

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

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

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

THURSDAY, DECEMBER 18, 2014
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Commissioners relating to agenda or non-agenda items. Speakers are required to address Commissioners at the podium and give their name before addressing their concerns. [Note: State law will not permit the Planning and Zoning Commission to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Planning and Zoning Commission meeting]*
4. Approval of minutes of the November 20, 2014 regular meeting.
5. Discussion and action regarding the preliminary & record plat of East Tracts 16 and 17, Padre Beach Estates Subdivision, a replat to modify boundary lines. *(Clayton Brashear & Barry Patel)*
6. Adjournment

DATED THIS THE 12TH DAY OF DECEMBER 2014



Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON **DECEMBER 12, 2014** AT/OR BEFORE **9:40** A.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.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 20, 2014**

1. Call to Order.

Marta Martinez, Secretary called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Commission members in attendance were: Deanna Bowman, Russell Judah, Robert Bujanos, Gary Olle and Chris Huffman. Member with an excused absence was Patrick McNulty. Staff members present were City Manager Bill DiLibero, Development Director Sungman Kim, Building Inspector David Travis, and Marta Martinez.

2. Pledge of Allegiance.

Ms. Martinez led those present in the Pledge of Allegiance.

Mr. Olle then nominated Mr. Judah for temporary Chairman. Ms. Bowman seconded the motion. The motion carried unanimously.

3. Public Comments and Announcements.

None.

4. Approval of minutes of the September 18, 2014 regular meeting and October 16, 2014 regular meeting.

Mr. Judah announced the item from the agenda and asked the Commission members if they had any corrections to the September 18, 2014 regular meeting minutes. Mr. Olle made a motion to approve with a correction. Ms. Bowman seconded the motion. The motion passed on a 3:0:2 vote. Mr. Judah and Mr. Bujanos abstained.

Mr. Judah announced the item from the agenda and asked the Commission members if they had any corrections to the October 16, 2014 regular meeting minutes. Ms. Bowman made a motion to approve as submitted. Mr. Judah seconded the motion. The motion passed on a 4:0:1 vote. Mr. Olle abstained.

**5. Discussion and action on revising Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit.
*(Dr. Kim, Staff)***

Mr. Judah announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding Table 5.1 of V. Schedule of Permitted Uses for Padre Boulevard and Entertainment District Code, regarding Special Exception Use Permit.

Mr. Judah then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion to approve as submitted. Mr. Bujanos seconded the motion. The motion carried unanimously.

Planning and Zoning Commission Minutes

November 20, 2014

Page 2 of 2

6. Discussion and action on revising Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code. (Dr. Kim, Staff)

Mr. Judah announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding Table 11.1 of XI. Signage Standards for Padre Boulevard and Entertainment District Code.

Mr. Judah then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. Mr. Olle made a motion to approve as submitted. Mr. Bujanos seconded the motion. The motion carried unanimously.

Mr. Judah then stated that a meeting was scheduled for December 3rd to discuss the Form Based Code. Dr. Kim then stated that the meeting has been rescheduled until mid-January.

7. Adjournment

Since the Commission had no further business to discuss, Mr. Judah adjourned the meeting at 3:21 p.m.

Marta Martinez, Secretary

Russell Judah, Commissioner

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

MEETING DATE: December 18, 2014

TO: Planning & Zoning Commission

FROM: Sungman Kim, Development Director

SPONSOR / ORIGINATOR: Clayton Brashear & Barry Patel

ITEM DESCRIPTION:

Discussion and action regarding the preliminary & record plat of East Tracts 16 and 17, Padre Beach Estates Subdivision, a replat to modify boundary lines.

DISCUSSION:

Location Map

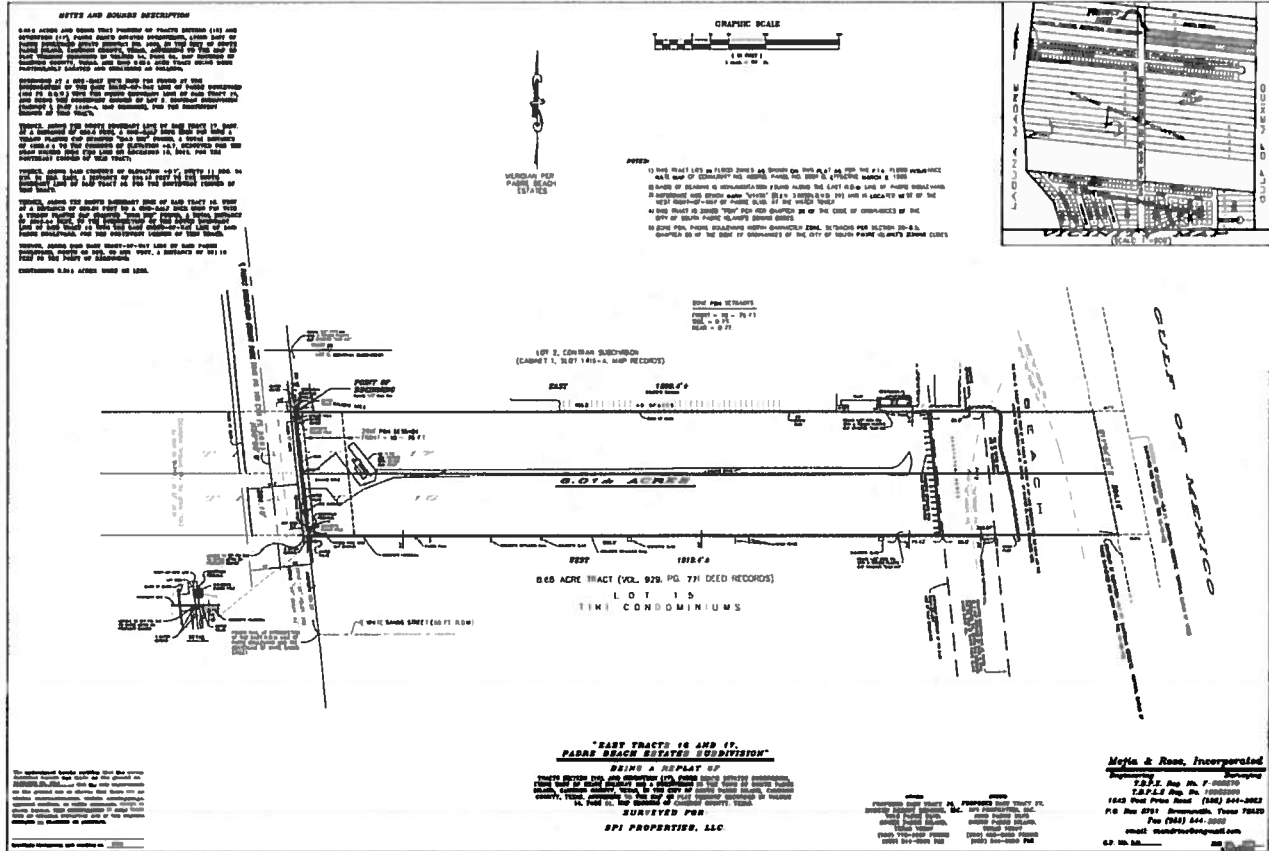


The application is complete.

The area has been zoned PBN (Padre Boulevard North Character Zone allowing a wide range of commercial - retail, entertainment, restaurant and office -, lodging, and residential uses). Zone PBN is intended to provide for more flexible, market based development vision that balances pedestrian orientation with auto-oriented development.

**PLANNING & ZONING COMMISSION
AGENDA REQUEST FORM**

According to the survey dated December 5, 2014, power line exists along Padre Boulevard and, according to the plat map dated December 5, 2014, Laguna Madre Water District certified the existence of water and sewer facilities on the property. The Padre Boulevard provides paved access to the property.



STAFF RECOMMENDATIONS / COMMENTS:

The applicant is proposing a replat to modify plat boundary lines of East Tracts 16 and 17, Padre Beach Estates Subdivision. Currently sidewalk exists along Padre Boulevard, on the western boundaries of the subject properties; the replat is not requiring street, access drive, and/or utility installation; staff does not require any changes in the preliminary plat as submitted; and, per Section 23.10, staff recommends approving this item through a fast track process.

COMMISSION ACTION:

MOTION: _____

BY: _____

SECOND BY: _____

McNulty	Huffman	Bowman	Bujanos	Judah	Vacant	Olle
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain



CITY OF SOUTH PADRE ISLAND
PLAT APPLICATION

Plat fee options: Preliminary Plat \$750.00, Final Plat \$750.00, Preliminary/Final re-plat \$500.00, Preliminary re-plat \$500.00, Final re-plat \$500.00

SUBJECT PROPERTY: Lot(s) Address 6700/6800 Padre Blvd. Block(s) East Tract 16+17
Section(s) / Subdivision Padre Beach Estates
Intended Use of Property: HOTEL / COMMERCIAL / PARKING
Zoning District(s): PAL (A & E Zones require notification)

PROPERTY OWNER: SPI Populations LLC / modern Resort Lodging LLC.

OWNER MAILING ADDRESS: 6900 / 7010 Padre Blvd

CITY, STATE, ZIP: South Padre Island TX, 78597

PHONE NUMBER: (956) 455-8436

FAX NUMBER: ()

Email:

An authorization letter from the Property Owner will be required. See item #4 below.

APPLICANT (if different from Owner):

APPLICANT MAILING ADDRESS:

CITY, STATE, ZIP:

PHONE NUMBER: ()

FAX NUMBER: ()

Email:

SURVEYOR PREPARING PLAT: M&J & ROSE INC.

SURVEYOR ADDRESS: 1673 West Price Rd

CITY, STATE, ZIP: Brownsville TX 78520

PHONE NUMBER: (956) 544-3022

FAX NUMBER: ()

Email:

Include with this application:

- 1) Plat fee:
2) 10 Blueline copies of each Plat
3) Title letter
4) Property Owner authorization for plat submittal (if applicable)
5) 3 copies of a Survey of Existing Conditions (for properties with existing improvements)
6) Digital Copy of entire packet

Signature of Applicant

Date 12/4/14

METES AND BOUNDS DESCRIPTION

6.01± ACRES AND BEING THAT PORTION OF TRACTS SIXTEEN (16) AND SEVENTEEN (17), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF PADRE BOULEVARD (STATE HIGHWAY NO. 100), IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 61, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 6.01± ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) WITH THE NORTH BOUNDARY LINE OF SAID TRACT 17, AND BEING THE SOUTHWEST CORNER OF LOT 2, CONTRAN SUBDIVISION (CABINET 1, SLOT 1416-A, MAP RECORDS), FOR THE NORTHWEST CORNER OF THIS TRACT;

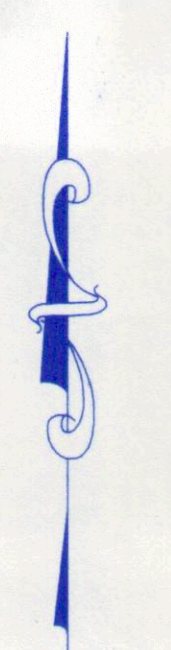
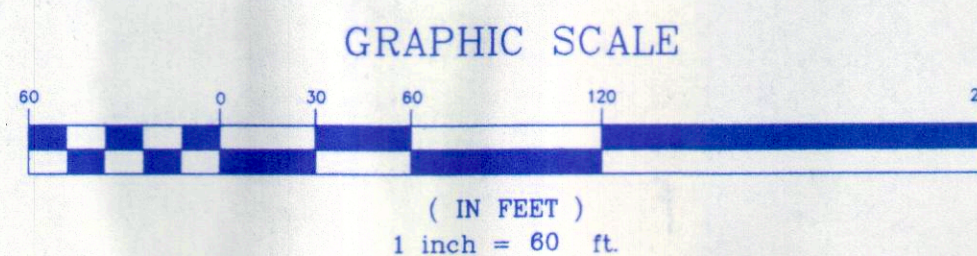
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 17, EAST, AT A DISTANCE OF 960.5 FEET, A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 1299.4± TO THE CONTOUR OF ELEVATION +0.7, SURVEYED FOR THE MEAN HIGHER HIGH TIDE LINE ON DECEMBER 18, 2012, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CONTOUR OF ELEVATION +0.7', SOUTH 11 DEG. 34 MIN. 31 SEC. EAST, A DISTANCE OF 204.16 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT 16, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 16, WEST AT A DISTANCE OF 358.87 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 1319.4± FEET, TO THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID TRACT 16 WITH THE EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

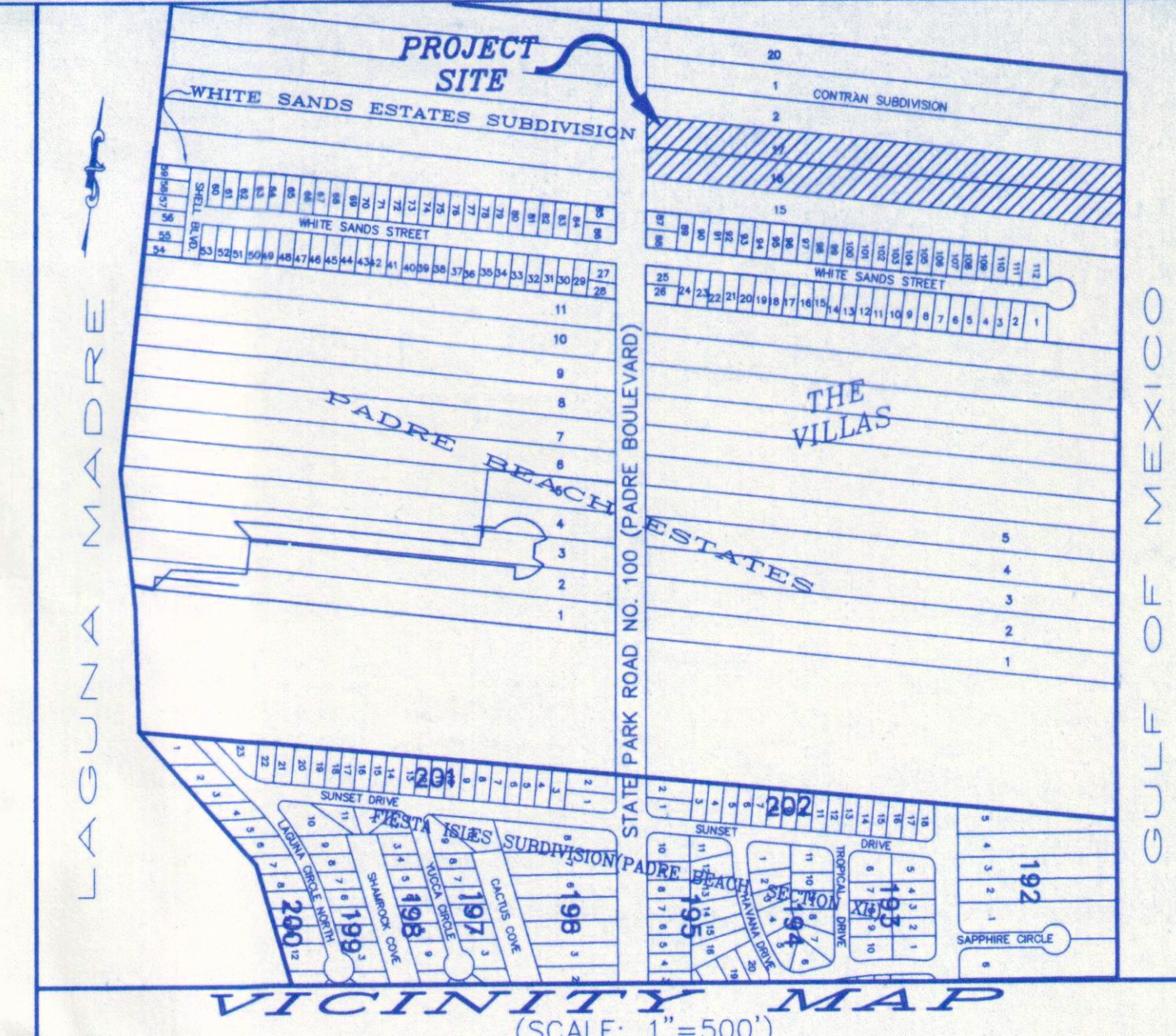
THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 201.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.01± ACRES, MORE OR LESS.



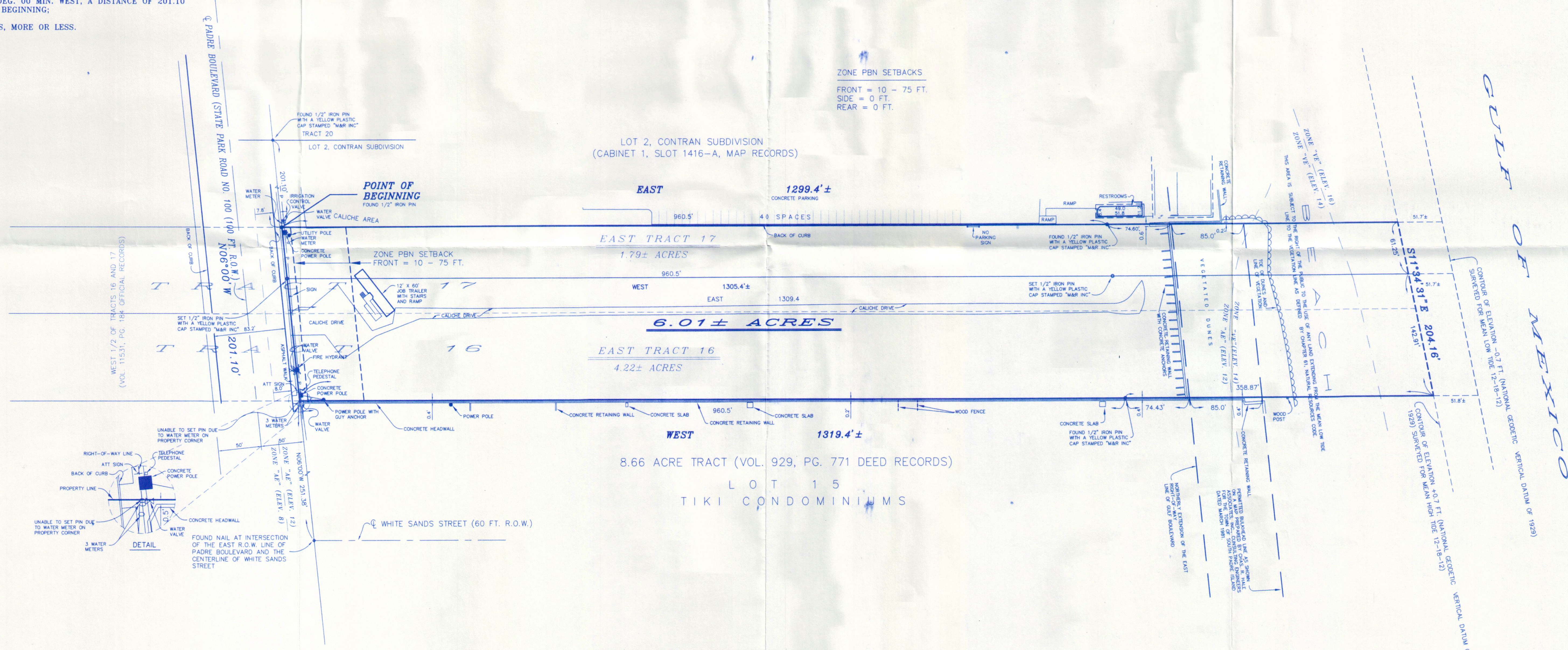
NOTES:

- 1) THIS TRACT LIES IN FLOOD ZONES AS SHOWN ON THIS PLAT AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, EFFECTIVE MARCH 9, 1999.
- 2) BASIS OF BEARING IS MONUMENTATION FOUND ALONG THE EAST R.O.W. LINE OF PADRE BOULEVARD.
- 3) REFERENCE NGS BENCH MARK "U1436" (ELEV. 3.88)(N.G.V.D. 29) AND IS LOCATED WEST OF THE WEST RIGHT-OF-WAY OF PADRE BLVD. AT THE WATER TOWER.
- 4) THIS TRACT IS ZONED "PBN" PER PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5) ZONE PBN, PADRE BOULEVARD NORTH CHARACTER ZONE, SETBACKS PER SECTION 20-8.5, CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.



ZONE PBN SETBACKS

FRONT = 10 - 75 FT.
SIDE = 0 FT.
REAR = 0 FT.



PRELIMINARY PLAT OF "EAST TRACTS 16 AND 17, PADRE BEACH ESTATES SUBDIVISION"

BEING A REPLAT OF TRACTS SIXTEEN (16), AND SEVENTEEN (17), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100 A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 61, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR: **SPI PROPERTIES, LLC.**

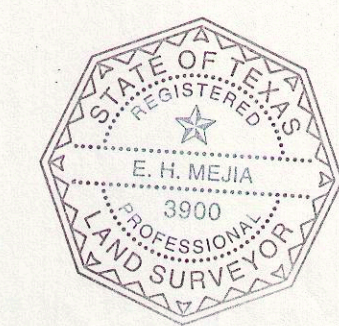
OWNER:
PROPOSED EAST TRACT 16, MODERN RESORT LODGING, LLC.
7010 PADRE BLVD.
SOUTH PADRE ISLAND, TEXAS 78597
(956) 772-1087 PHONE
(956) 544-3068 FAX

OWNER:
PROPOSED EAST TRACT 17, SPI PROPERTIES, LLC.
6900 PADRE BLVD.
SOUTH PADRE ISLAND, TEXAS 78597
(956) 455-8436 PHONE
(956) 544-3068 FAX

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@cngrmail.com
G.F. NO. N/A
JOB NO. 19374
S.TROWBRIDGE

The undersigned hereby certifies that the survey described hereon was made on the ground on DECEMBER 05, 2014; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO MEASURES OR ADDITIONS.

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



METES AND BOUNDS DESCRIPTION

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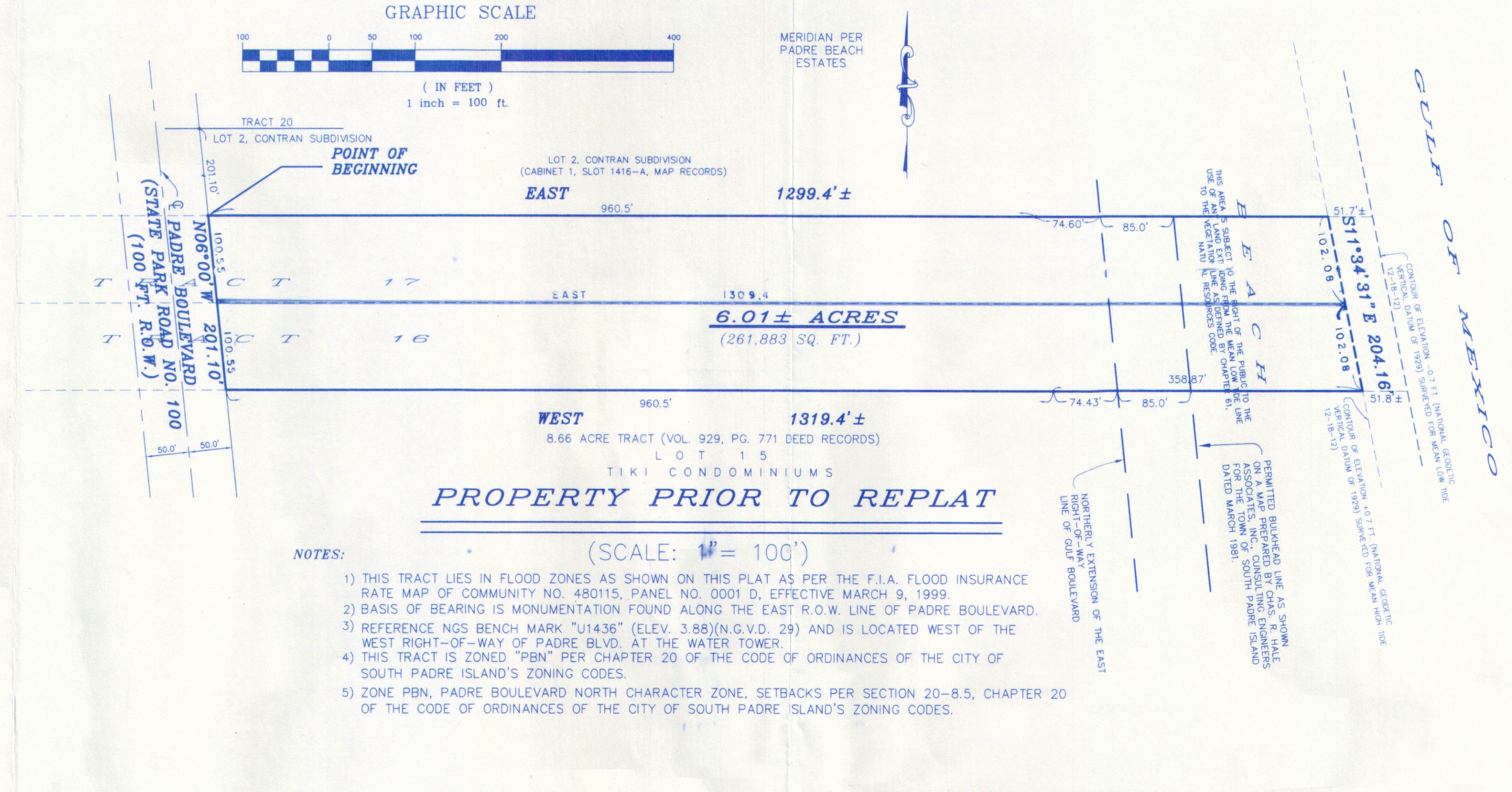
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THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, NORTH 09 DEG. 00 MIN. WEST, A DISTANCE OF 201.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 6.01± ACRES, MORE OR LESS.

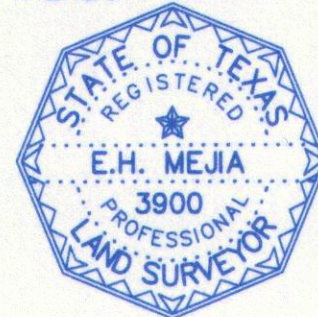


NOTES:

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- 3) REFERENCE NGS BENCH MARK "U1436" (ELEV. 3.88)(N.G.V.D. 29) AND IS LOCATED WEST OF THE WEST RIGHT-OF-WAY OF PADRE BLVD. AT THE WATER TOWER.
- 4) THIS TRACT IS ZONED "PBN" PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5) ZONE PBN, PADRE BOULEVARD NORTH CHARACTER ZONE, SETBACKS PER SECTION 20-8.5, CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.

SURVEYOR'S CERTIFICATION:

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



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

**STATE OF TEXAS
COUNTY OF CAMERON**

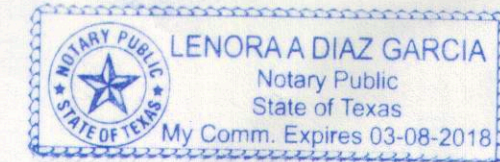
I, THE UNDERSIGNED, JOHN REID, PRESIDENT OF FIRST COMMUNITY BANK, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS "EAST TRACT 17, PADRE BEACH ESTATES SUBDIVISION" WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS OR ITS "ETJ", DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN. (SPI PROPERTIES, LLC.)

John Reid
JOHN REID, PRESIDENT OF FIRST COMMUNITY BANK
DATE: 12-5-14

**STATE OF TEXAS
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF December 20 14
Nora Diaz Garcia
NOTARY PUBLIC
CAMERON
COUNTY



**STATE OF TEXAS
COUNTY OF CAMERON**

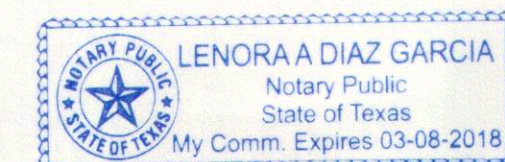
I, THE UNDERSIGNED, DAVID CLAYTON BRASHEAR, MANAGING MEMBER OF SPI PROPERTIES, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "EAST TRACT 17, PADRE BEACH ESTATES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

David Clayton Brashear
CLAYTON BRASHEAR, MANAGING MEMBER OF SPI PROPERTIES, LLC.
DATE: 12-5-14

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID CLAYTON BRASHEAR, MANAGING MEMBER OF SPI PROPERTIES, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

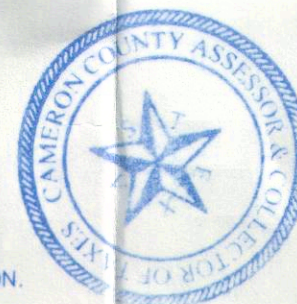
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF December 20 14
Nora Diaz Garcia
NOTARY PUBLIC
CAMERON
COUNTY



**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 "TRACTS 16 AND 17, PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100, SOUTH PADRE ISLAND, TX., DEPICTED HEREIN.

APPROVED: *Tony Yzaguirre, Jr.*
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.
DATE: 12/5/2014



LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

Carlos J. Galvan, Jr.
CARLOS J. GALVAN, JR. - GENERAL MANAGER
LAGUNA MADRE WATER DISTRICT
DATE: 12-8-14

**STATE OF TEXAS
COUNTY OF CAMERON**

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

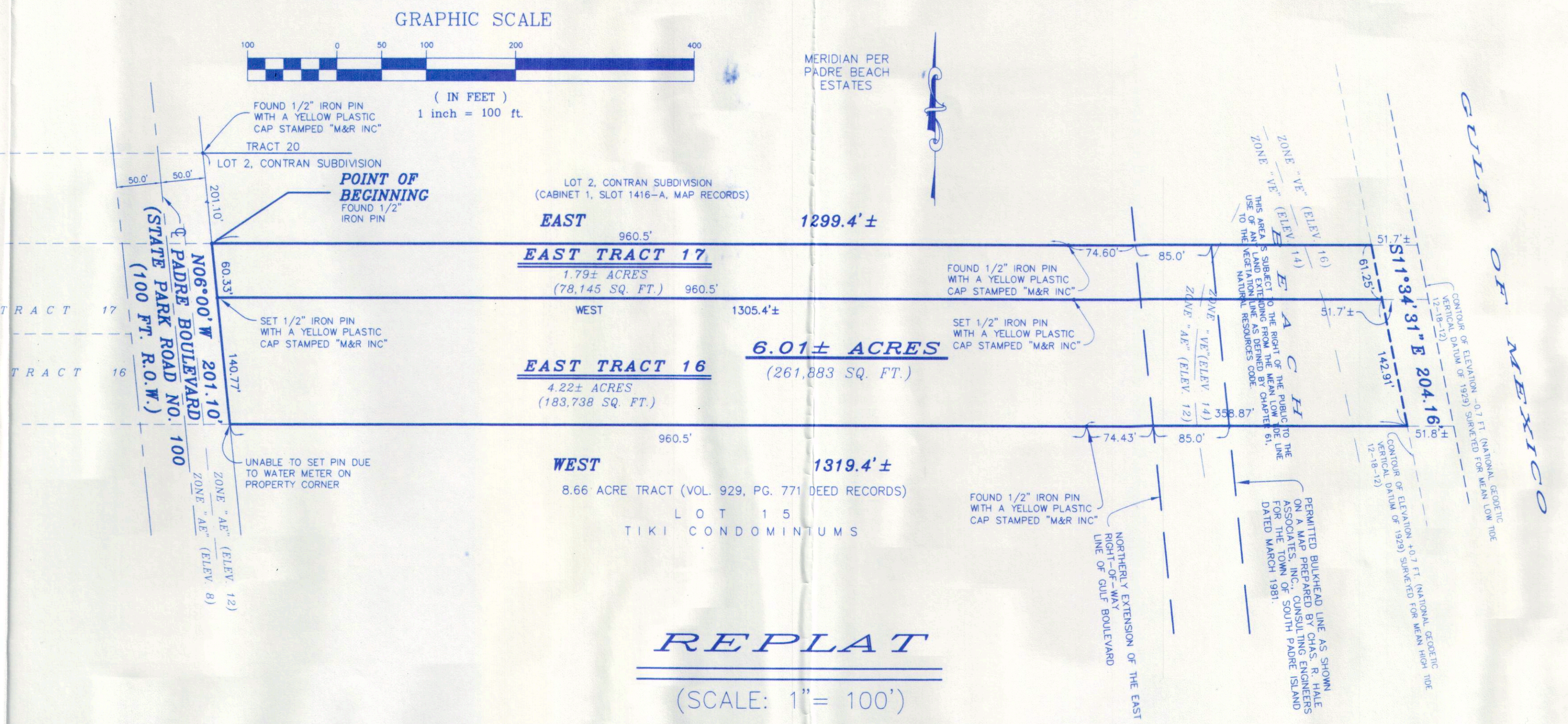
PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

**STATE OF TEXAS
COUNTY OF CAMERON**

I, JOE G. RIVERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ A.D., 20____, WITH CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D., 20____ AT _____ M., IN CABINET _____, SLOT _____ MAP RECORDS OF SAID COUNTY.

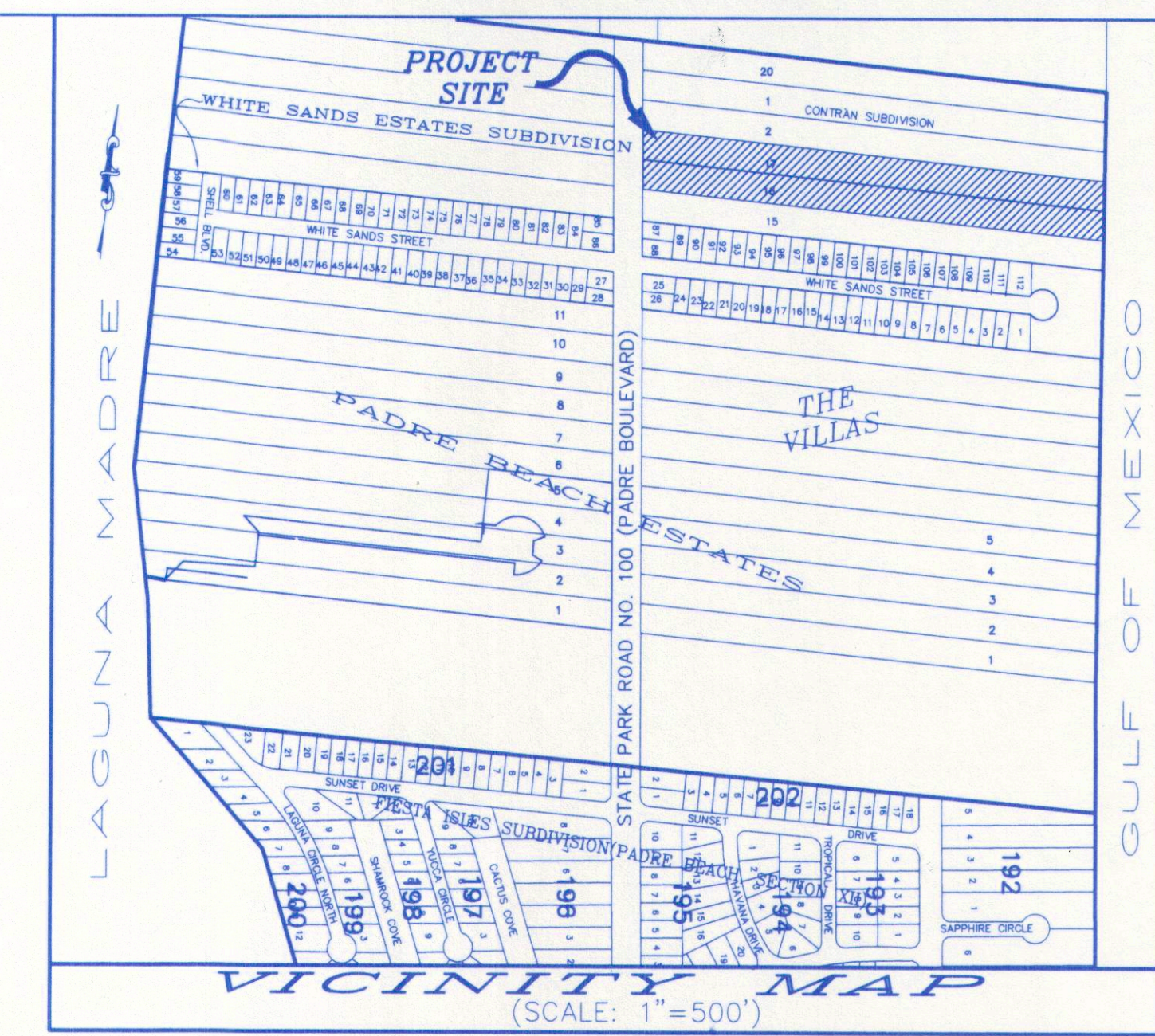
JOE G. RIVERA
COUNTY CLERK
CAMERON COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN BROWNSVILLE, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.



REPLAT

(SCALE: 1" = 100')



**STATE OF TEXAS
COUNTY OF CAMERON**

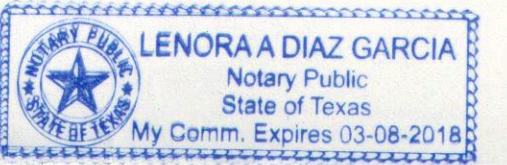
I, THE UNDERSIGNED, BARRY PATEL, MANAGING MEMBER OF MODERN RESORT LODGING, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "EAST TRACT 16, PADRE BEACH ESTATES SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

Barry Patel
BARRY PATEL, MANAGING MEMBER OF MODERN RESORT LODGING, LLC.
DATE: 12/5/2014

**STATE OF TEXAS
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BARRY PATEL, MANAGING MEMBER OF MODERN RESORT LODGING, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF December 20 14
Nora Diaz Garcia
NOTARY PUBLIC
CAMERON
COUNTY



**STATE OF TEXAS
COUNTY OF CAMERON**

I, THE UNDERSIGNED, AL VILLAREAL, SENIOR VICE PRESIDENT OF IBC BANK, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS "EAST TRACT 16, PADRE BEACH ESTATES SUBDIVISION" WITHIN THE CITY OF SOUTH PADRE ISLAND, TEXAS OR ITS "ETJ", DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN. (MODERN RESORT LODGING, LLC.)

Al Villareal
AL VILLAREAL, SENIOR VICE PRESIDENT OF IBC BANK
DATE: 12/5/14

**STATE OF TEXAS
COUNTY OF CAMERON**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF December 20 14
Nidia Ruiz Martinez
NOTARY PUBLIC
CAMERON
COUNTY



**FINAL PLAT
OF
"EAST TRACTS 16 AND 17,
PADRE BEACH ESTATES SUBDIVISION"**

BEING A REPLAT OF

TRACTS SIXTEEN (16), AND SEVENTEEN (17), PADRE BEACH ESTATES SUBDIVISION, LYING EAST OF STATE HIGHWAY 100 A SUBDIVISION IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 61, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

SPI PROPERTIES, LLC.
DECEMBER 3, 2014

OWNER:
EAST TRACT 17,
SPI PROPERTIES, LLC.
6900 PADRE BLVD.
SOUTH PADRE ISLAND,
TEXAS 78597
(956) 455-8436 PHONE
(956) 544-3068 FAX

OWNER:
EAST TRACT 16,
MODERN RESORT LODGING, LLC.
7010 PADRE BLVD.
SOUTH PADRE ISLAND,
TEXAS 78597
(956) 772-1087 PHONE
(956) 544-3068 FAX

Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023900
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P.O. Box 3761 Brownsville, Texas 78520
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