm line. By this method, we will clean the beach along the water line and take away the debris as it comes in and not let it accumulate so the removal will be simple and efficient.

The method that the Town is currently using allows the seaweed and debris to stalk up sometimes knee deep and become embedded into the sand so when it is removed, a great deal of beach sand must be moved with it.

With this method of regular cleaning at the water line, there would be little need to rake any of the sand between the water line and the dune structure so as not to loosen or cause additional wind erosion.

Please review our request and see if it can be accomplished through a Nation Wide Permit. I very much appreciate your assistance in this matter, as it is at a point that our main attracting force, the <u>Beach</u> is no longer attracting visitors and potential buyers. Conversely, it is driving them away as they have no desire to be on an unkept beach; there are lots of other places they can go. We are not asking for any financial assistance or funding. The Shores Association will pay all costs.

I look forward to hearing from you.

Sincerely yours,

Dennis A. Franke

DAF/ce











DEPARTMENT OF THE ARMY

CORPUS CHRISTI REGULATORY FIELD OFFICE 5151 FLYNN PARKWAY, SUITE 308 CORPUS CHRISTI, TEXAS 78411

August 20, 2012

REPLY TO ATTENTION OF:

Corpus Christi Regulatory Field Office

SUBJECT: File No. SWG-2007-00818; Approved Jurisdictional Determination

Dennis Franke
Franke Realtors
8605 Padre Boulevard
South Padre Island, TX 78579

Dear Mr. Franke:

This is in regard to your request, dated May 17, 2012, in which you requested that we review the jurisdictional status of the proposed collection and removal of sargassum from approximately one-half mile of beach within the Shores Development. The project site is located on an approximate one-half mile portion of beach, interfacing with the Gulf of Mexico, in South Padre Island, Cameron County, Texas.

We have determined that the beach adjacent to the Gulf of Mexico is a water of the United States, approximately to the base of the foredune area. The Corps of Engineers regulates the discharge of dredged and/or fill material into waters of the United States under Section 404 of the Clean Water Act. The placement of dredged or fill material into these waters of the U.S. require a Department of the Army (DA) permit. However, since the activity and method you described in your May 17, 2012 letter and our July 11, 2012 meeting on site involves the removal of sargassum above the mean high tide line without disturbing the sand below it, and placing the sargassum in upland areas, a DA permit is not required for this activity. Please be aware that a DA permit is required for any discharge of fill material in waters of the U.S. Fill material is defined as material placed or displaced in waters of the United States where the material has the effect of replacing any portion of a water of the United States with dry land; or changing the bottom elevation of any portion of a water of the United States, as per 33 CFR 323.2(e)(1).

This determination is an approved jurisdictional determination; this approved determination is valid for 5 years from the date of this letter unless new information warrants a revision of the determination prior to the expiration date. Corps determinations are conducted to identify the limits of the Corps' Clean Water Act jurisdiction for particular sites. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331.5. Also enclosed are a combined Notification of Administrative Appeal Options and Process (NAP) and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA to the Southwestern Division Office at the following address:

Mr. Elliott Carman Regulatory Appeals Officer Southwest Division USACE (CESWD-PD-O) 1100 Commerce Street, Suite 831 Dallas, Texas 75242-1317 Telephone: 469-487-7061; FAX: 469-487-7199

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit the RFA form, it must be received at the above address by October 15, 2012. It is not necessary to submit an RFA form to the Division office if you do not object to this determination.

Please note, this is **not authorization to begin work in jurisdictional areas**. If you have any questions concerning this matter, please contact Reagan Richter at the letterhead address or by telephone at 361-814-5847, ext. 1005. To assist us in improving our service to you, please complete the survey found at http://per2.nwp.usace.army.mil/survey.html.

FOR THE DISTRICT COMMANDER:

Lloyd Mullins, Supervisor

les/Mule

Corpus Christi Regulatory Field Office

NOTHFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Appli	cant: Franke Realtors	File #: SWG-2007-00818	Date: 20-Aug-12
Attac	hed is:	See Section below	
	INITIAL PROFFERED PERMIT (Stand	ard Permit or Letter of Permission)	A
	PROFFERED PERMIT (Standard Permi	В	
PERMIT DENIAL			С
X	X APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL D	ETERMINATION	E

SECTION 1 - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/inet/functions/cw/cecwo/reg/ Or Corps regulations at 33 CFR Part 331.

- A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights
 to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT: You may accept or appeal the permit
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights
 to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you
 may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this
 form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the
 date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved jurisdictional determination (JD) or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the
 date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative
 Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received
 by the division engineer within 60 days of the date of this notice.
- E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTI	ONS TO AN INITIAL PRO	FFERED PERMIT
REASONS FOR APPEAL OR OBJECTIONS: (Describ		
initial proffered permit in clear concise statements. You may attac		
or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review		
record of the appeal conference or meeting, and any supplemental		
clarify the administrative record. Neither the appellant nor the Cor		
you may provide additional information to clarify the location of it		oministrative record.
POINT OF CONTACT FOR QUESTIONS OR INFOR		
If you have questions regarding this decision and/or the appeal	If you only have questions regar also contact:	uing the appeal process you may
process you may contact: Lloyd Mullins, Supervisor	Elliott Carman, Appeal Re	view Officer
U.S. Army Corps of Engineers, CESWG-PE-RCC	US Army Engineer Division	
Corpus Christi Regulatory Field Office	1 100 Commerce Street, St	
5151 Flynn Parkway, Suite 306	Dallas TX 75242-1317	
Corpus Christi, Texas 78411-4318	Telephone: 469-487-7061	: FAX: 469-487-7189
Telephone 361-814-5847; FAX 361-814-5912	Email: Elliott n.carman@	
RIGHT OF ENTRY: Your signature below grants the right of entry		
consultants, to conduct investigations of the project site during the	course of the appeal process. You	
notice of any site investigation, and will have the opportunity to pa		
	Date:	Telephone number:
Signature of appellant or authorized agent.		
The state of the s		

Dennis A. Franke Richard J. Franke, Jr.



Richard J. Franke Kevin C. Franke

E-mail: bhill@myspi.orq

January 24, 2017

Brandon Hill, Shoreline Management Director City of South Padre Island Shoreline Management 4601 Padre Boulevard South Padre Island, Texas 78597

RE: Beach Dune Application for Shores Access To Beach

Dear Brandon,

Please find enclosed 3 copies of the Beach Dune Application for The Shores to access the Beach for Beach Maintenance.

The check in the amount of \$480.00 has been requested and will be delivered later this week.

After you have reviewed the application, please give me a call if you have any questions.

Sincerely yours,

Dennis A. Franke

DAF/ce

Enclosure

Beach & Dune Application

City of South Padre Island 4601 Padre Blvd. South Padre Island, TX 78597 Phone (955) 761-3044 Fax (956) 761-3898

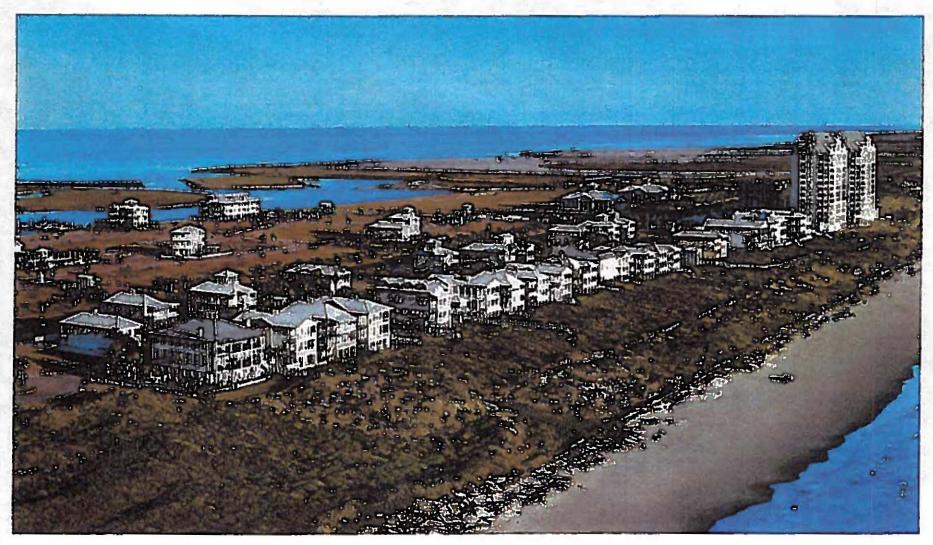
Site for Proposed Work				
Legal Description SHORES 1/2 MILE OF BEACH	Physical Address 8500 PADRE BOULEVARD			
Property Owner Information	Applicant / Agent for Owner			
SHORES OWNER'S ASSOCIATION AND Name PADRE SHORES II, LLC Maing Address 8605 PADRE BOULEVARD City SOUTH PADRE ISLAND Suite TEXAS Zip 78597 Country CAMERON COUNTY. USA Prone Number 956-761-0044 Fax Number 956-761-2650 E-Mail Address DENNIS@FRANKEREALTY.COM I / Wis, owners of the above-mentioned property, authorize the applicant stated construction proposed below. (owner initials here) Owner(s) Signature (s) DENNIS FRANKE Date	Maing Address 8605 PADRE BOULEVARD Cry SOUTH PADRE ISLAND State TEXAS Zp 78597 Country CAMERON COUNTY, USA Procee Number 956-761-0044 Fax flumber 956-761-2650 E-Mail Address DENNIS@FRANKEREALTY.COM above, to act in my behalf in order to acquire a Beach and Dune permit for the Applicant Signature DENNIS FRANKE Date 1/18/2017			
Project Description				
Cestrbe with as much as detail as possible the construction proposed. If more morn is needed please include an additional page include the number of habitation units amended and income kinds of fences where include an additional page include the number of habitation units amended and income kinds of fences where include and income permit to access the Beach in front of the Shores Development, Inc. is requesting a Beach Dune Permit to access the Beach in front of the Shores Master Planned Development (approx. ½ mile of Beach) to provide, supplemental to the city, Beach raking of the water line (tide line) to remove seaweed and other organic materials that washes in with the tide and deposit that material on the fore dune line along the Beach to assist in Dune Development and provide a clean Beach. The only area to be raked will be the tide line and no Beach sand will be significantly disturbed or removed.				
Total Square Footage of Footprint of Habitable Structure:	N/A			
Total Area of Impervious Surface (i.e. retaining walls walkways drives paties etc.) Percentage Impervious Surface (impervious surface / habitable footprint)* 100)	N/A			
Please Note: the percentage of impervious surface cannot exceed 5% in an eroding Approximate Duration of Construction: N/A REGULAR BEACH				

Financial Plan for the Removal of	All Hard Structures
All properties which are allowed to build retaining walls on their property are allowed to do so with the conduct that a financial plan for the removal of the retaining wall is submitted to the Public Works. Department of the City of South Padre Island. Removal of the retaining wall at the cwner's expense may be required discrete the retaining wall comes into regular contact with wave action for twenty (20) out of thing (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee insuring the removal of the retaining wall if the required conditions are met.	
Type of Plan Submitted N/A	Date Submitted
Drainage	
Describe the impact that the proposed construction will have on the na	brai dramage pattern on the site and adjacent lots
X No change in the drainage on site.	
The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)	
Explanation / Other Information	
Impacts to Beach / Dun	e System
Answer each question as completely as po	ss ble in narrative form.
1. What damage will this proposed construction have on the dune vegetation located at the project	t site?
X No damage to dune vegetation whatsoever	
The proposed construction will impact% of the dune vegetation site. (An explain	nation of the "impact" will be required.)
The proposed construction will require the removal and relocation of	une vegetation on site. (The submission of a mitigation plan will be required.)
Explanation / Other Information.	
2. How will the proposed construction after the dune size/shape at the project site?	
No change to dune size/shape whatsoever.	
The proposed construction will change% of the size/shape of dunes on site. (Details will be required.)	
The proposed construction will require the removal and relocation of% of the dunes on site. (The submission of a mitigation plan will be required.)	
Explanation / Other Information	
3. How will the proposed construction change the hydrology of the dunes at the project site?	
No change to dune hydrology whatsoever,	
The proposed construction will impact dune hydrology on site. (Details will be required.)	
Explanation / Other Information	
4. Describe alternatives to the proposed construction or method of construction which will cause	fewer or no adverse effects on dunes and dune vegetation.
N/A	
W/A	
5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access,	
N/A	

Mitigation Plan								
Describe the methods which you will use to evoid intrinvize, mabgate end/or compensate for any soverse effects on dunes or dune vegelation								
Explanation	/ Other Information.	THE MITIGATION RESULTS ARE A MUCH CLEANER AND DESIRABLE BEACH AND						
		AND THE ENHANCEMENT OF THE FORE DUNE						
Financial Plan for Dune Mittigation:								
If required by the City Council is financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation								
takes place as proposed and required of the applicant.								
Type of Plan	n Submitted	N/A Date of Submission						
Checklist of Additional Required Application Information								
An accurate map, plat or sits plan showing:								
X	Legal description	of the property (lot, block, subdivision) and the immediately adjoining property						
X	2. Location of all exi	sting structures - including the habitable and inhabitable structures, swimming pools decks fences, parking areas. landscape areas. etc.						
X	3 Location of the Hi north and to the s	storical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the outh.						
	Location and elever the south.	ation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to						
	5. Location of propo	sed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.						
	E. Location of propo	sed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.						
x	7. Location of all ex	sting and proposed beach access paths and/or dune walkovers.						
	8. Location and exte	nt of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract						
X	9 Topographical su grade	rvey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final						
Other required application information:								
	1 . A constant constant							
		out p'an showing proposed contours for the final grade. and elevation(s) of the structure proposed to be constructed or expanded.						
[X]		ind elevation(s) of the structure proposed to be constructed or expanded. It is the which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.						
		Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)						
	0.5	rical Eros on Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology (beglutexas edu)						
[X]								
x	o Application red c	f 5180 for Staff Approved applications, and 5300 for City Council Approved applications						

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.



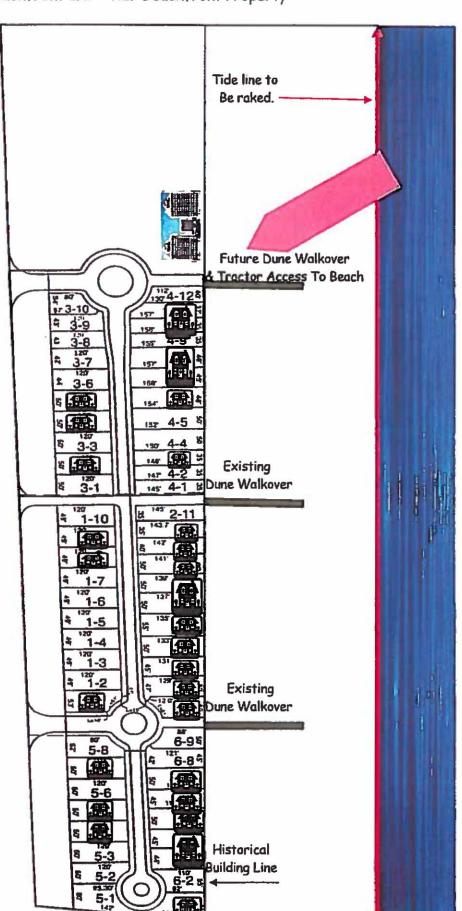
CURRENT PICTURE
OF
THE SHORES



Shores Beach Raking Data

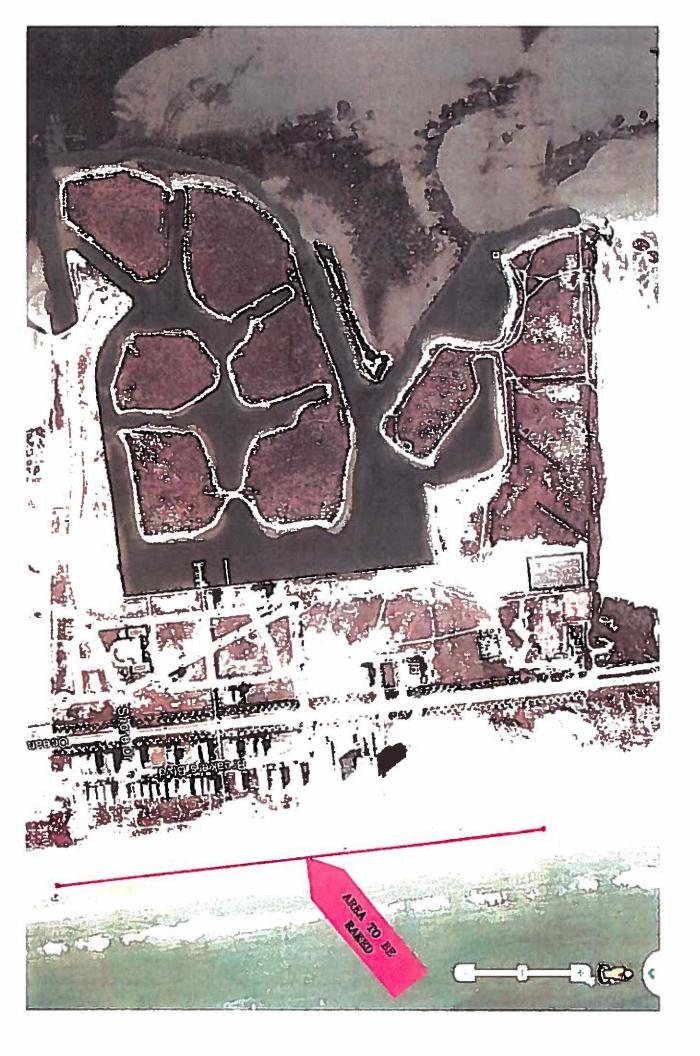
- The equipment used to rake the Beach will be a John Deer four-wheel drive tractor with a six foot hay rake. See attached picture.
- The operator of the tractor is a well-qualified operator with considerable experience in operation of the equipment. He will be knowledgeable in pedestrian safety and the safety and concern for the nesting turtles. If a turtle or turtle track of a nesting turtle is spotted, the raking will stop and the Turtle Patrol will be called. Since the raking will take place early in the morning, the operator will be a value asset to the Turtle Patrol in spotting nesting turtles and their tracks.
- Beach raking will take place first thing in the morning starting at 7:30 a.m. and should be completed by 8:30 a.m. or before. Since raking will be done daily, it should only take one or two passes to clean the high tide line under normal circumstances.
- Tractor access to beach will be through a small path over the dunes located at the future dune
 walkover site, as shown on the enclosed plat. The access path will continually be covered with
 hay to provide stability and prevent eroding of the dunes.
- The raking will be only supplemental to the cities normal raking schedule. If the city is raking the beach, then the Shores will suspend raking that day.
- The City will continue to operate as it does now providing trashcans, debris removal, excess seaweed removal, beach raking on normal schedule, beach patrol, and emergency services.
- Shores will only provide additional beach raking at no cost to the town.
- Seaweed that is raked up by The Shores will be placed on the fore dune within 20 feet of the line
 of vegetation. Any non-organic material gathered in the raking process will be removed by hand
 and disposed of properly.
- The line of vegetation is clearly visible on the enclosed photographs and is approximately 200' from the mean tide line.
- The Shores beach raking will have no impact on the public use of the beach, nesting turtles, sand movement, sand dunes, or vegetation. The only impact will be a clean sparkling beach and enhancement of the fore dune.

The Shores Beachfront & 2nd Tier Beachfront Property











Shores Google Earth Current

678

Vo. 1258-USE 878

EXHIBIT A TO SPECIAL WARRANTY DEED

(WITH VENDOR'S LIEN)

THE RUTE PAGE FOUNDATION AND RUTH PAGE FISHER
AS TRUSTEE OF THE RESIDUARY TRUST

UNDER WILL OF THOMAS EART PISHER, DECEASED (GRANTOR)
AND RICHARD FRANKE AND DENNIS FRANKE (GRANTEES)

BEING 247.74 Acros, more or less, on South Padre Island in Cameron County, Texas, being a part of that certain tract commonly referred to as the "South 2,000 Acres of the Ring 6,000 Acres" lying North of the parallel of North Latitude 26*08*47"; the said "South 2,000 Acres" found to have a total area of 1,806.62 Acres according to the Deed recorded in Volume 338 on Page 895, and the said 247.74 Acres, thoraof, being the total area of two tracts which are horoinafter more particularly located and described as Tract No. 1 Containing 53.13 Acres, more or less, and Tract No. 2, containing 194.61 Acres, more or less, and being the same tracts called Parcel One in the Final Judgment of Partition dated November 10, 1975 and recorded in Volume 1044 on Page 765 of the Cameron County Deed Records;

TRACT NO. 1 BEACH SIDE

53-136 Russ

BZING \$3.13 Acros, more or less, located in the Southern portion of the above mentioned 1,805.62 Acres on South Paire Island and lying between the centerline of Texas States Road No. 100 and the line of Hean Higher High Tide of the Gulf of Maxico; and being more particularly located and described as follows:

REGINNING at the Southwest corner of this tract located at a bolt at the Place of Intersection of the South boundary of the said 1,806.62 Acres with the centerline of Texas State Park Road No. 100)

THENCE with the conterline of Texas State Park Road No. 100, North 6° 47' 04" West, a distance of 2,718.84 feet to a bolt for the Northwest corner of this tract;

THENCE North 89° 30° Zast, along a line for the North boundary of this tract, at 100.61 feet a 4 1/2 x 4 1/2° concrete monument, marked "C" and having thereon a 1° diameter aluminum cap stamped "C + A Survey" for the intersection of this boundary with the East Right-of-Way line of Texas State Park Road No. 100, and continuing an additional 512.77 feet to a concrete monument and continuing therefrom an approximate distance of 243.86 feet for a total distance of approximate distance of 243.86 feet for a total distance of approximately 557.74 feet to an intersection with the line of Mean Higher High Tide of the Gulf of Moxico for the Northeast corner of this tracts.

THENCE with the meander of the line of Mean Higher High Tide of the Gulf of Mexico approximately South 6° 23' 00° East, 1,024.50 feet; South 6° 12' 08° East, 800.25 feet; South 3° 86' 58° East, 851.27 feet to an intersection with the South boundary of the said 1,806.52 Acres for the Southeast corner of this tract;

THENCE with the South boundary of the said 1,806.62 Acre tract, South 83° 24' 01° West, at approximately 214.56 feet a 4 1/2 x 4 1/2° concrete monument and continuing an additional 528.49 feet to a concrete monument for the Place of Intersection of this boundary with the East Right-of-Way line of Texas State Park Road No. 100, and continuing therefrom an additional distance of 100.51 feet, for a total distance of approximately 843.66 feet to the PLACE OF SEGINNING;

879

rei 1258=# 879

CONTAINING, according to the dimensions harein stated, a total area of \$1.13 Acres, more or less, of which \$.24 Acros are in the Eastern one-half of the Right-of-Way of Taxas State Fark Road Fo. 180, for a net erea of 48.89 Acros, rore or less.

BEING 194.51 Arres, note or less, located in the Southern portion of the above mentioned 1,806.62 Acres on South Fadre Island, and lying between the centerline of Texas State Fark Road No. 106 and the lise of Man Higher Right Fade of the Leguma Madre, and being more particularly located and described as follows:

EXCUNNING at the Southeast corner of this trart located at a bolt at the Flace of Intersection of the South boundary of the said 1,806.57 Acres with the centerline of Texas State Park Road Eq. 180;

TRINCE along the South line of this tract South 83° 24° 81° West, for a distance of 2,377.69 feet to a concrete Romannt and a point for a corner; Said point heing on the Easterly line of the Am Higher High Tide of the Lagune Madre as established on July 25, 1981;

THENCE along said Easterly line of Mean Migher High Tide of the Lagues Madre as follows:

Morth 25° 55' 51° Mest, 110.60 feat to a commrete comment; South 79° 42' 58° Mest, 594.26 feet to a commrete comment; Sorth 79° 42' 58° Mest, 594.26 feet to a commrete comment; Sorth 29° 18' 16' East, 314.91 feat to a comment comment; Sorth 45° 50' 38° Mest, 408.76 feat to a comment comment; Morth 49° 24' 01' Mest, 200.49 feet to a comment comment; Morth 40' 13' 12' Mest, 641.22 feet to a comment comment; Morth 40' 39' 32' East, 418.12 feet to a comment comment; Morth 38' 10' 12' East, 10.34.21 feet to a comment comment; Morth 39' 10' 12' East, 10.34.21 feet to a comment comment; Morth 37° 11' 17' West, 713.77 feet to a comment comment; Morth 30' 40' 40' East, 304.21 feet to a comment comment; Morth 20' 04' 66' Mest, 330.78 feet to a comment comment; South 57' 33' 39' Most, 330.78 feet to a comment comment; South 57' 33' 39' Most, 330.78 feet to a comment comment; South 57' 33' 39' Most, 330.78 feet to a comment comment;

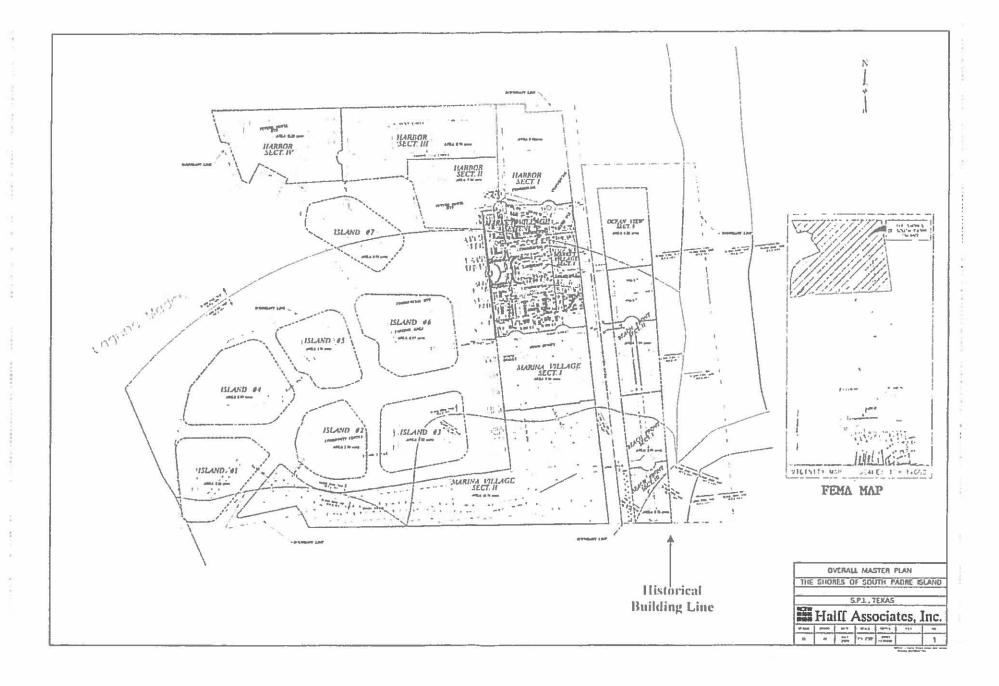
Said point being on the Morthorly line of this tract;

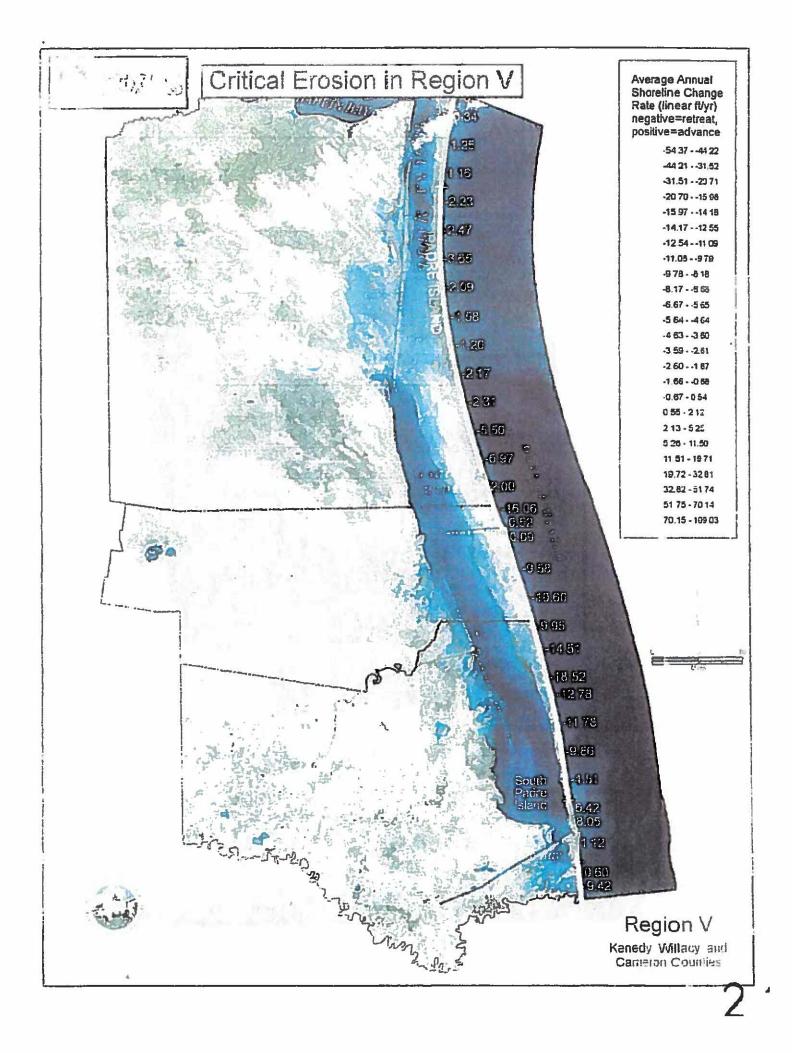
THENCE along the Mortherly line of this tract, Morth 80° 10° 10° 2at, at 2,651.73 feet a 4 1/2 x 4 1/2° coocrets monument mirked "C" and having thereon a 1° diameter aluminum cap reamped "C * A Survey." for the Place of Intersection of this boundary with the West Right-of-Way line of Texas State Park Road Mo. 100 and continuing therefrom an additional distance of 100.61 feet to a belt in the centerline of Towas State Park Boad Mg. 100 and the Mortheast morner of this tract;

THINGE slong the centerline of Taxas State Park Road No. 100, South 6° 47' 04" East, for a distance of 3,162.47 feet to the PLACE OF RECENSING:

CONTAINING, socording to the dimensions herein stated, a total area of 194,61 Arres, more or less, which 7.26 Acres are in the Western one-half of the Right-of-Way of Texas State Park Road No. 100, for a net area of 187,35 Acres, more or less.

And LYSS AND FRONT that certain tract of land lying within the State of Taxas High-day right-of-way travarsing Tracts 1 and 2 as core particularly described and sat out in Deed dated June 1, 1971, recorded in Volume 911, Page 32, Deed Records of Emeron County, Texas.







The Shores at South Padre, Texas

FRANKE REALTORS

Dennis A. Franke dennis@frankerealtors.com
Kevin C. Franke kevin@frankerealtors.com

Richard J. Franke Richard J. Franke, Jr.

richardsr@frankerealtors.com richardjr@frankerealtors.com

May 17, 2012

Lloyd Mullins, Supervisor
Department of the Army
Galveston District, Corps of Engineers
Corpus Christi Regulatory Field Office
Attn: Regulatory Branch
5151 Flynn Parkway, Suite 306
Corpus Christi, Texas 78411-4318

Dear Mr. Mullins:

I am writing to you with regard to the Shores Development located on South Padre Island.

The Shores encompasses in approximately $\frac{1}{2}$ a mile of the Island from Gulf to Bay, just North of the Convention Center. The Shores is a Planned Development District (PDD) with its own Standard and Specifications, Design Code, Rules & Regulations, which are unique to the development and different than The Town.

The Shores does not allow seawalls; we use the natural dunes as protection from severe weather coming off the gulf; the building line is approximately 450' west of the water line; we nurture and guard our dune structure which is ecstatically pleasing and is our barrier from the sea.

The starting price for a house or condominium in The Shores is almost \$1,000,000 and ranges up to \$6,000,000 to \$7,000,000. We have a very discriminating market that can go anywhere in the world, so they do not have to come to South Pare Island but, they will come if we have the proper environment and the type of development that they demand.

The Town of South Padre Island has decided for some unknown reason to only clean the beach on an infrequent basis. Consequently, the beaches are littered with seaweed and other debris, making them very undesirable for anyone wanting to go to the beach. The beaches in general are now not only unsightly, but they smell, are insect ridden and totally unacceptable for a family and children to play in the sand, enjoy the surf or just take a walk.

phone (800) 447-4753 / (956) 761-2606 / fax 761-2650 / website: frankerealtors.com 8605 padre blvd, south padre island, texas 78597 In order to alleviate this situation, The Shores is asking for a permit to be allowed to supplement the Town's infrequent cleaning of the beach by allowing us to do the following:

- 1. On a one-time basis, relocate the debris piles that have been located in haphazard way on the beach into a celatively uniformed berm line which will translate into a sand dune that will provide protection in time of severe weather
- 2. Be allowed to rake the water line on a periodic basis to pick up the seaweed and debris that come in daily and locate the seaweed into berm line. By this method, we will clean the beach along the water line and take away the debris as it comes in and not let it accumulate so the removal will be simple and efficient.

The method that the Town is currently using allows the seaweed and debris to stalk up sometimes knee deep and become embedded into the sand so when it is removed, a great deal of beach sand must be moved with it.

With this method of regular cleaning at the water line, there would be little need to rake any of the sand between the water line and the dune structure so as not to loosen or cause additional wind erosion.

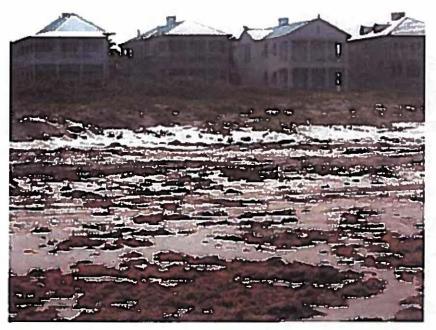
Please review our request and see if it can be accomplished through a Nation Wide Permit. I very much appreciate your assistance in this matter, as it is at a point that our main attracting force, the <u>Beach</u> is no longer attracting visitors and potential buyers. Conversely, it is driving them away as they have no desire to be on an unkept beach; there are lots of other places they can go. We are not asking for any financial assistance or funding. The Shores Association will pay all costs.

I look forward to hearing from you.

Sincerely yours,

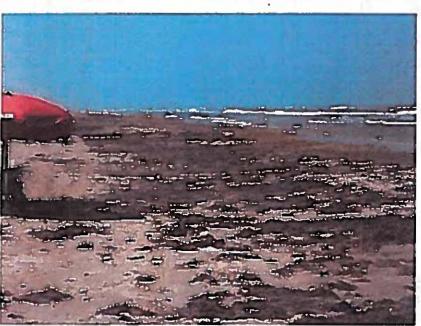
Dennis A. Franke

DAF/ce











DEPARTMENT OF THE ARMY CORPUS CHRISTI REGULATORY FIELD OFFICE 5151 FLYNN PARKWAY, SUITE 306 CORPUS CHRISTI, TEXAS 78411

August 20, 2012

REPLY TO ATTENTION OF:

Corpus Christi Regulatory Field Office

SUBJECT: File No. SWG-2007-00818; Approved Jurisdictional Determination

Dennis Franke Franke Realtors 8605 Padre Boulevard South Padre Island, TX 78579

Dear Mr. Franke:

This is in regard to your request, dated May 17, 2012, in which you requested that we review the jurisdictional status of the proposed collection and removal of sargassum from approximately one-half mile of beach within the Shores Development. The project site is located on an approximate one-half mile portion of beach, interfacing with the Gulf of Mexico, in South Padre Island, Cameron County, Texas.

We have determined that the beach adjacent to the Gulf of Mexico is a water of the United States, approximately to the base of the foredune area. The Corps of Engineers regulates the discharge of dredged and/or fill material into waters of the United States under Section 404 of the Clean Water Act. The placement of dredged or fill material into these waters of the U.S. require a Department of the Army (DA) permit. However, since the activity and method you described in your May 17, 2012 letter and our July 11, 2012 meeting on site involves the removal of sargassum above the mean high tide line without disturbing the sand below it, and placing the sargassum in upland areas, a DA permit is not required for this activity. Please be aware that a DA permit is required for any discharge of fill material in waters of the U.S. Fill material is defined as material placed or displaced in waters of the United States where the material has the effect of replacing any portion of a water of the United States with dry land; or changing the bottom elevation of any portion of a water of the United States, as per 33 CFR 323.2(e)(1).

This determination is an approved jurisdictional determination; this approved determination is valid for 5 years from the date of this letter unless new information warrants a revision of the determination prior to the expiration date. Corps determinations are conducted to identify the limits of the Corps' Clean Water Act jurisdiction for particular sites. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331.5. Also enclosed are a combined Notification of Administrative Appeal Options and Process (NAP) and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Regulatory Appeals Officer
Southwest Division USACE (CESWD-PD-O)
1100 Commerce Street, Suite 831
Dallas, Texas 75242-1317
Telephone: 469-487-7061; FAX: 469-487-7199

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit the RFA form, it must be received at the above address by October 15, 2012. It is not necessary to submit an RFA form to the Division office if you do not object to this determination.

Please note, this is not authorization to begin work in jurisdictional areas. If you have any questions concerning this matter, please contact Reagan Richter at the letterhead address or by telephone at 361-814-5847, ext. 1005. To assist us in improving our service to you, please complete the survey found at http://per2.nwp.usace.armv.mil/survey.html.

FOR THE DISTRICT COMMANDER:

Lloyd Mullins, Supervisor

Corpus Christi Regulatory Field Office

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Appli	icant: Franke Realtors	File #: SWG-2007-00818	Date: 20-Aug-12
Attac	hed is:	See Section below	
	INITIAL PROFFERED PERMIT (Stand	A	
	PROFFERED PERMIT (Standard Permi	В	
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETE	D	
	PRELIMINARY JURISDICTIONAL DI	E	

SECTION 1 - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.armv.mil/inet/functions/cw/cecwo/reg/ Or Gorps regulations at 33 CFR Part 331.

- A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights
 to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT: You may accept or appeal the permit
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights
 to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you
 may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this
 form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the
 date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved jurisdictional determination (JD) or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the
 date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative
 Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received
 by the division engineer within 60 days of the date of this notice.
- E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT						
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an						
initial proffered permit in clear concise statements. You may attact or objections are addressed in the administrative record.)	n additional information to this form to clarify where your reasons					
or objections are addressed in the administrative record.)						
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ADDITIONAL INFORMATION: The appeal is limited to a review						
record of the appeal conference or meeting, and any supplemental						
clarify the administrative record. Neither the appellant nor the Cor you may provide additional information to clarify the location of ir						
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:						
If you have questions regarding this decision and/or the appeal	If you only have questions regarding the appeal process you may					
process you may contact:	also contact:					
Lloyd Mullins, Supervisor	Elliott Carman, Appeal Review Officer					
U.S. Army Corps of Engineers, CESWG-PE-RCC	US Army Engineer Division, Southwestern					
Corpus Christi Regulatory Field Office	1100 Commerce Street, Suite 831 Dallas TX 75242-1317					
5151 Flynn Parkway, Suite 306 Corpus Christi, Texas 78411-4318	Telephone: 469-487-7061; FAX: 469-487-7189					
Telephone 361-814-5847; FAX 361-814-5912	Email: Elliott.n.carman@usace.army.mil					
RIGHT OF ENTRY: Your signature below grants the right of entr	y to Corps of Engineers personnel, and any government					
consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day						
notice of any site investigation, and will have the opportunity to pa						
	Date: Telephone number:					
Signature of appellant or authorized agent.						



March 6, 2017

Via Electronic Mail

Brandon Hill
Shoreline Management Director
City of South Padre Island
P.O Box 3410
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island

Site Address:

8500 Padre Boulevard, South Padre Island

Legal Description:

The Shores Subdivision, Phase 1, Sections 1-3

Lot Applicant:

Dennis Franke

GLO ID No.:

BDSPI-17-0054

Dear Mr. Hill:

The General Land Office (GLO) has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to conduct beach maintenance along approximately 2,640 linear feet of beach. According to the Bureau of Economic Geology, the area is eroding at a rate of three to seven feet per year.

Based on the application materials forwarded to our office for review, we have the following comments:

- The application proposes daily raking of the high tide line. Daily raking of high tide line may negatively impact the beach profile. The applicant should minimize the raking of the beach to only when the influx of materials is heavy enough to impact the public's ability to use the public beach easement. The GLO encourages the removal of litter and other debris by handpicking or raking and strongly discourages the use of machines. I
- The applicant received a 5-year approval letter to conduct the proposed beach maintenance activities without a United States Army Corps of Engineers (USACE) permit on August 20, 2012. The applicant may be required to obtain additional approval from USACE to conduct activities after August 20, 2017.

¹ 31 Tex. Admin. Code § 15.7(1).

- The proposed beach maintenance activities must minimize the redistribution of sand and alteration of the beach profile to the greatest extent possible, and must not materially weaken dunes or dune vegetation or reduce the protective function of dunes.²
- The proposed beach maintenance activity must not restrict or interfere with public use of the beach.³
- The applicant must avoid, minimize and mitigate for the disturbance of any dunes or dune vegetation.⁴

If you have any questions, please contact me at (512) 463-0413 or at natalie.bell@glo.texas.gov.

Sincerely,

Natalie Bell

Beach Access & Dune Protection Program

Coastal Resources Division

Texas General Land Office

² 31 Tex. Admin. Code § 15.7(1).

³ 31 Tex. Admin. Code § 15.7(e).

^{4 31} Tex. Admin. Code § 15.4(f)(3).

Proposed Beach Maintenance Guidelines

- USACE approved devices for beach maintenance below the Mean High Tide (MHT):
 - o Rake
 - BeachTech (beach cleaner with sieve)
 - Rock Bucket
- USACE approved devices for beach maintenance above the Mean High Tide (MHT):
 - Rake
 - BeachTech (beach cleaner with sieve)
 - Rock Bucket
 - Bucket (if used in a manner that will not result in altering the beach profile)
- Recommended procedure and equipment for relocation of seaweed below the MHT:
 - Either the rake or rock bucket can accumulate seaweed below the MHT and reposition it above the MHT for the bucket to relocate.
 - Although approved the BeachTech is not suitable for wet sand and is best used above the MHT.
- Recommended procedure and equipment for removing trash above the MHT:
 - Preferably the BeachTech should be used above the MHT.
 - Has the ability to remove small buried items (ex. straws, cigarette butts, and bottle caps).
 - The rake or rock bucket can be used if needed.
- Beachgoer Seasons:
 - High use- (March, June, July, and August)
 - Beachgoers trample everything on the beach. Coppice dunes are not likely to develop under these conditions east of the LOV. The City will concentrate on protecting established vegetation along pedestrian pathways and newly planted areas.
 - This time of year the City beaches are at their widest as the net transport of sand is landward with constructive waves.
 - Moderate use- (Feb., April., and May)
 - The demand on the beach is much less.
 - There are holidays and special events that will draw crowds at particular times. The
 City will recognize those events and maintain the beach accordingly.
 - o Low use- (Sept, Oct., Nov., Dec., Jan.)
 - Depending on weather and environmental conditions the beach use fluctuates.
 - Red Tide can cause massive fish kills
 - This time of year the City beaches are at their most narrow as the beach shifts to a winter profile with the destructive waves associated with winter.
- Sargassum Season:
 - March, April, May

Proposed Beach Maintenance Guidelines

- Beach Condition: The erosion condition of each area should always be considered when determining the frequency and equipment used during maintenance.
 - Accreting- from Acapulco St. South to Isla Blanca Park
 - Stable- Acapulco St. North to Saturn St.
 - o Eroding Saturn St. to the North
- Safety concerns:
 - Large holes dug by beachgoers
 - Influx of jelly fish
 - Fisk kills
- If seaweed is present when should raking occur:
 - High use- (March, June, July, and August)
 - Sargassum below the MHT should be relocated each morning at 7 a.m. with approved equipment only.
 - Each week the BeachTech should be used to clean the entire width of the beach to remove trash.
 - Grooming of the beach should only be done before holidays.
 - Moderate use- (Feb., April., and May)
 - This time period coincides with the sargassum season and some holidays.
 - Sargassum below the MHT should be relocated each morning at 7 a.m. with approved equipment only.
 - BeachTech should be used following holidays and busy weekends.
 - Grooming of the beach should only be done before holidays.
 - Low use- (Sept, Oct., Nov., Dec., Jan.)
 - Except for special events and holidays the beach should be raked minimally.
 - If there are heavy accumulations and public cannot access the water then the seaweed should be relocated weather permitting.
- If seaweed is not present when should raking occur:
 - High use- (March, June, July, and August)
 - Each week the BeachTech should be used to clean the entire width of beach to remove trash.
 - If needed, Fridays the beach can be raked to address safety concerns.
 - Grooming of the beach should only be done before holidays using the BeachTech.
 - Moderate use- (Feb., April., and May)
 - BeachTech should be used following holidays and busy weekends.
 - Grooming of the beach should only be done before holidays using the BeachTech.
 - Low use- (Sept, Oct., Nov., Dec., Jan.)
 - Except for special events and holidays the beach should be raked minimally.

MEMORANDUM

TO: Shoreline Task Force

Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager

DATE: February 24, 2017

RE: Preliminary determination on the impact of the proposed beach management plan as put

forward by the Shores complex

The Shores has been managing their own beach for quite some time and has grown their dune field considerably. They have shown to have a conscious approach when it comes to their management approach.

This letter is in support of the proposed management plan with one caveat that has been agreed upon by the Shores Management. The raking will only be done as needed as dictated by the city's proposed beach management plan.

With consideration given to conformance with TAC regulations our preliminary determination is that:

- 1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
- 2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
- 3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
- 4. The proposed activity will not close any existing public beach accesses within the area[TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

- 1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
- 2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
- 3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
- 4. The proposed activity will not significantly increase the potential for washover or blowouts.

Brandon N. Hill

Grandon 13

Marta Martinez

From: Dennis Franke < Dennis@frankerealty.com>

Sent: Friday, February 17, 2017 5:38 PM

To: Brandon Hill

Subject: RE: Beachfront Construction and Dune Protection Permit

Bandon, I have told the tractor driver to only rake the water's edge. That picture appears to be old and must have been after a storm because the sand is wet all the way to the fore dune in which case it may have needed to be raked with debris all over the Beach. At any rate we will only be raking the water's edge. Please move the permit forward so there is no lapse.

Thanks df

Sincerely, Dennis A. Franke

DAF/ce



8605 Padre Boulevard

South Padre Island, Texas 78597

Office : 956 761-2606, **Ext. 608**Direct : 956 761-0044 (Direct)

Cell : 956 572-0608 Fax : 956 761-2650

Website : <u>www.frankerealty.com</u>
E-mail : <u>dennis@frankerealty.com</u>

Shores Link : https://www.youtube.com/watch?v=Qx9yWFvU8gA



From: Brandon Hill [mailto:BHill@MySPI.org]
Sent: Friday, February 17, 2017 4:04 PM

To: Dennis Franke

Subject: RE: Beachfront Construction and Dune Protection Permit

Mr. Franke,

Monday the Shoreline Taskforce voted to move your application forward on the condition that a version be submitted stating that the raking will only occur when necessary as laid out in the city's Erosion Response Plan and Beach

Maintenance guidelines (a copy of which is attached). Please let me know if you wish to move forward to the GLO under this stipulation. Also, a picture was submitted of the Shores showing the rake marks stretching far further than what was ever permitted. I need to request that you conform with the permit that was on file while we work through filing the new one.

Looking forward to your response,

Brandon N. Hill

Brandon Hill | Shoreline Management Director City of South Padre Island Shoreline Management 4601 Padre Blvd South Padre Island, Texas 78597

Office: 956-761-8166 | Fax: 956-761-3898 |

E-mail: BHill@myspi.org www.MySPI.org Please send Helpdesk requests to Helpdesk@myspi.org

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From: Brandon Hill

Sent: Thursday, December 15, 2016 4:19 PM

To: DENNIS@FRANKEREALTORS.com

Subject: RE: Beachfront Construction and Dune Protection Permit

Mr. Franke,

Attached is the Beach and Dune Permit that the city and GLO will require that you fill out. The permit will cost 300 dollars in order to process and acquire. As I said over the phone I want you to fill out the application based on the actual intent of The Shores. I would like to speak to you about raking and the reasoning behind the city's policy. I don't know if you would be available to sit down at some point or if a phone call would fit into your schedule more easily.

The city is willing and able to maintain the shores beach however it would not be on a daily basis. Truthfully the beach should only be disturbed when absolutely necessary and having a standing policy of raking daily can be rather detrimental to an area. It is clear that the Shores have done a nice job with their dune system, I simply wouldn't be doing my job if I didn't discuss the GLO's concern around the activity.

I also noticed that your USACE clearance for the activity will be expiring in August 20, 2017. You will need to keep that in mind and not allow it to expire.

Thanks and please let me know when you and I could talk beach,

Thanks

Brandon N. Hill

Brandon Hill | Shoreline Management Director City of South Padre Island Shoreline Management 4601 Padre Blvd South Padre Island, Texas 78597 Office: 956-761-8166 | Fax: 956-761-3898 |





Marta Martinez

From: Dennis Franke < Dennis@frankerealty.com>

Sent: Friday, February 24, 2017 4:59 PM

To: Brandon Hill Subject: RE: Shores

Brandon, I told the driver to only rake the waters edge but we only rake as necessary. Is that what you are referring to? df

Sincerely, Dennis A. Franke

DAF/ce



8605 Padre Boulevard

South Padre Island, Texas 78597

Office : 956 761-2606, **Ext. 608**Direct : 956 761-0044 (Direct)

Cell : 956 572-0608 Fax : 956 761-2650

Website : <u>www.frankerealty.com</u>
E-mail : <u>dennis@frankerealty.com</u>

Shores Link : https://www.youtube.com/watch?v=Qx9yWFvU8qA



From: Brandon Hill [mailto:BHill@MySPI.org]
Sent: Friday, February 24, 2017 3:44 PM

To: Dennis Franke Subject: RE: Shores

Mr. Franke,

Thanks for your email, I did just get into the office today from my trip to Galveston meeting with the USACE. I will be sending the full packet along to them with your confirmation of acceptance of the change regarding the daily cleanings.

Thanks,

Brandon

Brandon Hill | Shoreline Management Director City of South Padre Island Shoreline Management

4601 Padre Blvd South Padre Island, Texas 78597

Office: 956-761-8166 | Fax: 956-761-3898 |

E-mail: BHill@myspi.org www.MySPI.org Please send Helpdesk requests to Helpdesk@myspi.org

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From: Dennis Franke [mailto:Dennis@frankerealty.com]

Sent: Thursday, February 23, 2017 3:48 PM

To: Brandon Hill < BHill@MySPI.org>

Subject: Shores

I know you have been out of town but wanted to check if Beach Access App is approved and moved to State. df

Sent from my iPhone



SHORELINE TASK FORCE AGENDA REQUEST FORM

MEETING DATE: March 20, 2017 ITEM: 9

TO: Shoreline Task Force

FROM: Brandon Hill, Shoreline Management Director

ITEM DESCRIPTION:

Discussion and possible action to recommend City Council pass ordinance for Lot 1, Block 1, Padre Island Inn Subdivision, to set the Dune Protection Line also referred to the Historic Building line.

DISCUSSION:

See attachment.

ORDINANCE NO. 17-

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING SECTION 22-4 DUNE PROTECTION LINE OF CHAPTER 22 DUNE PROTECTION, BEACH RENOURISHMENT, AND ACCESS PLAN **IMPLEMENTING PROVISIONS** OF THE CODE ORDINANCES TO PROVIDE DUNE PROTECTION LINE TO THE PROPERTY AT LOT 1, BLOCK 1, PADRE ISLAND INN SUBDIVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY OF FIVE HUNDRED DOLLARS (\$500.00) FOR ANY VIOLATION; **PROVIDING FOR** SEVERABILITY; AND **AUTHORIZING** PUBLICATION IN CAPTION FORM.

WHEREAS, the City of South Padre Island has heretofore adopted Chapter 22 (Dune Protection, Beach Renourishment, and Access Plan Implementing Provisions) of the Code of Ordinances;

WHEREAS, the City Council finds that the Section 22-4 of Chapter 22 Code of Ordinance needs to be further refined to provide consistent development activities; and

WHEREAS, it is the City Council's intent to protect public health, safety and welfare by defining and clarifying dune protection line in the Section 22-4.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Section 22-4 is restated in its entirety to read as follows:

Sec. 22-4. DUNE PROTECTION LINE.

- A. The City Council does hereby establish a Dune Protection Line. Such line shall be the East right-of-way line of Gulf Boulevard and a line extended therefrom to the North property line of Lot 20 of Padre Beach Estates and to the south boundaries of the City's Corporate Limits, or 1000 feet from Mean High Tide whichever is lesser. In the area of the SHORES Subdivision, the Dune Protection Line is designated as the east right-of-way of Texas State Park Road 100 or 1000 feet from Mean High Tide, whichever is lesser. The Dune Protection Line is applicable to all areas within the corporate municipal limits of the City and no area seaward of the Dune Protection Line within the City is exempt from this Chapter.
- B. A portion of the Dune Protection Line is also depicted on the Historic Building Line Map dated March 1981, which Map is also the same Map furnished to the City by the Office of the Texas Attorney General and is on file with the Public Works Department of the City of South Padre Island, Texas. The map shows the East Right-of-way line of Gulf Boulevard as that line is extended to both the North and South boundaries of the City. The East Right-of-Way line of Gulf Boulevard is tied to specific monuments

- on Gulf Boulevard and the existing monuments are referenced to the Texas State Plan Coordinate System.
- C. For Lot 1, Block 1, Padre Island Inn Subdivision, the Historic Building Line shall be set 440 feet landward of the mean low tide line and extend north and south to the extent of the property boundaries.
- <u>CD</u>. The Dune Protection Line is a "moving" line changing with shoreline changes, and subject to modification. The Dune Protection Line shall be reviewed at least every five (5) years to determine if the line is adequately located to achieve the purpose of preserving critical dune areas. In addition to the five-year review, the City will review the adequacy of the Line within Ninety (90) days after a Tropical Storm or hurricane affects the beach within the City limits.
- **Section 2.** This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.
- Section 3. Any violation of the above mentioned section of Chapter 22 of the Code of Ordinances of the City of South Padre Island may be punished by a fine not to exceed five Hundred Dollars (\$500.00) for each offense of for each day such offense shall continue and the penalty provisions of Sections of Section 21-1 of the Code of Ordinances is hereby adopted and incorporated for all purposes.
- Section 4. If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 6. This Ordinance shall become effective when published in caption form.

PASSED, APPROVED AND ADOPTED on First Reading, the _______ day of _____, 2017.

PASSED, APPROVED AND ADOPTED on Second Reading, the ______ day of _____, 2017.

ATTEST:

CITY OF SOUTH PADRE ISLAND, TEXAS

SUSAN HILL, CITY SECRETARY

BHARAT R. PATEL, MAYOR

