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 <u>REGULAR</u> MEETING ON:

THURSDAY, MAY 16, 2019

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. 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 4TH 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

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

THE SCHEDULED TIME OF SAID MEETING.

MINUTES CITY OF SOUTH PADRE ISLAND PLANNING AND ZONING COMMISSION REGULAR MEETING

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, 2nd 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 Alejando 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.

Minutes: April 18, 2019 P&Z Regular Meeting Minutes

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; Chairi	man McNulty adjourned the meeting at 3:26 p.m.
Marta Martinez, Secretary	Patrick McNulty, Chairman

Minutes: April 18, 2019 P&Z Regular Meeting Minutes

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:

The Ownership

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

Location

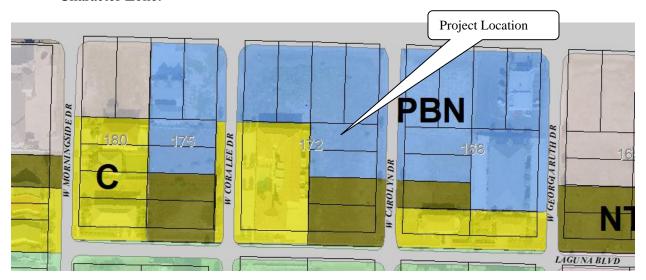


Existing Conditions



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.



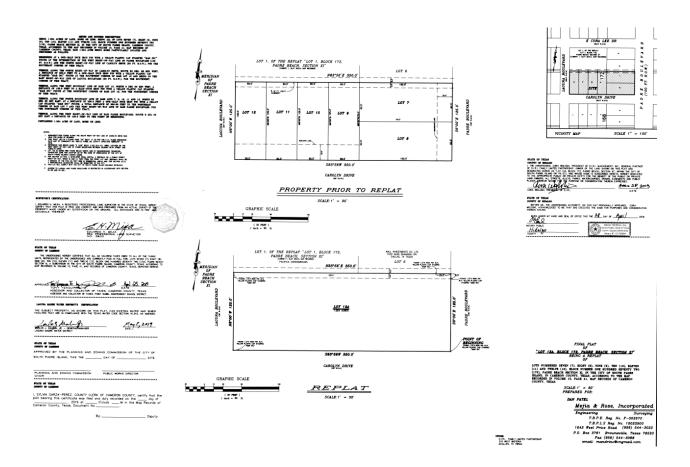
2. Sec.20-7.1(A) Lot Area, Width & Depth (minimum requirements)

• Area of Lot: 2,500 square feet

Width of Lot: 25 feetDepth of Lot: 100 feet

- 3. Sec.23-05 Policies and special provisions.
- (A) Approval. The Planning and Zoning Commission shall approve all plats within the City and the City's extraterritorial jurisdiction.

Re-Plat



1. Sec.23.15 Sidewalk Guarantee.

Sidewalk shall be built on Carolyn Drive: Staff has coordinated with the Public Works Department and calculated the cost to complete the sidewalk or pay the "In-Lieu" fee would be a minimum of \$13,995.00. This number is based upon the City's estimate of 311 square yards at \$45.00 square yards.

Staff recommends the option to pay the Sidewalk In-Lieu Payment in accordance to the provisions of ordinance 18-05.

Staff Recommendation

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

The replat will be requiring street, access drive, and/or utility installation. All future development will be regulated per applicable City Codes and Ordinances. Staff does not require any changes in the preliminary plat as submitted. Per Section 23.10, staff will recommend approval of this recording per Public Works approval.

COMMISSION ACTION:

MOTION:						
BY: SECOND BY:						
McNulty	Avery	Fletcher	Zipp	Olle	Teniente	Garlock
Yes	Yes	Yes	Yes	Yes	Yes	Yes
No	No	No	No	No	No	No
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Ahstain

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, E CORA LEE DR D TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS OF (50.0' R.O.W.) CAMERON COUNTY, TEXAS; SAID 1.004 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS: LOT 1, OF THE REPLAT "LOT 1, BLOCK 172, ¥ BEGINNING AT A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" PADRE BEACH, SECTION XI"
(CABINET 1, SLOT 2631A, MAP RECORDS) EVARD 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 ESOUTHEAST 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 BOUL. W Ω STAMPED "M&R INC" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 12 AND BEING ON THE 0 EAST RIGHT-OF-WAY LINE OF LAGUNA BOULEVARD (50 FT. R.O.W.), FOR THE SOUTHWEST 0 N CORNER OF THIS TRACT; LAGUNA (50.0° $B \\ FT.$ 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 SITE E 00 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 CAROLYN DRIVE D PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 350.0 FEET TO THE (50.0' R.O.W.) NORTHEAST CORNER OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF SAID PADRE BOULEVARD, FOR THE NORTHEAST CORNER OF THIS TRACT; D 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: 4 W CONTAINING 1.004 ACRE OF LAND, MORE OR LESS. 9 SCALE 1" = 100'VICINITY MAP APPROXIMATE LOCATION OF 6" PVC SANITARY SEWER GRAVITY MAIN WALL INVESTMENTS CO. LTD LOT 1, OF THE REPLAT "LOT 1, BLOCK 172, PER LAGUNA MADRE 7432 GLEN SHANNON CIR. WATER DISTRICT RECORDS PADRE BEACH, SECTION XI" (CABINET 1, SLOT 2631A, MAP RECORDS) DALLAS, TX 75225 LOT 6 PACIFICA CONDOMINIUMS FOUND 1/2" FRON PIN W/A
YELLOW PLASTIC CAP STAMPED N83°56'E 350.0' UNABLE TO BACK OF SET IRON PIN DUE POWER POLE MERIDIAN EASEMENT LINE OF150.0 50.0 **PADRE** 50.0 FOUND 1/2"# IRON PIN FOUND 1/2" FON PIN W/A
YELLOW PLASTIC CAP STAMPED **BEACH** /A YELLOW PLASTIC CAP 0.7 BLOCK & 16 FT. UTILITY EASEMENT STAMPED "M&R INC" **SECTION** LOT 12A BACK OF CURB 25.0' XI1.004 ACRES BOULEVARD R.O.W.) APPROXIMATE LOCATION OF 10" PVC SANITARY SEWER GRAVITY MAIN PER LAGUNA MADRE WAI DISTRICT RECORDS LOT 7 0 ₩ LOT 10 LOT 11 LOT 12 LOT 9 N6.00' LAGUNA APPROXIMATE LOCATION OF 12 AC WATER MAIN PER LAGUNA MADRE WATER DISTRICT RECORDS LOT 8 BUILDING LINE APPROXIMATE LOCATION POINT OF FOUND 1/2" FON PIN W/A OF 6" PVC SANITARY SEWER GRAVITY MAIN PER LAGUNA MADRE WATER DISTRICT YELLOW PLASTIC CAP STAMPED **BEGINNING** 24"CONC. YELLOW PLASTIC CAP STAMPED RECORDS 50.0 PROP. 8 FT. WIDE CONC. WALK (2,786 SQ. FT TOP=2.82' UNABLE TO OPEN 54. S83°56 W 350.0' CAROLYN DRIVE X42 APPROXIMATE EDGE OF ASPHALT. LOCATION FOR SEWER CROSS SLOPE ON SIDEWALKS AND DRIVEWAYS IN SIDEWALK. APPROXIMATE LOCATION OF 6" PVC SANITARY SEWER GRAVITY MAIN PER LAGUNA MADRE WATER DISTRICT RECORDS ARE SHALL NOT EXCEED 2% (1:50). LONGITUDINALLY NOT TO EXCEED 5% (1:20) PROPOSED SIDEWALK EXPANSION JOINTS 3/4"
ASPHALT IMPREGNATED
BOARD AT MAX 40' SPACING
SONNEBORNE SL-1 SEALANT. 1/2" x 2" DOWEL BARS WRAPPED **DETAILS** ONE END MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING. 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, EDGE OF ASPHALT MAX. SLOPE 2% SN 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 WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD BETWEEN GEORGIA RUTH STREET A
CAROLYN DRIVE.

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. 2" SAND CUSHION SIDEWALK TRANSVERSE DUMMY JOINTS 1/8" x 1" DEEP ON SPACING EQUAL TO WIDTH OF SIDEWALK PER SECTION 23.14(f), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET SEAL ALL JOINTS WITH SONNEBORNE SL-1 SEALANT DUMMY JOINTS AT SPACING EQUAL TO WIDTH OF SIDEWALK AND EXPANSION JOINTS AT EVERY 40 FEET. RIGHT-OF-WAY, WHICH IS ONE (1) FOOT FROM THE FRONT LOT LINE. SIDEWALK SHALL BE A MINIMUM OF THE EIGHT (8) FEET WDE 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. (1) 5' WIDE CONCRETE SIDEWALK SIDEWALK EXPANSION JOINT (N.T.S.) PRELIMINARY PLAT LOT 12A. BLOCK 172. PADRE BEACH. SECTION XI BEING A REPLAT OFLOTS 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 Mejia & Rose, Incorporated COUNTY, TEXAS. The undersigned hereby certifies that the survey SCALE: 1' = 30'Engineering described hereon was made on the ground on Surveying SURVEYED FOR: __; that the only improvements T.B.P.E. Reg. No. F-002670 on the ground are as shown; that there are no T.B.P.L.S. Reg. No. 10023900 DAN PATEL visible encroachments, visible overlappings, E.H. MEJIA 1643 West Price Road (956) 544-3022 apparent conflicts, or visible easements, except as 3900 shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING P.O. Box 3761 Brownsville, Texas 78520

OWNER:

D.I.R.I. FAMILY LIMITED PARTNERSHIP

216 WEST WISTERIA

MCALLEN, TX 78504

Fax (956) 544-3068 email: mandrinc@cngmail.com

JOB NO. 20694

Keila S. Posada

G.F. NO. 20694B.DWG

CONTAINS NO ERASURES OR ADDITIONS.

registered professional land surveyor no. 3900

METER AND DOUNDS DESCRIPTION MEING 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, CAMEBON 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 POLLOWS:

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 DESTANCE OF 360.0 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

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 12, NORTH 6 DEG 00 MIN WEST, A DESTANCE OF 125.0 PEET 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

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOTE 7, 9, 10, 11 AND 12, NORTH 83 DEG 56 MIN EAST, AT A DISTANCE OF 325.0 FEET A ONE-HALF INCE IBON 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 ACRE OF LAND, MORE OR LESS.

- . MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF CAROLYN DRIVE WAS HELD FOR BASIS OF BEARING.

 1. 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,

- 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(1), A DEVELOPER SHALL INSTALL A SIDEWALK ON A PUBLIC STREET
- RIGHT-OF-WAY, WHICH IS ONE (1) FOOT PROM 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. THIS LOT WILL COMPLY WITH THE CITY OF SOUTH PADRE ISLAND BUILDING SETBACKS.
- . ACCESS TO LAGUNA AND PADRE BOULEVARD IS RESTRICTED IN ACCORDANCE WITH SECTION 16-20 AND 16-20.1.

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.

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.

ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT.

LAGUNA MADRE WATER DESTRICT'S CERTIFICATION

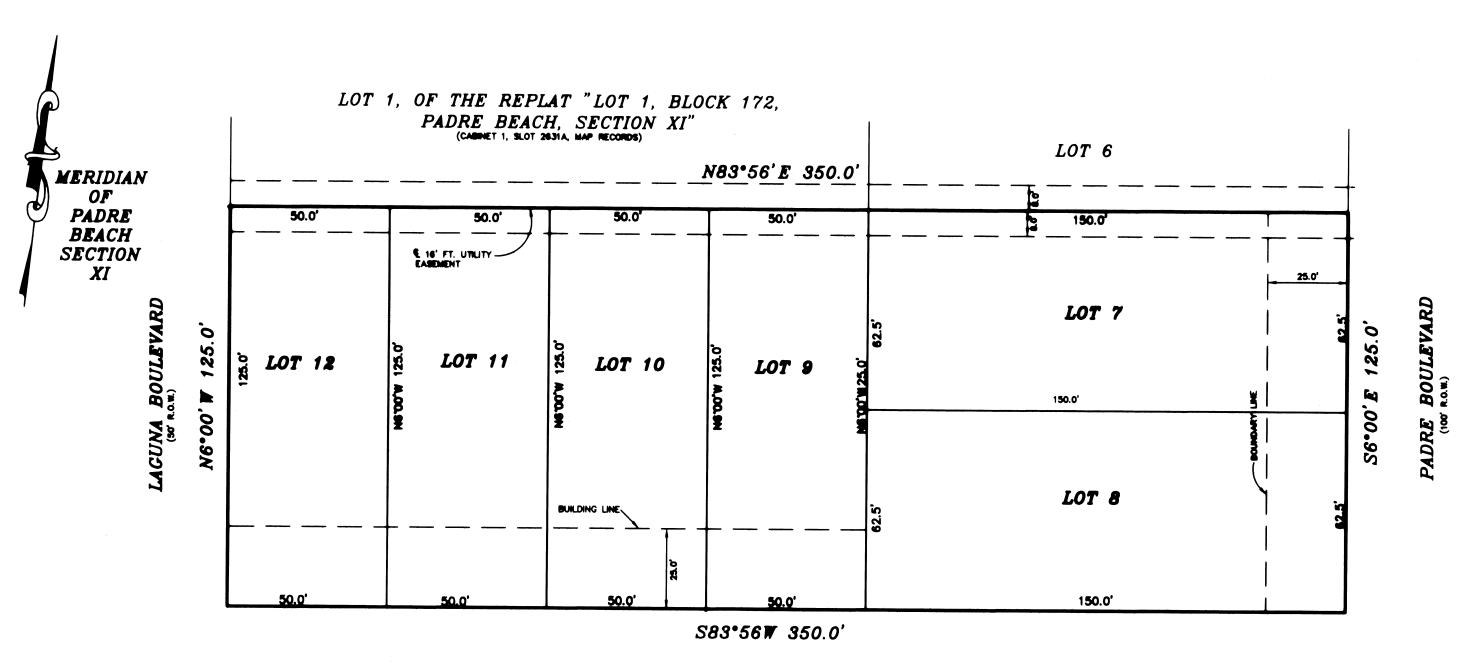
THE SUBJECT PROPERTY, AS SHOWN ON THIS PLAT, HAS EXISTING WATER AND SEWER FACILITIES THAT ARE IN COMPLIANCE WITH THE TEXAS WATER CODE SECTION 16.343, AS AMENDED.

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 ******************

STATE OF TEXAS COUNTY OF CAMERON

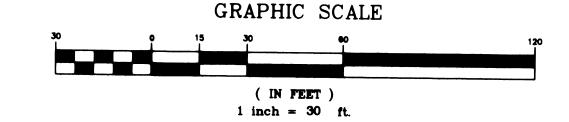
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of ___, 2019 at _____ O'clock ____ M in the Map Records of Cameron County, Texas, Document No.

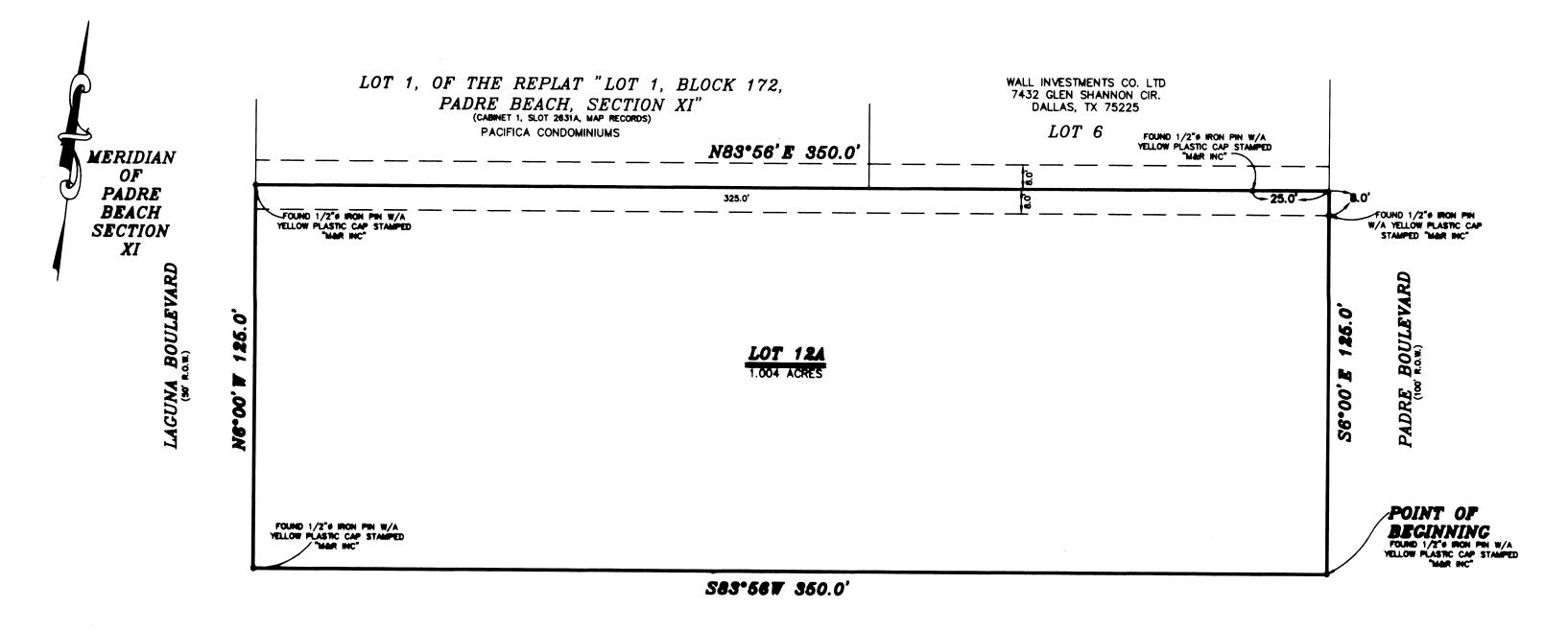


CAROLYN DRIVE (50' R.O.W.)

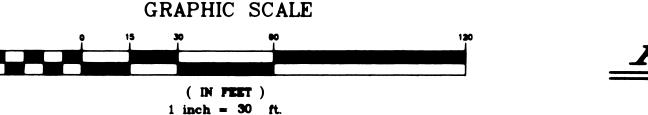
PROPERTY PRIOR TO REPLAT

SCALE: 1' = 30'

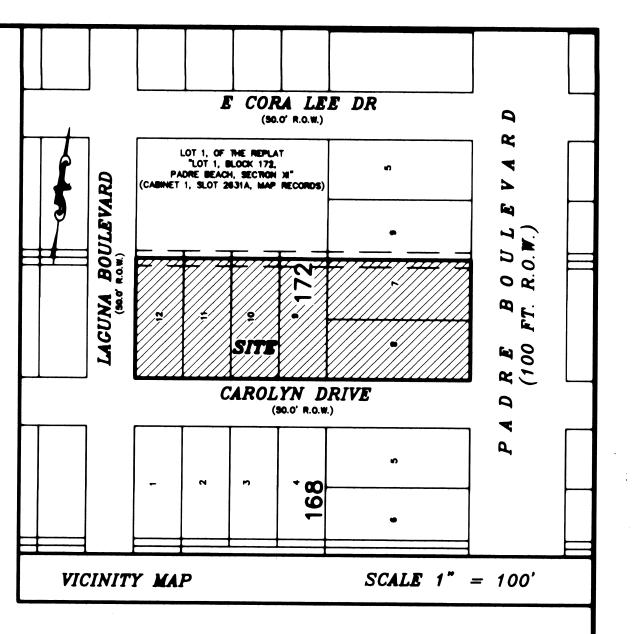




CAROLYN DRIVE



REPLAT SCALE:1' = 30'



DATE

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. AMIL 28, 2019

CORA WOLASKI, PRESIDENT OF D.I.R.I.

STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 28 DAY OF April MARIA THERESA LEAL NOTARY PUBLIC Notary rubile, 0.000 Comm. Expires 09-04-2022 Notary Public, State of Texa Hidalgo Notary ID 131708954 ******

FINAL PLAT

"LOT 124. BLOCK 172. PADRE BEACH, SECTION XI" BEING A REPLAT

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

email: mandrinc@cngmail.com

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

JOB NO. 20694 Keila S. Posada

G.F. NO. 20694PLAT.DWG

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