

**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, AUGUST 18, 2016**  
3:00 P.M. AT THE MUNICIPAL BUILDING,  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> 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 the July 29, 2016 regular meeting minutes.
5. Discussion and action regarding the proposed replat of "Lot 21, Block 128, Padre Beach Subdivision, Section IX", proposing to split it into "Lots 21A and 21B".
6. Adjournment.

DATED THIS THE 11<sup>TH</sup> DAY OF AUGUST 2016

  
\_\_\_\_\_  
Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT 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 AUGUST 11, 2016 AT/OR BEFORE 3:15 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID 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)761-8103

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

**THURSDAY, JULY 29, 2016**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Special Meeting on Thursday, July 29, 2016 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Patrick McNulty called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Chris Huffman, Robert Bujanos, and Kimberly Dollar. Members with an excused absence were Art Teniente and Beth Vance. City staff members present were Development Director Sungman Kim and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman McNulty led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS**

None.

**IV. APPROVAL OF THE JUNE 16, 2016 REGULAR MEETING MINUTES.**

Mr. McNulty announced the item and asked the Commission members if they had any corrections to the June 16, 2016 regular meeting minutes. Mr. Huffman made a motion, seconded by Ms. Dollar to approve as submitted. Motion passed on a 4:0:1 vote. Mr. Olle abstained.

**V. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 7 AND 8, BLOCK 148, PADRE BEACH SUBDIVISION, SECTION X” TO RE-SPLIT THE LANDS INTO “LOTS 7A, 7B and 7C”.**

Mr. McNulty announced the item and opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Huffman made a motion, seconded by Mr. Bujanos to approve. Motion passed on a 4:0:1 vote. Mr. McNulty abstained.

**VI. ADJOURNMENT**

There being no further business, Mr. McNulty adjourned the meeting at 3:08 p.m.

---

Marta Martinez, Secretary

---

Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** August 18, 2016

Item: 5

**TO:** Planning and Zoning Commission

**FROM:** Sungman Kim, Director of Development Services

**ITEM DESCRIPTION:**

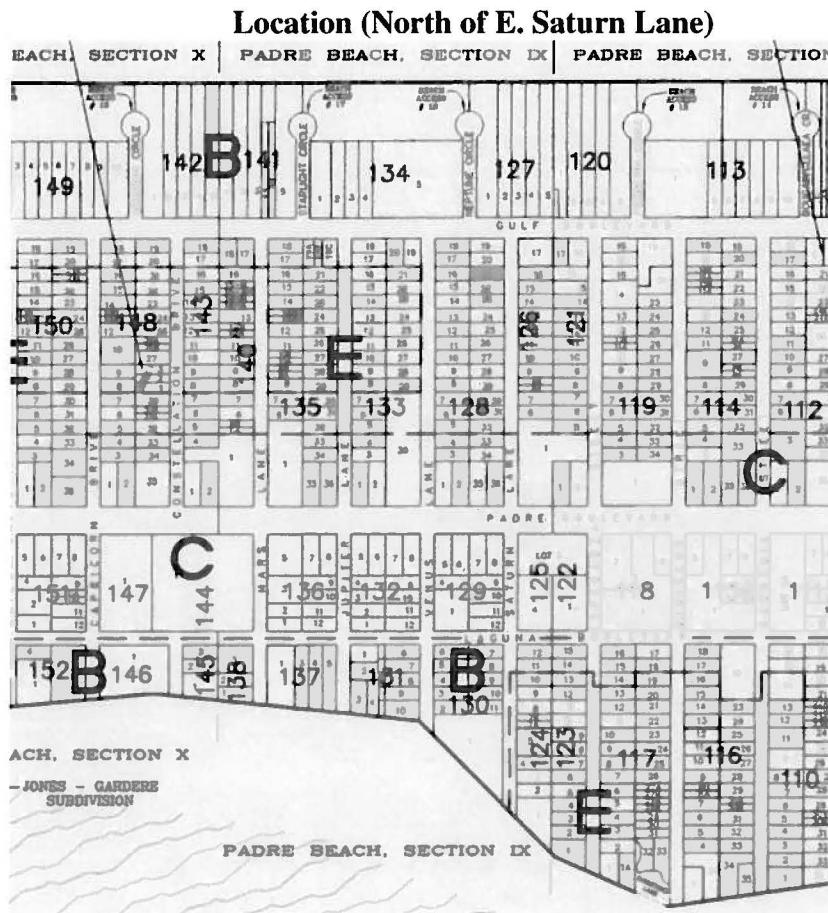
Discussion and action regarding the proposed replat of "Lot 21, Block 128, Padre Beach Subdivision, Section IX", proposing to split it into "Lots 21A and 21B".

**DISCUSSION:**

---

**The Ownership**

1. The entire lots belong to Jeffrey Erickson on behalf of E.G. Capital, LLC according to the Certificate as to Title and Liens dated June 21, 2016 prepared by Rio Grande Valley Abstract Co., Inc.

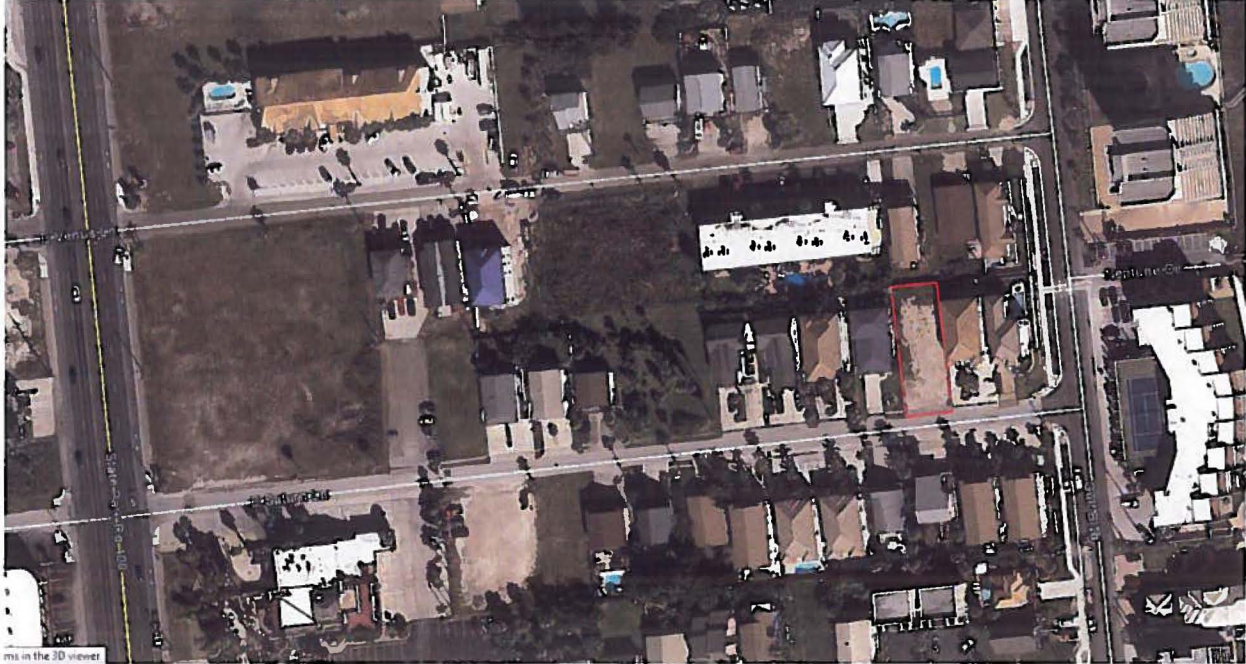


**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**The Requirements**

1. The lot has been zoned for “B-2” District allowing Residential & Multi-family Dwelling developments.

**Aerial Photo**



2. Sec. 20-7.1
  - (A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except townhouse lots must have a minimum frontage of twenty five (25') feet; a minimum width of twenty-five (25') feet; a minimum depth of one hundred feet (100'); and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
3. Area Regulations
  - (1) Front Yards – minimum 25'
  - (2) Side Yards – minimum 5'
  - (3) Rear Yards – minimum 20'
  - (4) Size of Structure – minimum 1,200 square feet
4. Sidewalk Guarantee

Engineer's estimate for the sidewalk performance guarantee was provided for \$1,650.00 and the payment was made by a check.



**METES & BOUNDS DESCRIPTION**

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOT NUMBER TWENTY-ONE (21), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON PIN FOUND, AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 128, ALSO BEING THE SOUTHEAST CORNER OF LOT 22, BLOCK 128, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "CA" FOUND, AT THE NORTHEAST CORNER OF LOT 22, BLOCK 128, FOR THE NORTHWEST CORNER OF THIS TRACT;

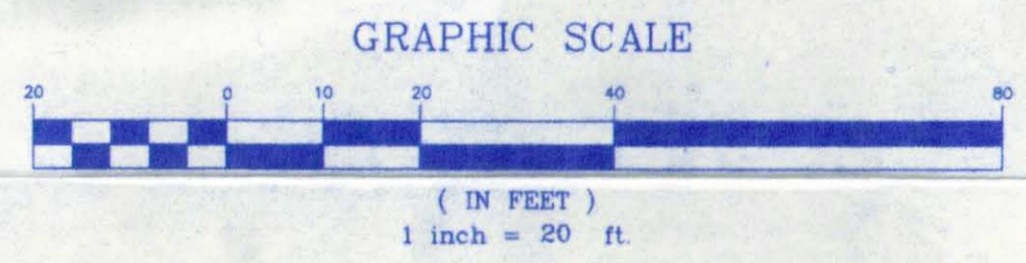
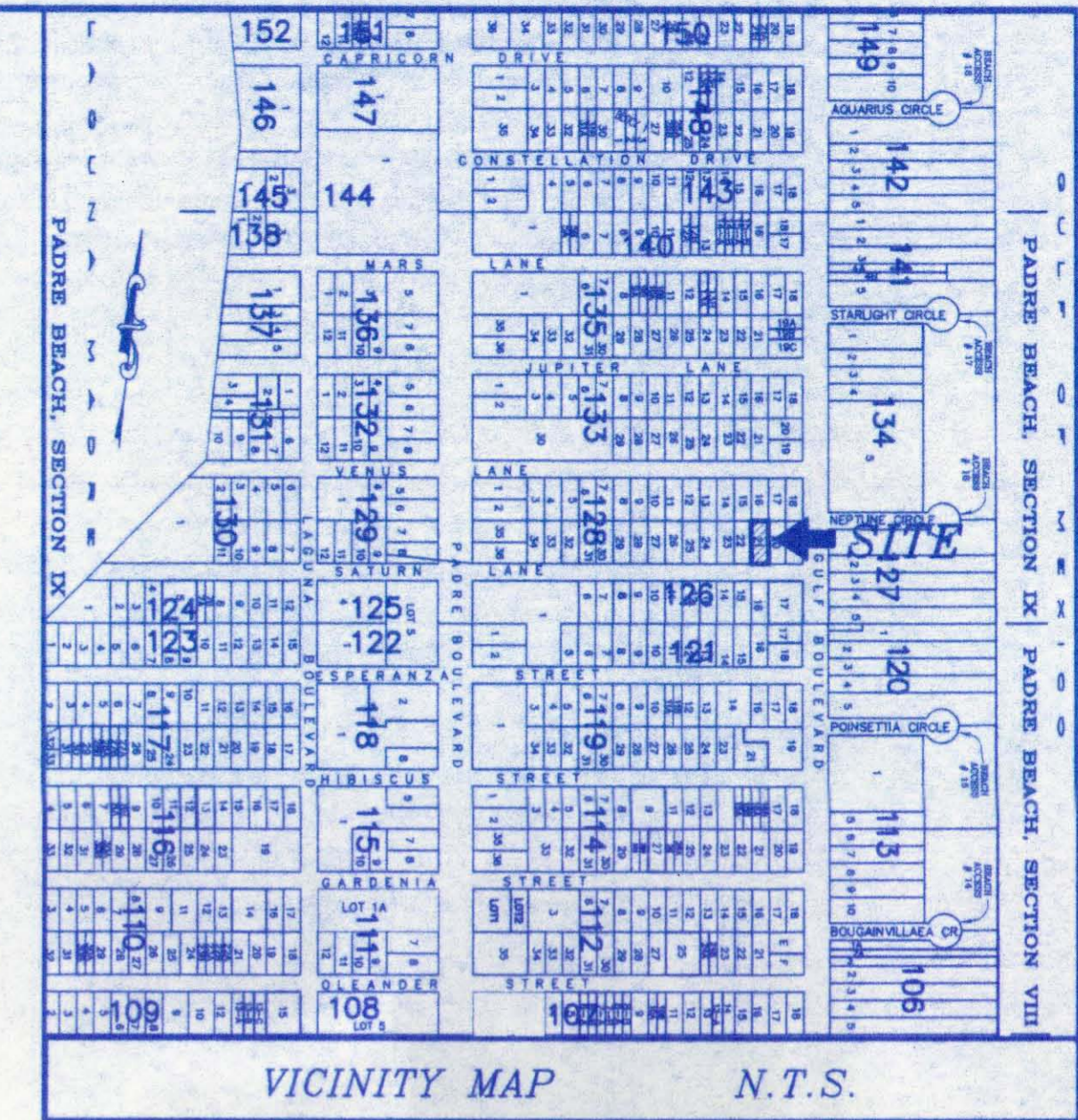
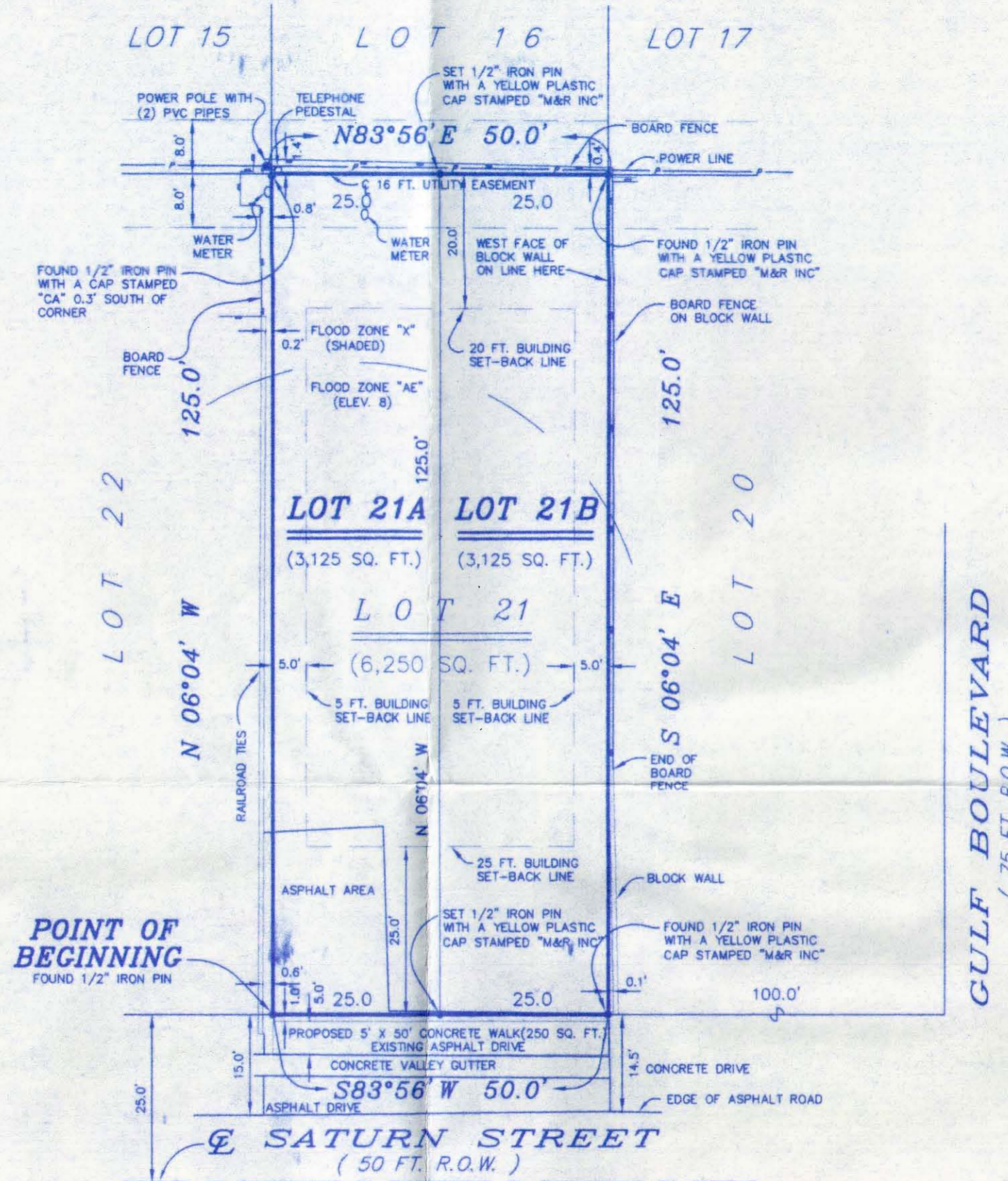
THENCE, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SATURN STREET, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.143 ACRES, MORE OR LESS.

MERIDIAN OF PADRE BEACH SECTION IX



**OWNER:**  
EG CAPITAL, LLC  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504  
(956) 631-9789 OFFICE  
(956) 631-1074 FAX

PRELIMINARY PLAT OF  
**"LOTS 21A AND 21B, BLOCK 128, PADRE BEACH, SECTION IX"**

BEING A RE-PLAT OF  
LOT NUMBER TWENTY-ONE (21), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:  
**EG CAPITAL, LLC**  
JUNE 16, 2016

**Mejia & Rose, Incorporated**  
Engineering Surveying  
T.B.P.E. Reg. No. F-002670  
T.B.P.L.S. Reg. No. 10023900  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@cngmail.com

**NOTES:**

- 1). MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF SATURN STREET WAS HELD FOR BASIS OF BEARING.
- 2). THIS TRACT LIES IN FLOOD ZONES AS SHOWN "AE" (ELEV. 8) AND "X" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001D, REVISED MARCH 9, 1999.
- 3). REFERENCE NGS BENCH MARK "D 1436" (ELEV. 2.39) (N.G.V.D. 1929) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN MESQUITE STREET AND HUISACHE STREET.
- 4). THIS LOT IS ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 6). PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
- 7). THE SECTION OF SIDEWALK AT THE FUTURE DRIVEWAY LOCATION WILL BE REMOVED AT THE TIME THE DRIVEWAY IS BEING BUILT.

The undersigned hereby certifies that the survey described hereon was made on the ground on 06-16-16; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



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

**METES & BOUNDS DESCRIPTION**

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOT NUMBER TWENTY-ONE (21), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

**BEGINNING**, AT A 1/2" IRON PIN FOUND, AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 128, ALSO BEING THE SOUTHEAST CORNER OF LOT 22, BLOCK 128, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A CAP STAMPED "CA" FOUND, AT THE NORTHEAST CORNER OF LOT 22, BLOCK 128, FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, AT THE NORTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, AT THE SOUTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE NORTH RIGHT-OF-WAY LINE OF SATURN STREET, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.143 ACRES, MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF SATURN STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES AS SHOWN "AE" (ELEV. 8) AND "X" (SHADED) (AREAS OF 500-YEAR FLOOD); AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001D, REVISED MARCH 9, 1999.
3. REFERENCE NGS BENCH MARK "D 1436" (ELEV. 2.39) (N.G.V.D. 1929) AND IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN MESQUITE STREET AND HUISACHE STREET.
4. THIS LOT IS ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING DISTRICT, PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
5. ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
6. PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE, SIDEWALK SHALL BE A MINIMUM OF FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
7. THE SECTION OF SIDEWALK AT THE FUTURE DRIVEWAY LOCATION WILL BE REMOVED AT THE TIME THE DRIVEWAY IS BEING BUILT.

**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. 3906



**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 21, BLOCK 128, PADRE BEACH, SECTION IX", DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* 7/8/2016  
TONY YZAGUIRRE, JR. DATE  
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.  
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.



**LAGUNA MADRE WATER DISTRICT'S CERTIFICATION**

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

*Carlos J. Galvan, Jr.* 7/29/2016  
CARLOS J. GALVAN, JR. - GENERAL MANAGER DATE  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

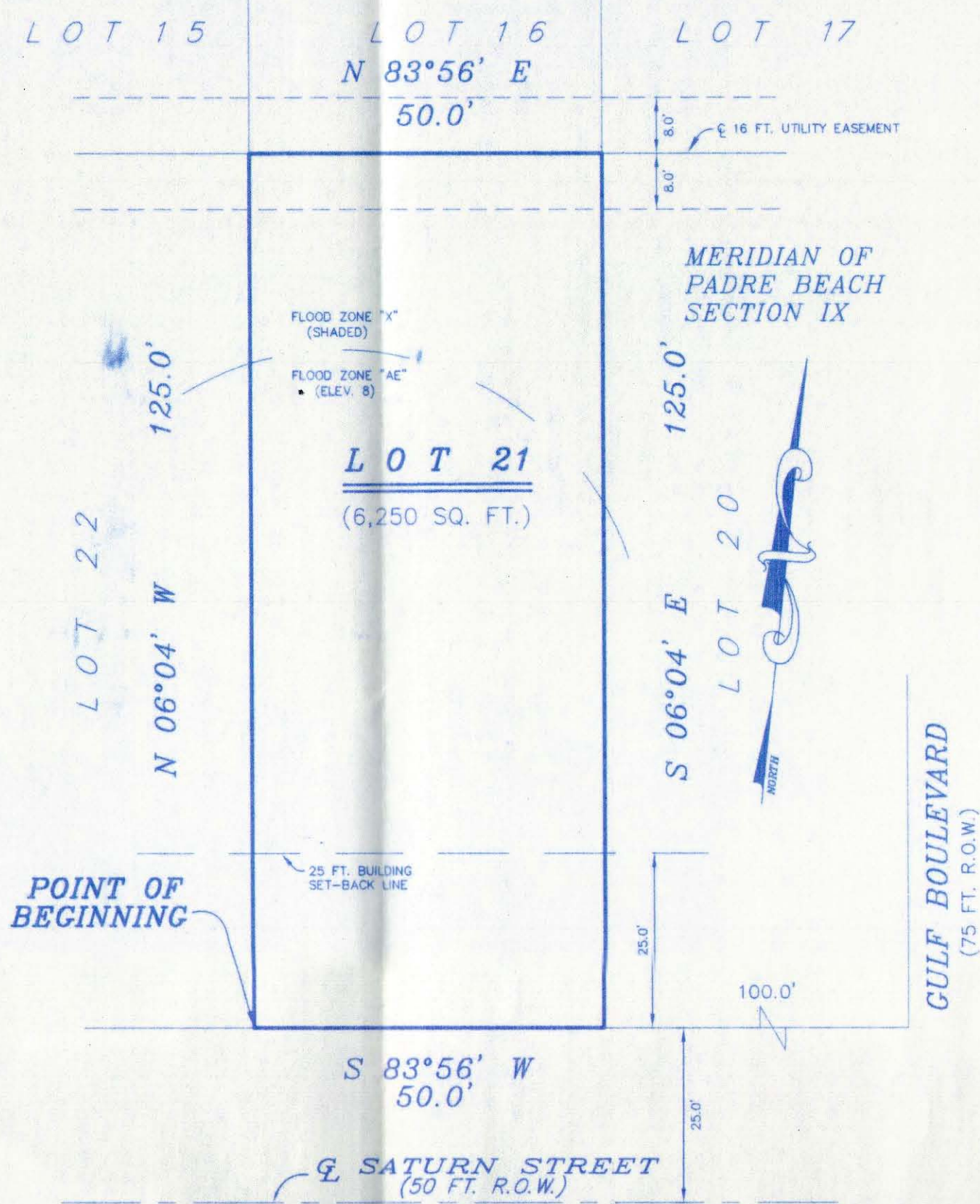
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

**STATE OF TEXAS  
COUNTY OF CAMERON**

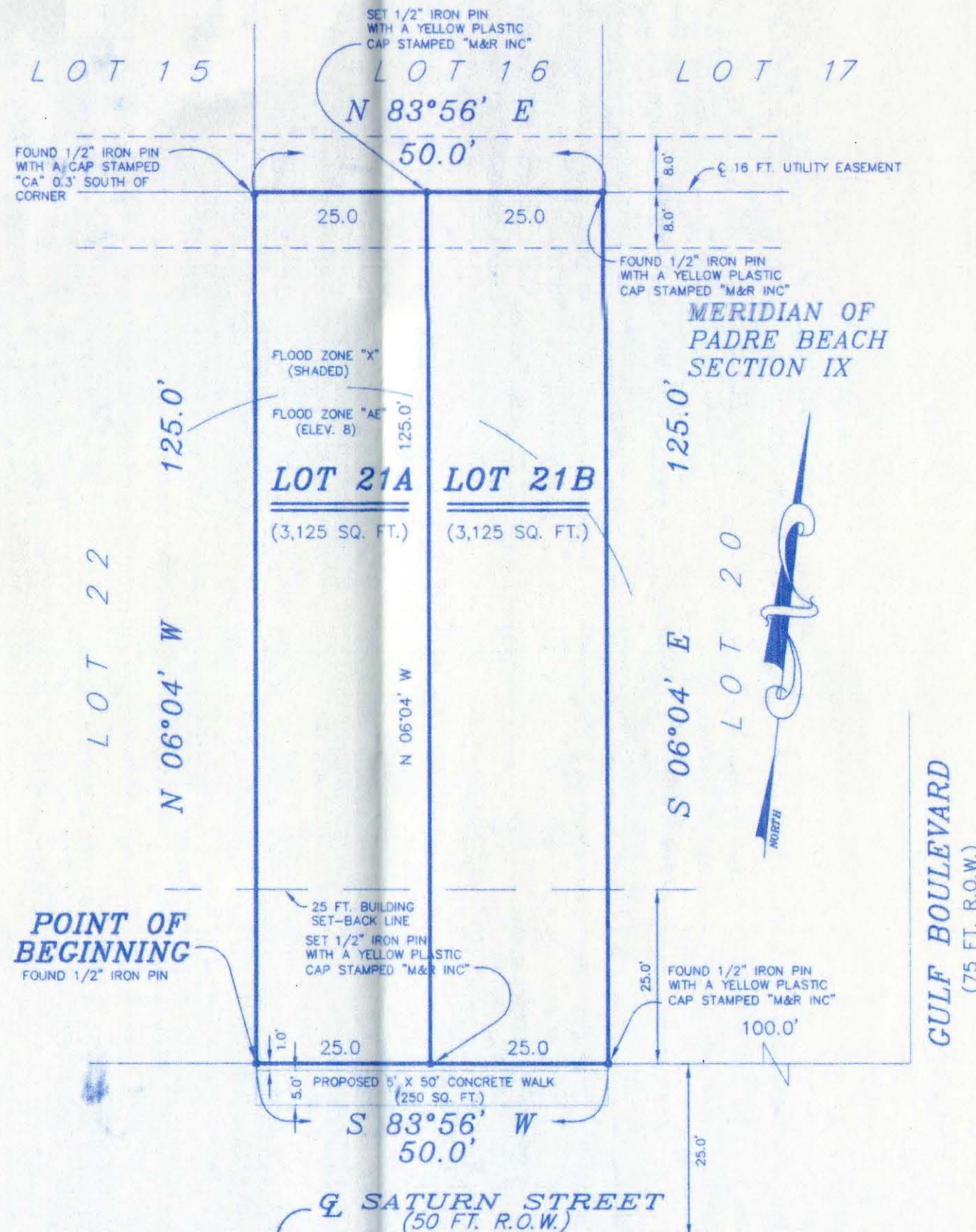
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_

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



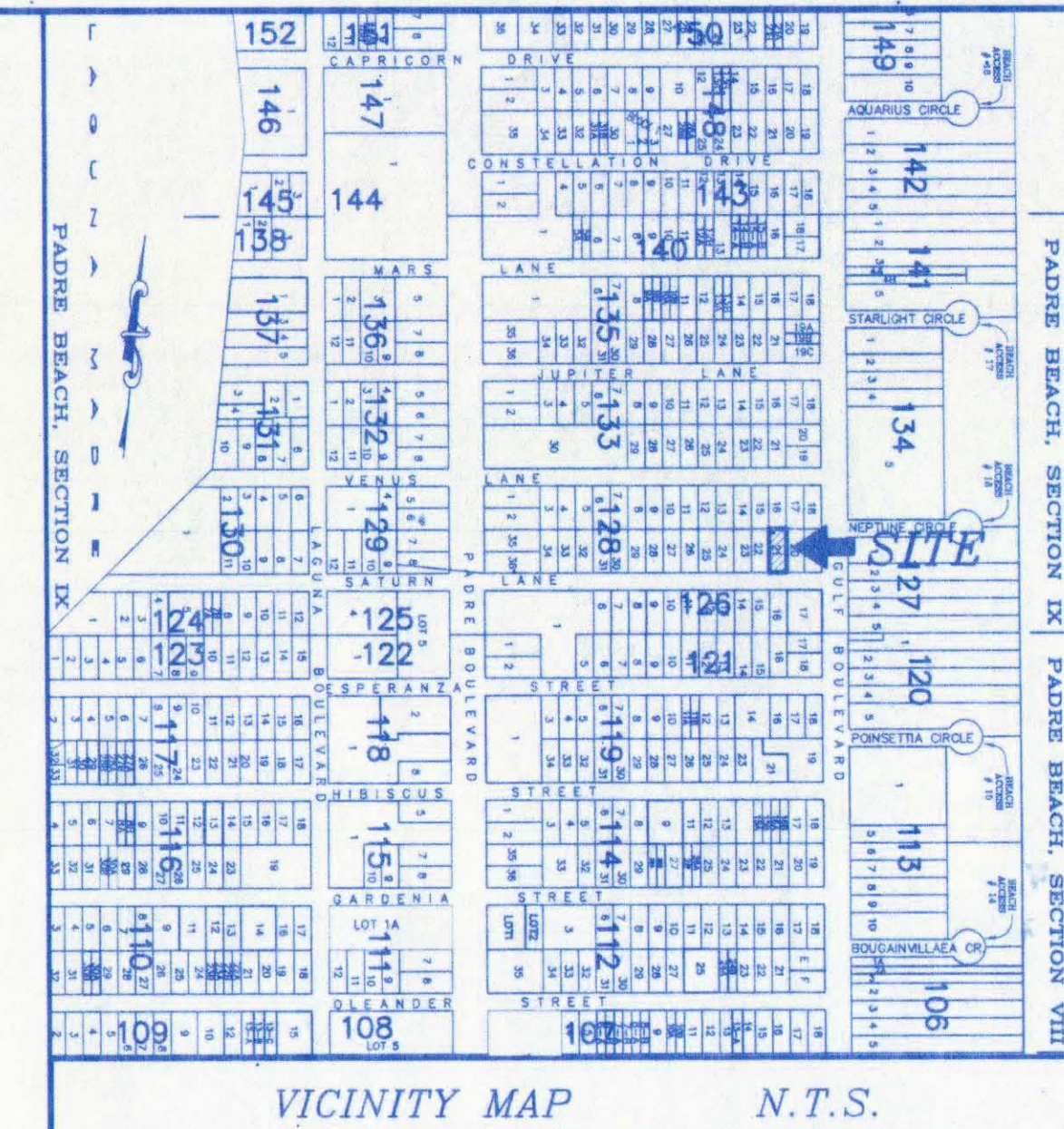
**PROPERTY PRIOR TO REPLAT**

(SCALE: 1" = 20')



**REPLAT**

(SCALE: 1" = 20')



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, JEFFREY ERICKSON, MEMBER OF "EG CAPITAL, LLC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 21A AND 21B, BLOCK 128, PADRE BEACH, SECTION IX", 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.

*Jeffrey Erickson* 8/9/16  
JEFFREY ERICKSON, MEMBER OF "EG CAPITAL, LLC" DATE

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JEFFREY ERICKSON, AUTHORIZED REPRESENTATIVE OF "EG CAPITAL, 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 9th DAY OF August, 2016.  
*Yolanda Almaguer*  
NOTARY PUBLIC My Commission Expires 07/22/2020  
COUNTY CAMERON Notary ID: 1565148

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, MR. JOE QUIROGA, PRESIDENT OF TEXAS NATIONAL BANK IN McALLEN, TX., DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS LOTS 21A AND 21B, BLOCK 128, PADRE BEACH, SECTION IX, 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.

*Mr. Joe Quiroga* 7/29/16  
MR. JOE QUIROGA, PRESIDENT OF TEXAS NATIONAL BANK, McALLEN, TX. DATE

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. JOE QUIROGA, PRESIDENT OF TEXAS NATIONAL BANK, 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 12 DAY OF July, 2016.  
*Odilia G. Chaidoz*  
NOTARY PUBLIC Notary Public, State of Texas  
COUNTY Hidalgo Comm. Expires 06-04-2019 Notary ID: 124179183

**FINAL PLAT  
OF  
"LOTS 21A AND 21B, BLOCK 128,  
PADRE BEACH, SECTION IX"**

BEING A RE-PLAT OF  
LOT NUMBER TWENTY-ONE (21), BLOCK NUMBER ONE HUNDRED TWENTY-EIGHT (128), PADRE BEACH, SECTION IX, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:  
**EG CAPITAL, LLC**  
JUNE 15, 2016

**Mejia & Rose, Incorporated**

Engineering Surveying  
T.B.P.E. Reg. No. F-002670  
T.B.P.L.S. Reg. No. 10023900  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@cngmail.com

OWNER:  
EG CAPITAL, LLC  
3520 BUDDY OWENS AVENUE  
McALLEN, TEXAS 78504  
(956) 631-9789 OFFICE  
(956) 631-1074 FAX

G.F. NO. N/A JOB NO. 19846 S. TROWBRIDGE