

**NOTICE OF SPECIAL 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 SPECIAL MEETING ON:

**TUESDAY, APRIL 18, 2017  
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. Election of Chairman and Vice Chairman.
5. Approval of the January 16, 2016 regular meeting minutes.
6. Discussion and action regarding the proposed replat of "Lot 1, Block 163, Padre Beach, Section XI" to split the land into "Lots 1A and 1B".
7. Adjournment.

DATED THIS THE 14<sup>TH</sup> DAY OF APRIL 2017

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

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF SPECIAL 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 APRIL 14, 2017 AT/OR BEFORE 10:30 A.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, DAVID TRAVIS; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

<p style="text-align: center;"><b>MINUTES</b> <b>CITY OF SOUTH PADRE ISLAND</b> <b>PLANNING AND ZONING COMMISSION SPECIAL MEETING</b></p>
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**MONDAY, JANUARY 16, 2017**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Special Meeting on Monday, January 16, 2017 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, Beth Vance, and Kimberly Dollar. Members with an excused absence were Robert Bujanos and Art Teniente.

City staff members present were City Manager Susan Guthrie, 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 DECEMBER 15, 2016 REGULAR MEETING MINUTES.**

Mr. McNulty announced the item and asked the Commission members if they had any corrections to the December 15, 2016 regular meeting minutes. Ms. Dollar made a motion, seconded by Mr. Olle to approve as submitted. Motion carried unanimously.

**V. DISCUSSION AND ACTION REGARDING A REPLAT OF “LOTS 1-3, BLOCK 44; LOTS 1-6 BLOCK 45; AND LOT 5 BLOCK 51, PADRE BEACH SECTION IV”, “LOTS 5-6, BLOCK 52, PADRE BEACH SECTION V”, “LOT 1, BLOCKS 51 & 52”, “A PART OF WHITING STREET CLOSED BY ORDINANCE NO. 07-09 AND ORDINANCE NO. 16-20” AND “A PART OF AMBERJACK STREET CLOSED BY ORDINANCE NO. 07-09” INTO “LOT 1A”.**

Mr. McNulty announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Mr. McNulty then asked the Commissioners for their comments/concerns regarding this matter. Mr. Olle made a motion, seconded by Ms. Vance to approve the replat. Motion carried unanimously.

*Mr. McNulty recused himself from participating on agenda item 6.*

**VI. DISCUSSION AND ACTION ON ISSUING A 90-DAY EXTENSION TO THE SUBDIVISION LOT 2A, BLOCK 96, PADRE BEACH SUBDIVISION, SECTION VII. (ACE Hardware)**

Mr. Huffman announced the item and asked for a staff report. Dr. Kim gave a brief summary regarding this agenda item. Ms. Vance made a motion, seconded by Mr. Olle to approve a 90-day extension. Motion carried unanimously.

**VII. ADJOURNMENT**

There being no further business, Mr. Huffman adjourned the meeting at 3:14 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

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Chris Huffman, Vice-Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** April 18, 2017

**ITEM:** 6

**TO:** Planning and Zoning Commission

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

**ITEM DESCRIPTION:**

Discussion and action regarding the proposed replat of “Lot 1, Block 163, Padre Beach, Section XI” to split the land into “Lots 1A and 1B”.

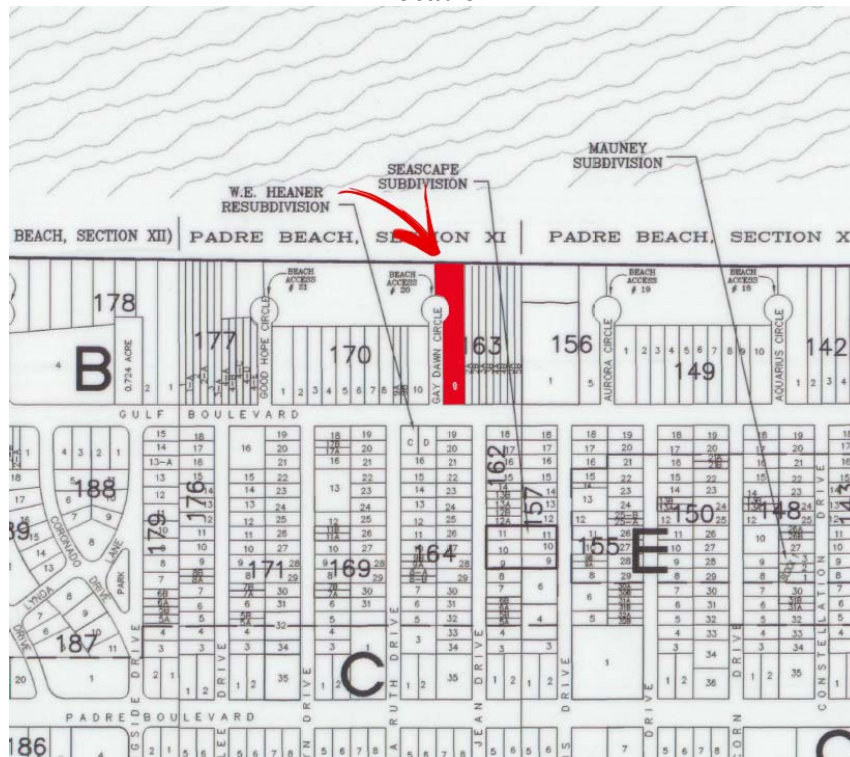
**DISCUSSION:**

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**The Ownership**

1. The lot is belong to AI Land and Properties, LLC according to the Certificate as to Title and Liens, prepared by Rio Grande Valley Abstract Co., Inc. and dated February 8, 2017.

**Location**



**The Requirements**

1. The Lot 1 has been zoned for “B” District allowing multi-family dwelling, apartment, motel, hotel, condominium, and townhome.



**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Aerial Photo**



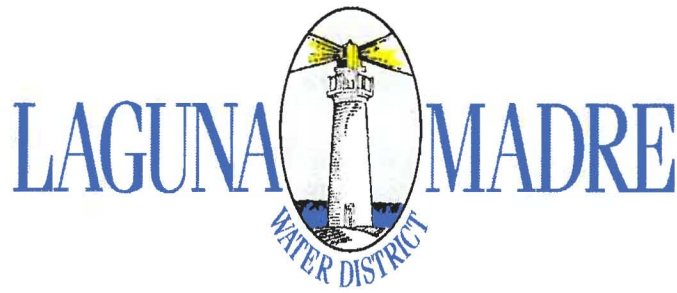
2. Sec. 20-7 ("B" District)  
(A) Area, width, and depth of lots, sanitation and temporary building provisions are the same as District "A", except townhouse lots must have a minimum frontage of twenty five (25') feet; a minimum width of twenty-five (25') feet; a minimum depth of one hundred feet (100'); and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
3. Sec.23.15 Sidewalk Guarantee  
Gulf Boulevard provides Pedestrian/Bicycle Lanes and sidewalk construction is not required.

**Staff Recommendation**

The proposed subdivision meets all minimum requirements of Section 20 Zoning and Section 23 Subdivision Regulations.

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.





February 15, 2017

Mejia & Rose, Inc.  
Attn: Gene Orive  
P.O.Box 3761  
Brownsville, Texas 78523

Re: Email dated February 15, 2017 on water and sewer services for Lot 1A & 1B, Block 163  
(Padre Beach, Section XI, South Padre Island, Texas), South Padre Island, Texas.

Dear Gene:

Staff and I reviewed the above mentioned property. A 2" Water Line is located on the Front of the property and a 15" Sewer Line is also located on the center of Gulf Blvd. Water and Sewer line extensions may be necessary for developing. We recommend that the developer (Contractor) meet with us prior to developing plans, this assures us the owner's requirement as well as ours are met.

If you have any questions, please feel free to give me a call at 956.943.2626 ext. 320

Sincerely,



Emiliano Amaro Jr.







- 1 -  
*Mejia & Rose, Incorporated*  

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*Engineering* *Surveying*

AI Land and Properties, LLC

March 1, 2017  
Job No. 20018

**WATER AND SEWER REPORT**

**Legal description:** Being 0.63± acre, and being all of Lot 1, Block 163, Padre Beach Subdivision, in the City of South Padre Island, Cameron County, Texas, according to the map thereof recorded in Volume 15, Page 41, Map records of Cameron County, Texas and located on the East right-of-way of Gulf Boulevard and the south right of way of Gay Dawn Circle (beach access).

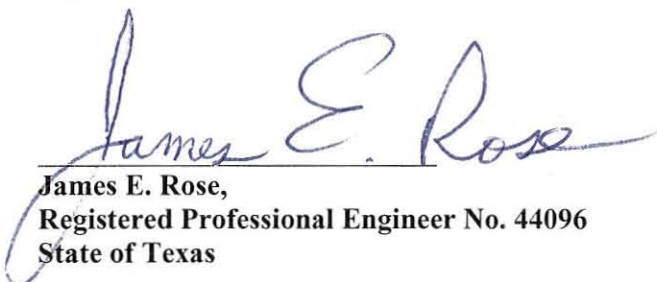
**Water Supply Description**

Laguna Madre Water District (LMWD) currently provides water service to the area. There is an existing 2" water main running parallel to the west boundary line and has an existing water meter to serve the lot. There will be a new service line to the new lot within the subdivision built in accordance with LMWD standards.

**Sewage Facilities Description**

Wastewater services will be provided by Laguna Madre Water District (LMWD). There is a 4" Sanitary Sewer tap located at the southwest corner of the existing property that connects to a 15" sanitary sewer gravity main that runs parallel to Gulf Boulevard. A 4" service line will be installed to the new lot in accordance with LMWD standards.

Mejia & Rose Inc is not involved in any planning for development of this site, but we would expect that development on the site would meet any and all standards and specifications for the acceptance of Public Improvements for the City of South Padre Island.

  
James E. Rose,  
Registered Professional Engineer No. 44096  
State of Texas





# METES AND BOUNDS DESCRIPTION

0.63± ACRE TRACT AND BEING ALL OF LOT 1, BLOCK 163, PADRE BEACH, SECTION XI SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; AND SAID 0.63± ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 2A, BLOCK 163, (CABINET 1, SLOT 2189A, MAP RECORDS, BEING ON THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD (75 FT. R.O.W.), AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID EAST RIGHT-OF-WAY LINE, NORTH 06 DEGREES 04 MINUTES WEST, A DISTANCE OF 75.0 FEET TO A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND AT THE INTERSECTION OF THE SAID EAST RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF GAY DAWN CIRCLE (50 FT. R.O.W.) AND BEING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, NORTH 83 DEGREES 56 MINUTES EAST, AT A DISTANCE OF 140.0 FEET, A ONE-HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "MOORE" FOUND, A TOTAL DISTANCE OF 275.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 50.0 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 130.94 FEET, (CHORD: NORTH 68 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 96.6 FEET), FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 8.5± FEET, TO THE CONTOUR OF ELEVATION +0.7 FEET (N.G.V.D. 29), SURVEYED FOR MEAN HIGHER HIGH TIDE LINE ON FEBRUARY 9, 2017, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CONTOUR +0.7 FEET, SOUTH 8 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 100.1 FEET, TO THE SOUTH BOUNDARY LINE OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING SAID CONTOUR +0.7 FEET, SOUTH 83 DEGREES 56 MINUTES WEST, AT A DISTANCE OF 241.25 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 381.3± FEET, TO THE POINT OF BEGINNING;

CONTAINING 0.63± ACRE, MORE OR LESS.

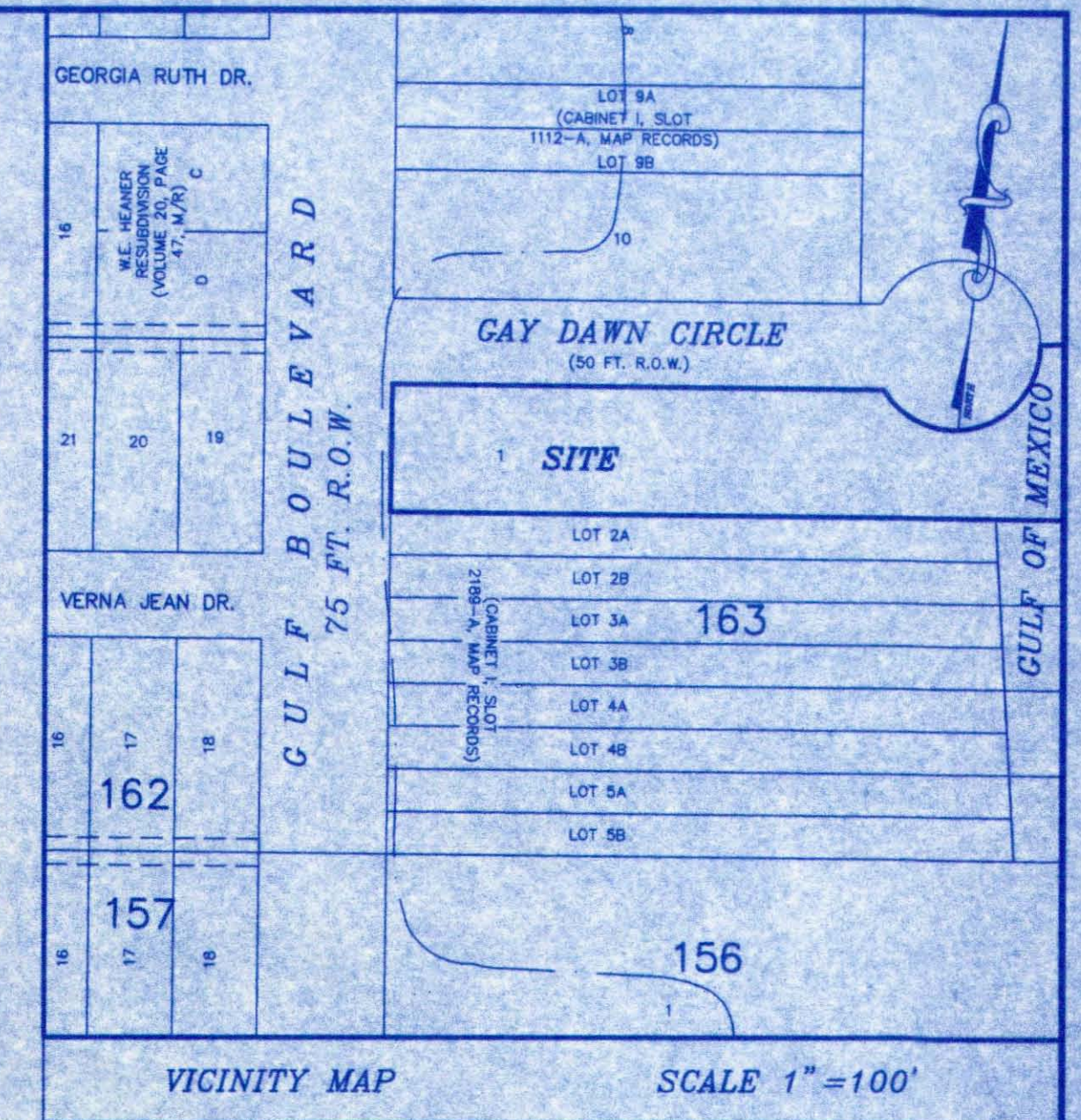
## NOTES:

1. THIS TRACT LIES IN FLOOD ZONES "VE"(EL. 13), "VE"(EL.14) AND "VE"(EL. 16), AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0001 D, REVISED MARCH 9, 1999.
2. MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED AS THE BASIS OF BEARING.
3. THIS TRACT LIES IN ZONING DISTRICT B; MULTI-FAMILY, APT., MOTEL, HOTEL, CONDO, TOWNHOUSE)
4. THIS TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 565, PAGE 527, DEED RECORDS OF CAMERON COUNTY, TEXAS.
5. BENCHMARK USED IS REFERENCED FROM N.G.S. BENCHMARK STAMPED "E 1436" LOCATED ON THE WEST RIGHT-OF-WAY OF PADRE BOULEVARD BETWEEN CAROLYN DRIVE AND GEORGIA RUTH DRIVE ELEV. 2.66' (N.G.V.D. 1929)
5. THESE TRACTS ARE HEREBY DESIGNATED AS TOWNHOUSE LOTS.

## GRAPHIC SCALE

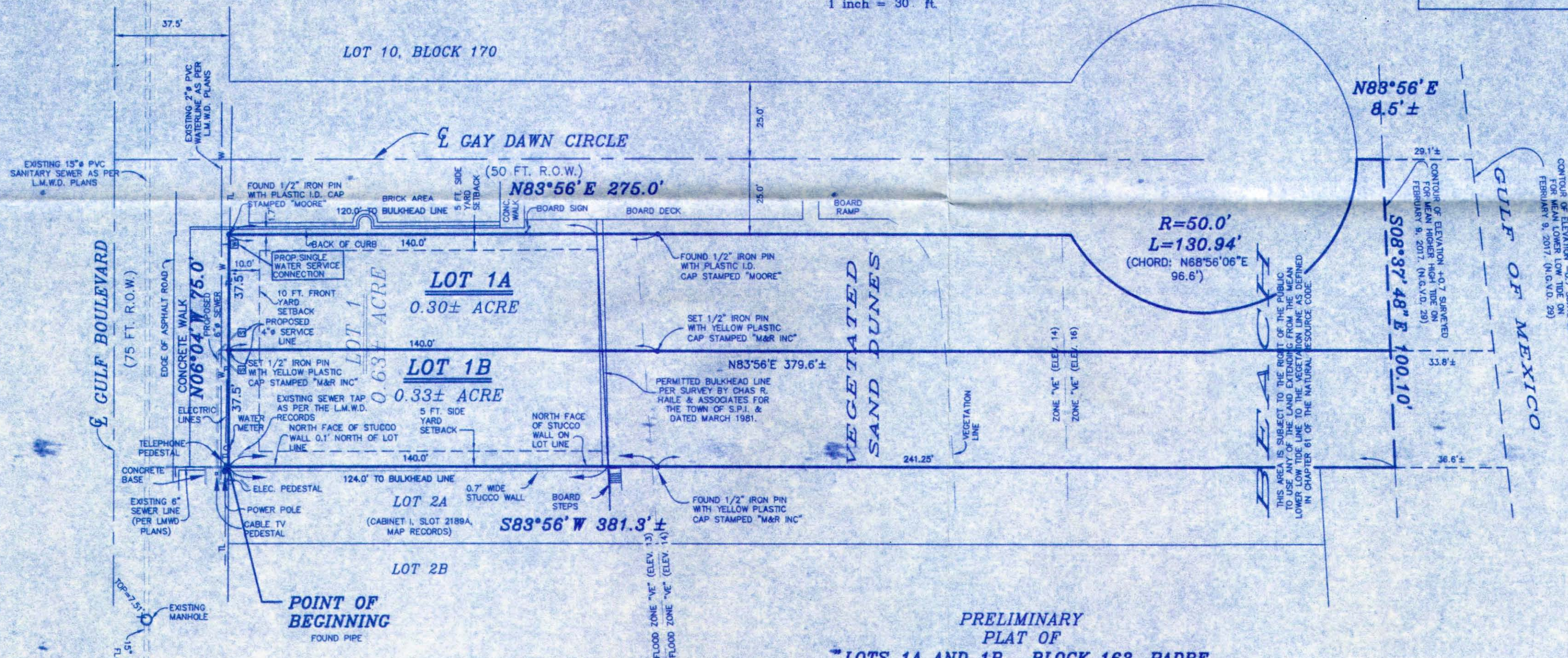


( IN FEET )  
1 inch = 30 ft.



VICINITY MAP

SCALE 1"=100'



## PRELIMINARY PLAT OF

"LOTS 1A AND 1B, BLOCK 163, PADRE  
BEACH, SECTION XI"

BEING A  
REPLAT OF

LOT ONE (1), BLOCK ONE HUNDRED SIXTY-THREE (163),  
PADRE BEACH, SECTION XI, A SUBDIVISION IN THE CITY OF  
SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING  
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15,  
PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:

AI LAND AND PROPERTIES, LLC.

OWNER: AI LAND AND PROPERTIES LLC  
100 E. NOLANA, STE. 130  
MCALLEN, TEXAS 78501  
HIDALGO COUNTY

Mejia & Rose, Incorporated

Engineering Surveying

T.B.P.E. Reg. No. F-002670

T.B.P.L.S. Reg. No. 10023900

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@gmail.com

G.F. NO. N/A

JOB NO. 20018  
Gene G. Orive Jr.

The undersigned hereby certifies that the survey described hereon was made on the ground on FEBRUARY 2, 2017; 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 AND BOUNDS DESCRIPTION

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CONTAINING 0.63± ACRE, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, EDUARDO H. MEJIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, A MEMBER OF THE FIRM MEJIA & ROSE, INC., DO 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 AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJIA  
REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 3900

02/15/17  
DATE

CAMERON COUNTY, 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 163, PADRE BEACH, SECTION XI SUBDIVISION"

WITNESS MY HAND THIS 1 DAY OF March 2017.

Tony Yzaguirre, Jr.  
ASSESSOR AND COLLECTOR OF TAXES,  
CAMERON COUNTY, TEXAS.



LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

CARLOS J. GALVAN JR.-GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

02/16/17  
DATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_ DAY OF \_\_\_\_\_ 2017.

PLANNING AND ZONING COMMISSION  
CHAIR

PUBLIC WORKS DIRECTOR

STATE OF TEXAS  
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_ DAY OF \_\_\_\_\_ 2017, AT \_\_\_ O'CLOCK \_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

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

NOTES:

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- MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF GULF BOULEVARD WAS USED AS THE BASIS OF BEARING.
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- THESE TRACTS ARE HEREBY DESIGNATED AS TOWNHOUSE LOTS.

GULF BOULEVARD  
(75 FT. R.O.W.)

LOT 10, BLOCK 170

GAY DAWN CIRCLE  
(50 FT. R.O.W.)

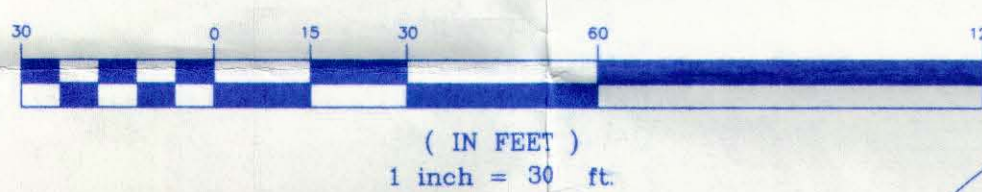
LOT 1

LOT 2A  
(CABINET I, SLOT 2189A,  
MAP RECORDS)

LOT 2B

PROPERTY PRIOR TO REPLAT

GRAPHIC SCALE



GULF BOULEVARD  
(75 FT. R.O.W.)

LOT 10, BLOCK 170

GAY DAWN CIRCLE  
(50 FT. R.O.W.)

LOT 1B  
0.30± ACRE

LOT 1A  
0.33± ACRE

LOT 2A  
(CABINET I, SLOT 2189A,  
MAP RECORDS)

LOT 2B

POINT OF  
BEGINNING  
FOUND PIPE

REPLAT

FINAL PLAT  
OF  
"LOTS 1A AND 1B, BLOCK 163, PADRE  
BEACH, SECTION XI"

BEING A  
REPLAT OF

LOT ONE (1), BLOCK ONE HUNDRED SIXTY-THREE (163), PADRE BEACH, SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

AI LAND AND PROPERTIES, LLC.

OWNER: AI LAND AND PROPERTIES LLC  
100 E. NOLANA, STE. 130  
McALLEN, TEXAS 78501  
HIDALGO COUNTY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, SHAVI MAHTANI, SOLE MEMBER AND MANAGER OF AI LAND AND PROPERTIES, LLC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED "LOTS 1A AND 1B, BLOCK 163, PADRE BEACH, SECTION XI 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.

SHAVI MAHTANI, SOLE MEMBER  
AND MANAGER

3/3/17  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 03 DAY OF March 2017.

NOTARY PUBLIC OF  
THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RICKY LEAL, SENIOR VICE-PRESIDENT OF FIRST COMMUNITY BANK, NA, DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS LOTS 1A AND 1B, BLOCK 163, PADRE BEACH, SECTION XI 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 DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

RICKY LEAL, SENIOR VICE-PRESIDENT  
OF FIRST COMMUNITY BANK, NA

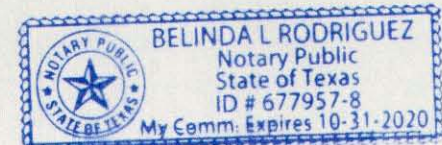
3/7/17  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICKY LEAL, 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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF March 2017.

NOTARY PUBLIC OF  
THE STATE OF TEXAS



Mejia & Rose, Incorporated

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

G.F. NO. N/A

JOB NO. 20018  
Gene G. Orive Jr.