

**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, MAY 16, 2019  
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. Approve minutes of April 18, 2019 regular meeting.
5. Discussion and action regarding the proposed replat of "Lots 7 - 12, Block 172, Padre Beach Subdivision, Section XI" to merge them into "Lot 12A". (5401 Padre Boulevard)
6. Adjournment.

DATED THIS THE 4<sup>TH</sup> DAY OF MAY, 2019

  
\_\_\_\_\_  
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 CURRENT 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 MAY 4, 2019 AT/OR BEFORE 7:00 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, 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 REGULAR MEETING</b></p>
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**THURSDAY, APRIL 18, 2019**

**I. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, April 18, 2019 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, Norris Fletcher, Howard Avery, David Zipp, and Gordon Garlock. Member with an excused absence was Art Teniente.

City staff members present were: Administrative Services Director/Interim Assistant City Manager Wendi Delgado, Public Works Director Alejandro Sanchez, Building Official David Travis, and Administrative Assistant Marta Martinez.

**II. PLEDGE OF ALLEGIANCE**

Chairman McNulty led the Pledge of Allegiance.

**III. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

Public comments and announcements were given at this time.

**IV. APPROVE MINUTES OF MARCH 28, 2019 SPECIAL MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Avery to approve the regular meeting minutes for February 21, 2019 as submitted. Motion carried unanimously.

**V. PUBLIC HEARING REGRDING A PROPOSED TEXT AMENDMENT TO CHAPTER 20-11 (D) OF THE ZONING ORDINANCE TO REGULATE THE CONSTRUCTION AND OPERATION OF TEMPORARY STRUCTURES.**

At 3:05 p.m., Chairman McNulty opened the Public Hearing and asked for a staff report. Building Official David Travis gave a brief update/presentation regarding the Temporary Structures amendment. Mr. McNulty then ask if anyone wish to speak in favor or against this agenda item; Hearing none Mr. McNulty closed the public hearing at 3:05 p.m.

**VI. DISCUSSION AND ACTION REGARDING A PROPOSED TEXT AMENDMENT TO CHAPTER 20-11 (D) OF THE ZONING ORDINANCE TO REGULATE THE CONSTRUCTION AND OPERATION OF TEMPORARY STRUCTURES.**

After some discussion Chairman McNulty made a motion, seconded by Commissioner Avery to approve the text amendment to Chapter 20-11 (D) of the Zoning Ordinance to regulate the construction and operation of temporary structures with modifications. Motion carried unanimously.

**VII. ADJOURNMENT**

There being no further discussion; Chairman McNulty adjourned the meeting at 3:26 p.m.

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Marta Martinez, Secretary

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Patrick McNulty, Chairman

**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** May 16, 2019

**Item:** 5

**TO:** Planning and Zoning Commission

**FROM:** Aaron Hanley, Planning Director

**ITEM DESCRIPTION:**

Discussion and action regarding the proposed replat of "Lots 7 - 12, Block 172, Padre Beach Subdivision, Section XI" to merge them into "Lot 12A". (5401 Padre Boulevard)

**DISCUSSION:**

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**The Ownership**

1. The lots belong to D.I.R.I. Family Limited Partnership by special warranty deed dated March 21, 2003 for Lots 7 thru 12. The subdivision of the two lots will result in one large lot. The dimension of the lot will be 125' x 350'.

**Location**



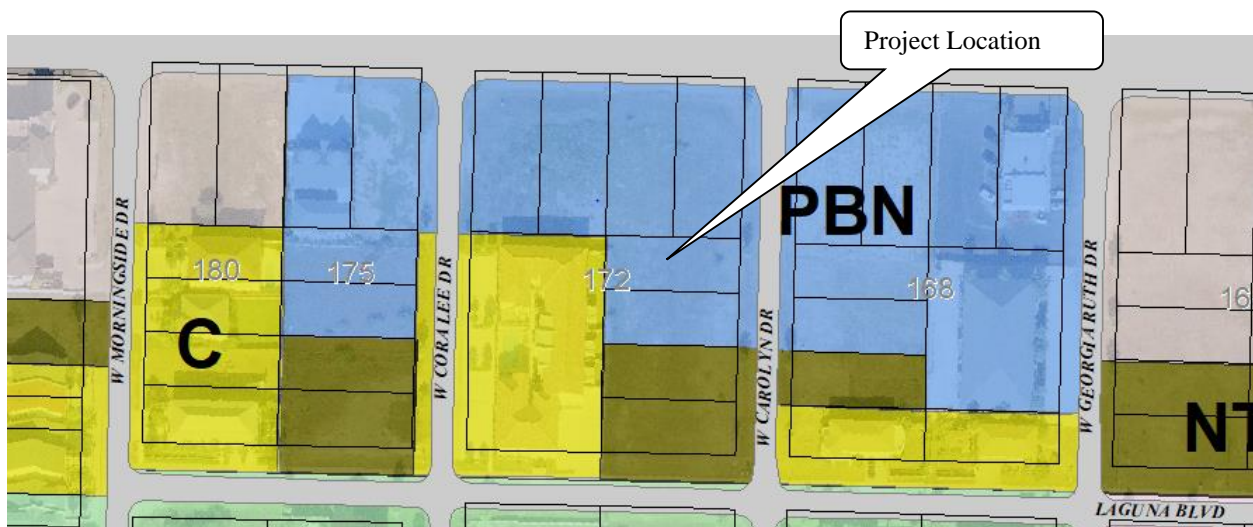
**PLANNING & ZONING COMMISSION  
AGENDA REQUEST FORM**

**Existing Conditions**



**The Requirements**

1. Lots 7 thru 10 have been zoned and are located within the "PBN" Padre Boulevard North Character Zone and Lots 11 and 12 are located within the "NT" Neighborhood Transition Character Zone.









**METES AND BOUNDS DESCRIPTION**  
BEING 1.004 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NUMBER ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.004 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

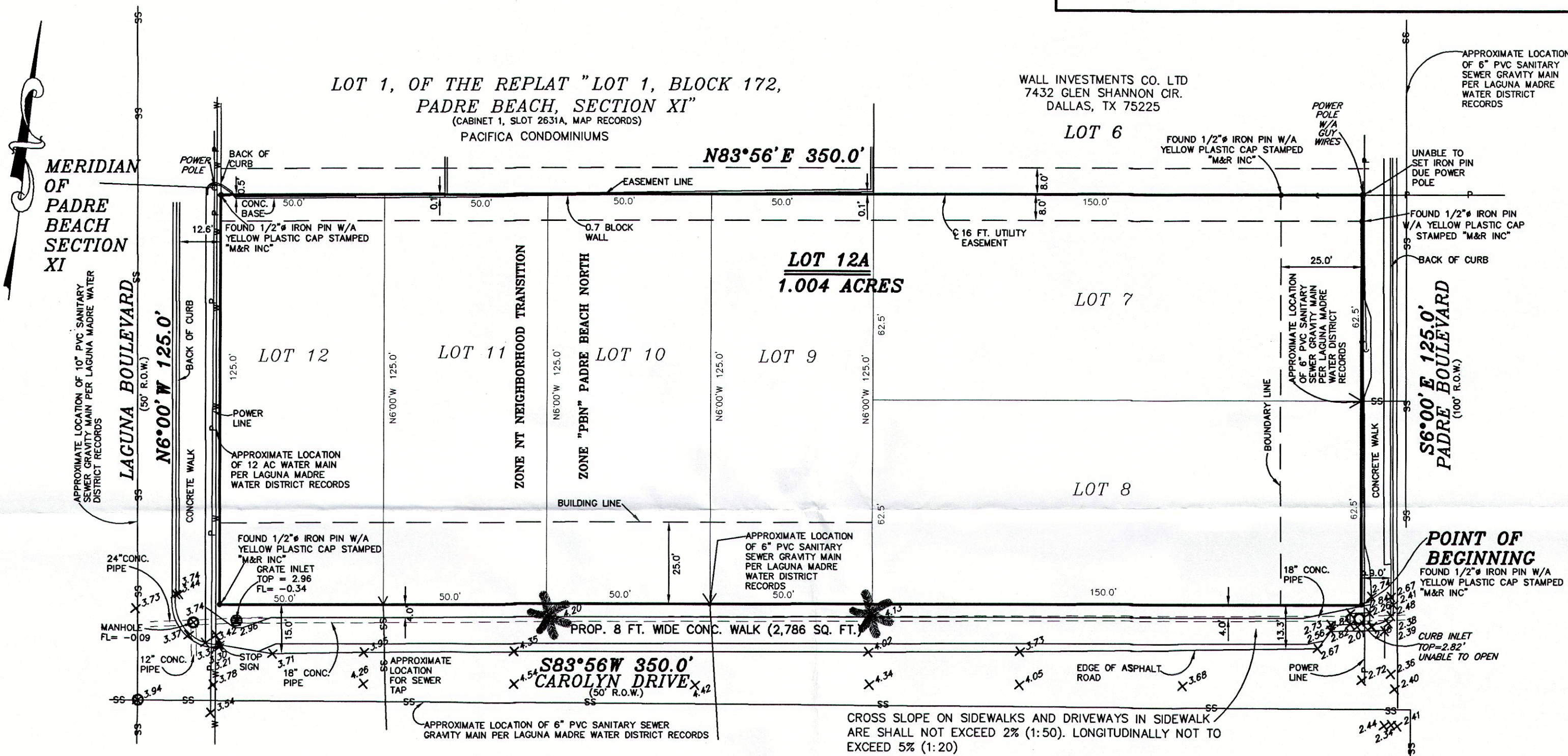
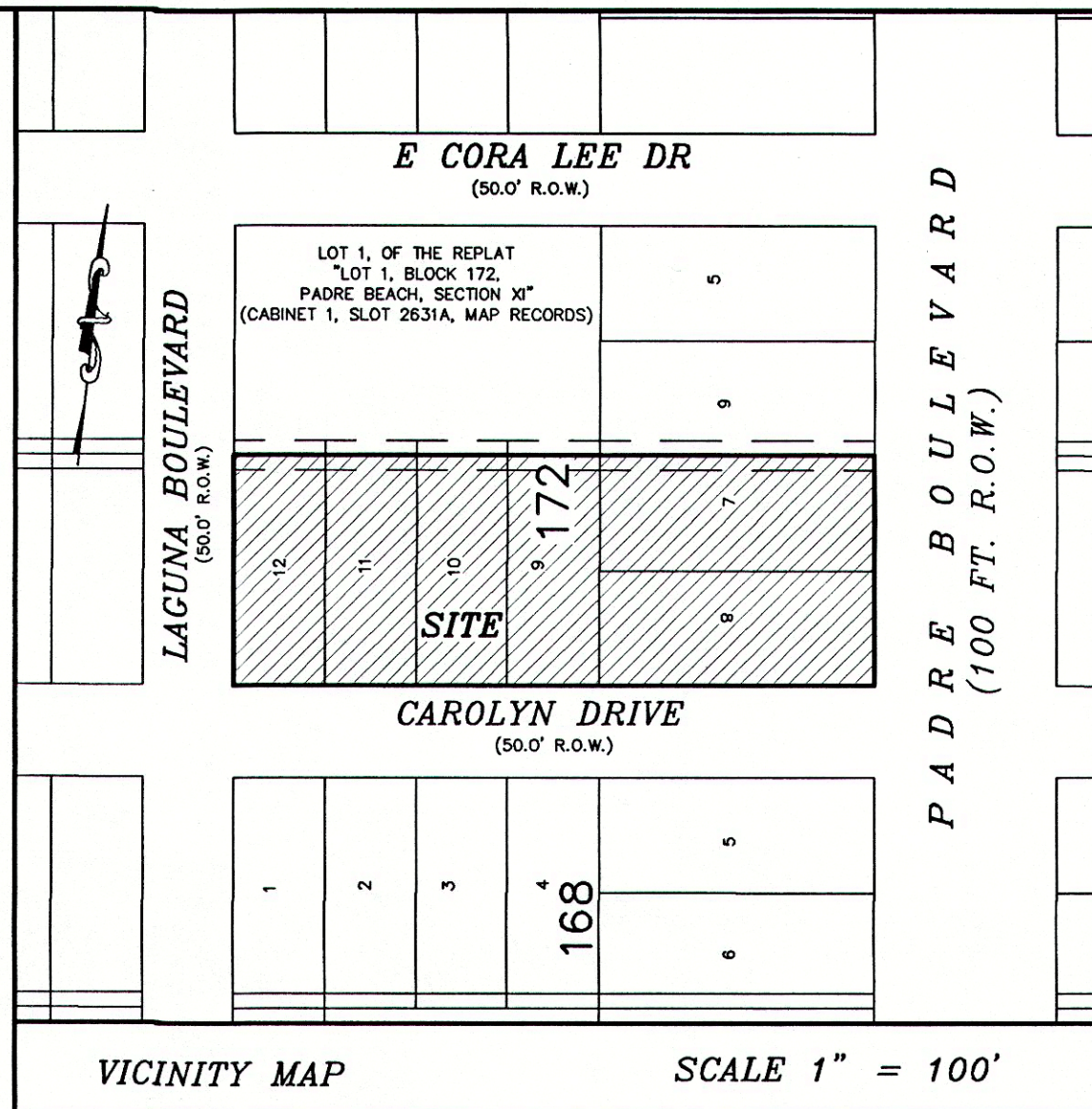
THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CAROLYN DRIVE, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 350.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF LAGUNA BOULEVARD (50 FT. R.O.W.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 12, NORTH 6 DEG 00 MIN WEST, A DISTANCE OF 125.0 FEET TO A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 7, 9, 10, 11 AND 12, NORTH 83 DEG 56 MIN EAST, AT A DISTANCE OF 325.0 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 350.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT;

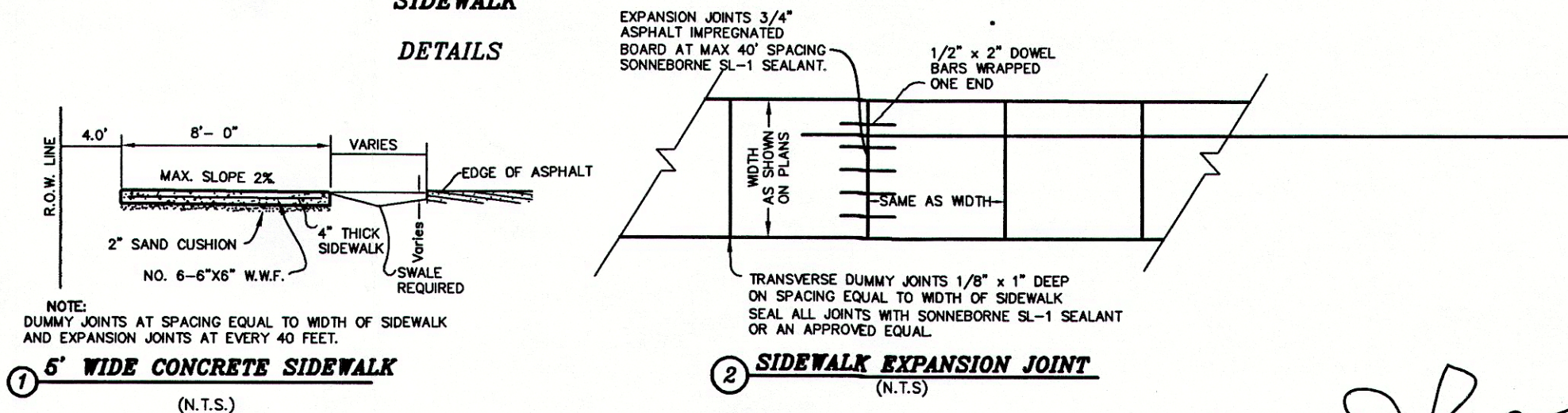
THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, SOUTH 6 DEG 00 MIN EAST A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.004 ACRE OF LAND, MORE OR LESS.



- NOTES:
1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING.
  2. THIS TRACT LIES IN A FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2018.
  3. REFERENCE NGS BENCH MARK "E 1436" (ELEV. 2.33) (N.A.V.D. 1988), LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH STREET AND CAROLYN DRIVE.
  4. LOT 12A IS ZONED PBN PADRE BEACH NORTH AND NT NEIGHBORHOOD TRANSITION CHARACTER ZONE PER CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
  5. PER SECTION 23.14(I), 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 THE EIGHT (8) FEET WIDE IN BUSINESS AREAS AND, PER SECTION 23.14, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
  6. THIS LOT WILL COMPLY WITH THE CITY OF SOUTH PADRE ISLAND BUILDING SETBACKS.

**PROPOSED SIDEWALK DETAILS**



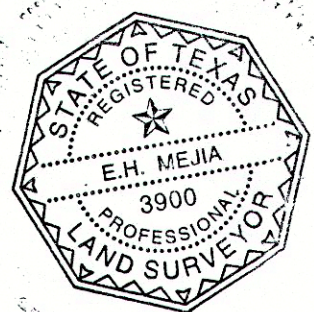
**PRELIMINARY PLAT OF LOT 12A, BLOCK 172, PADRE BEACH, SECTION XI BEING A REPLAT OF**

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NUMBER ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, IN CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'  
SURVEYED FOR:

DAN PATEL

The undersigned hereby certifies that the survey described hereon was made on the ground on 04/17/16; 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

OWNER:  
D.I.R.I. FAMILY LIMITED PARTNERSHIP  
216 WEST WISTERIA  
MCALLEN, TX 78504

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. 20694B.DWG JOB NO. 20694  
Keila S. Posada



METES AND BOUNDS DESCRIPTION  
BEING 1.004 ACRES OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NUMBER ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 1.004 ACRES BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD (100 FT. R.O.W.) AND THE NORTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY OF CAROLYN DRIVE, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 350.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF LAGUNA BOULEVARD (50 FT. R.O.W.), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 12, NORTH 6 DEG 00 MIN WEST, A DISTANCE OF 125.0 FEET TO A HALF-INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 7, 8, 9, 10, 11 AND 12, NORTH 83 DEG 54 MIN EAST, AT A DISTANCE OF 325.0 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW CAP STAMPED "MAR INC" FOUND, A TOTAL DISTANCE OF 350.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, SOUTH 6 DEG 00 MIN EAST A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;  
CONTAINING 1.004 ACRES OF LAND, MORE OR LESS.

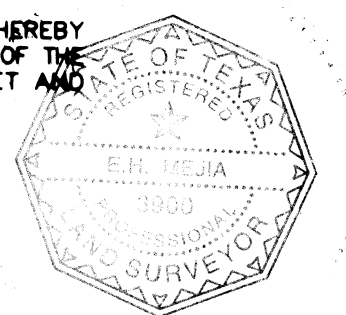
NOTES:

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN A FLOOD ZONE "A" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, 480115, PANEL NO. 0370-F, EFFECTIVE FEBRUARY 16, 2016.
3. REFERENCE NOS BENCH MARK "E 143N" (ELEV. 2.33) (N.A.V.D. 1988), LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH STREET AND CAROLYN DRIVE.
4. LOT 12A IS ZONED PDM PADRE BEACH NORTH AND BY NEIGHBORHOOD TRANSITION CHARACTER ZONE FOR CHAPTER 20 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
5. PER SECTION 23.14(C), 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 THE FIVE (5) FEET WIDE IN RESIDENTIAL AREAS AND, PER SECTION 23.15, A PERFORMANCE GUARANTEE SHALL BE SUBMITTED TO THE CITY.
6. THIS LOT WILL COMPLY WITH THE CITY OF SOUTH PADRE ISLAND BUILDING SETBACKS.
7. ACCESS TO LAGUNA AND PADRE BOULEVARD IS RESTRICTED IN ACCORDANCE WITH SECTION 16-30 AND 16-30.1.

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

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: LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre* DATE *April 25, 2019*  
TONY YZAGUIRRE, JR.  
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.  
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

LAGUNA MADRE WATER DISTRICT'S CERTIFICATION

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

*Carlos J. Galvan, Jr.* DATE *May 2, 2019*  
CARLOS J. GALVAN, JR. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

STATE OF TEXAS  
COUNTY OF CAMERON

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

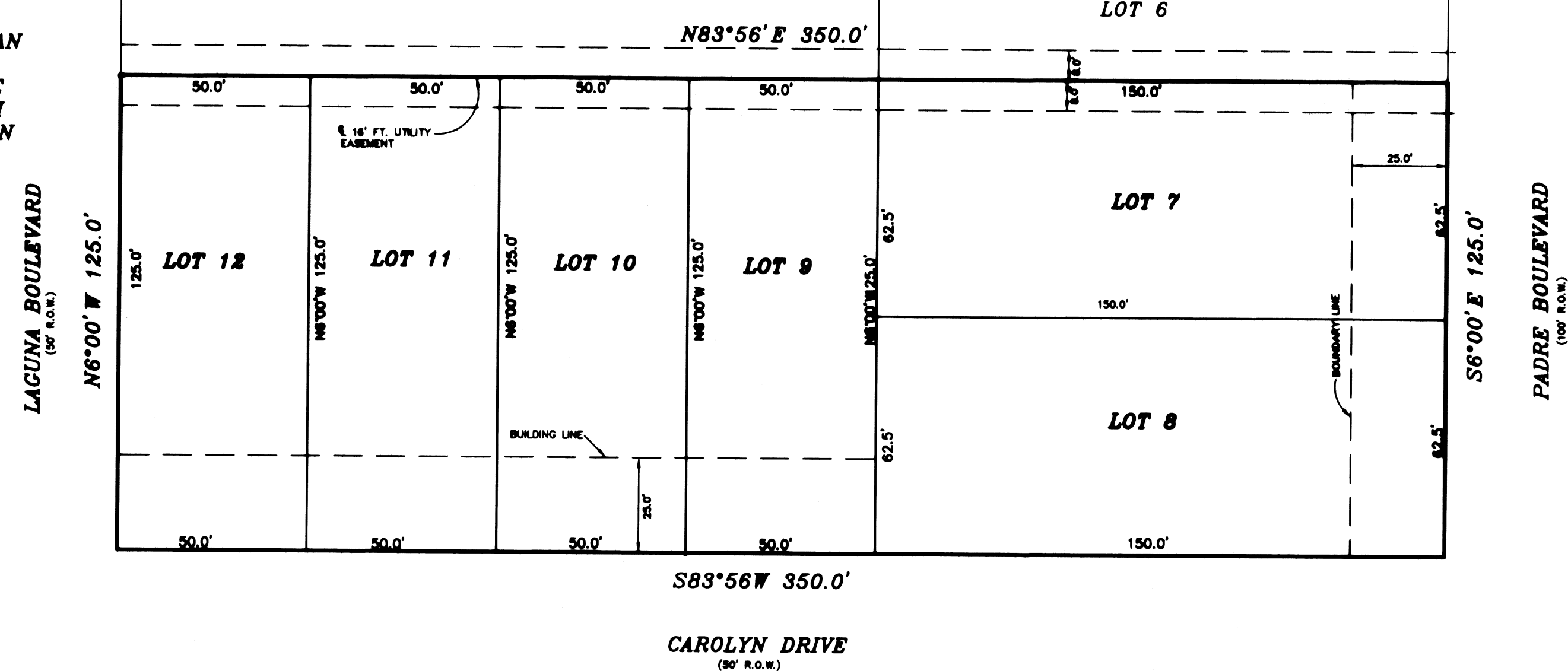
PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR  
CHAIR

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 \_\_\_\_\_, 2019 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

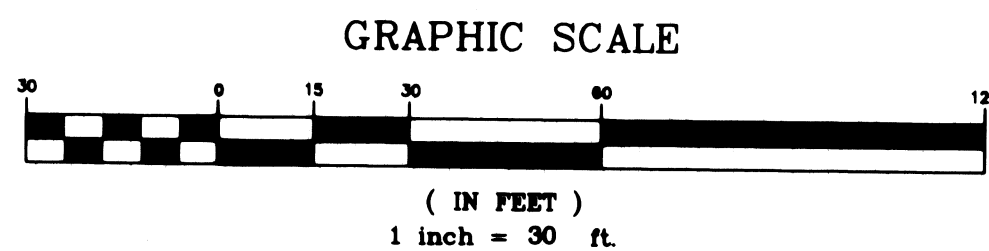
By: \_\_\_\_\_ Deputy

LOT 1, OF THE REPLAT "LOT 1, BLOCK 172,  
PADRE BEACH, SECTION XI"  
(CABINET 1, S.LOT 2831A, MAP RECORDS)

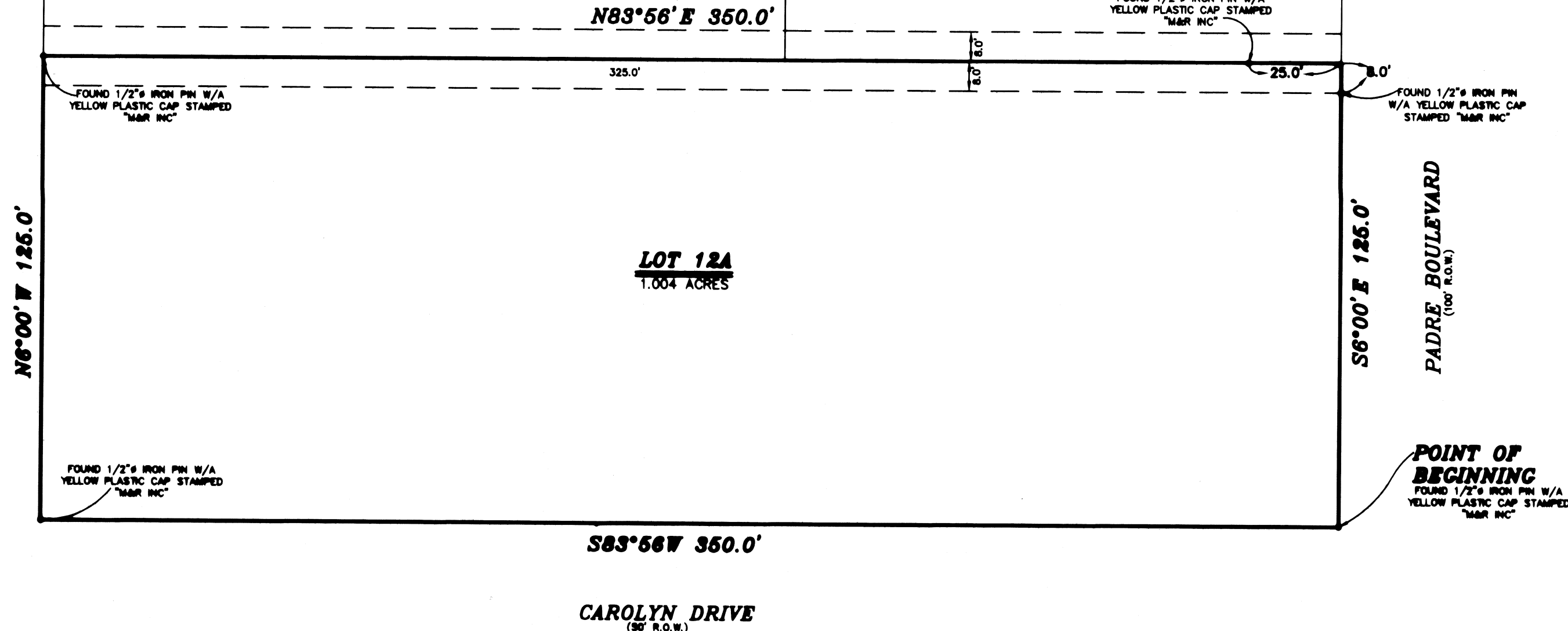


PROPERTY PRIOR TO REPLAT

SCALE: 1" = 30'

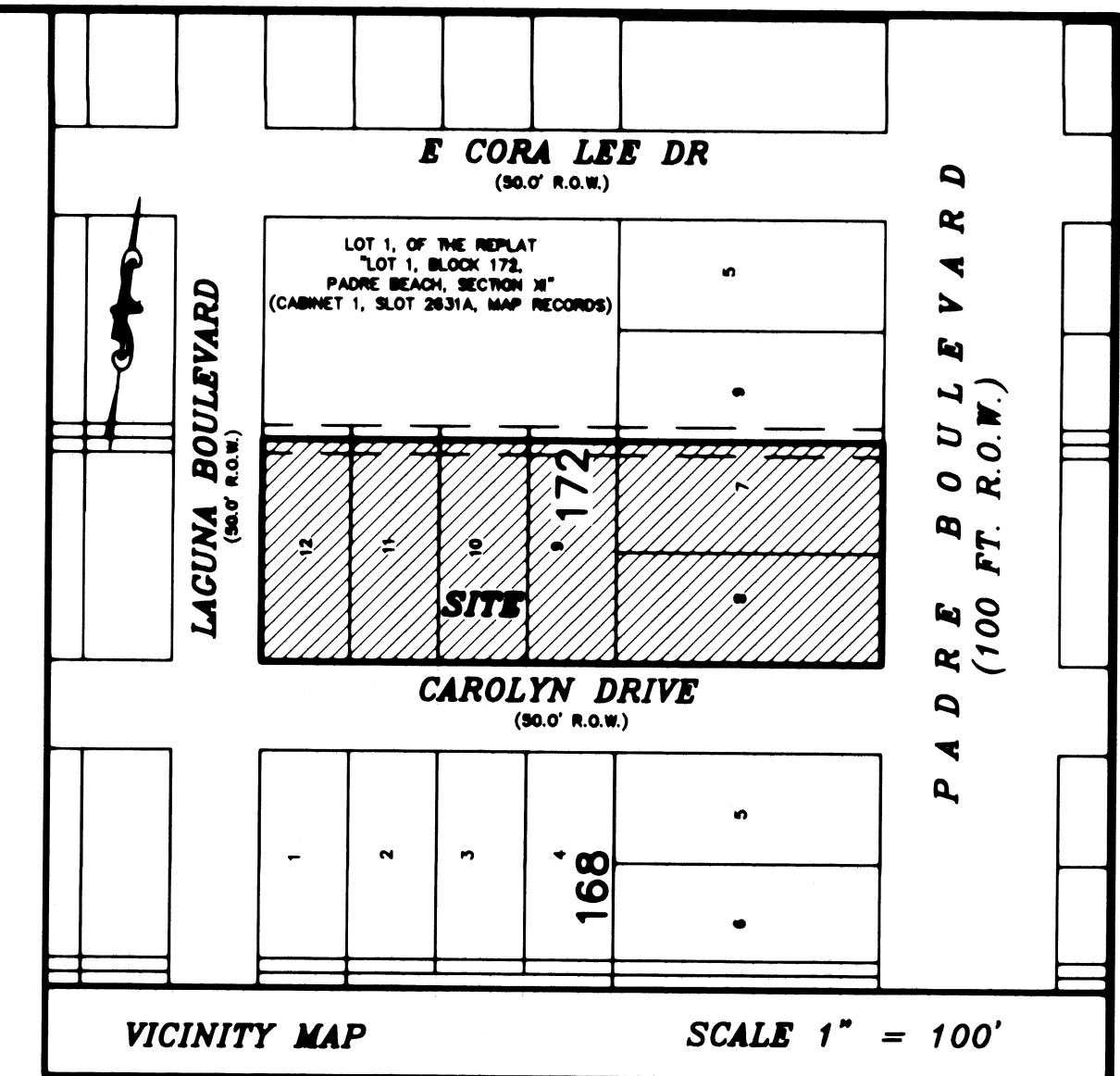
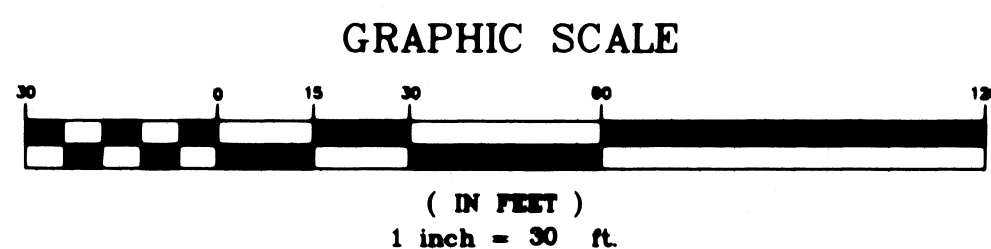


LOT 1, OF THE REPLAT "LOT 1, BLOCK 172,  
PADRE BEACH, SECTION XI"  
(CABINET 1, S.LOT 2831A, MAP RECORDS)  
PACIFICA CONDOMINIUMS



REPLAT

SCALE: 1" = 30'



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CORA WOLOSKI, PRESIDENT OF D.I.R.I. MANAGEMENT, INC., GENERAL PARTNER OF D.I.R.I. FAMILY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 12A, BLOCK 172, PADRE BEACH, SECTION XI", 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.

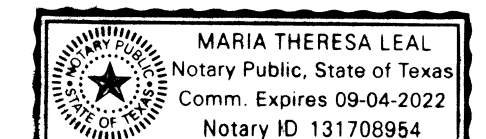
*Cora Woloski* DATE *April 28, 2019*  
CORA WOLOSKI, PRESIDENT OF D.I.R.I.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CORA WOLOSKI, ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *28* DAY OF *April*, 2019.

NOTARY PUBLIC  
*Hidalgo*  
COUNTY



FINAL PLAT  
OF  
"LOT 12A, BLOCK 172, PADRE BEACH, SECTION XI"  
BEING A REPLAT  
OF

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK NUMBER ONE HUNDRED SEVENTY TWO (172), PADRE BEACH SECTION XI, IN THE CITY OF SOUTH PADRE ISLAND, IN CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'  
PREPARED FOR:

DAN PATEL

**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@cmgmail.com

OWNER:  
D.I.R.I. FAMILY LIMITED PARTNERSHIP  
216 WEST WISTERIA  
MCALLEN, TX 78504

G.F. NO. 20824PLAT.DWG

JOB NO. 20824

Kelle S. Poeschl