

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

**THURSDAY, SEPTEMBER 17, 2020**  
3:00 PM 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 the Commissioners relating to agenda or non-agenda items. Speakers are required to address the 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. Regular Agenda

4.1. Approve Minutes of August 20, 2020 Regular Meeting.

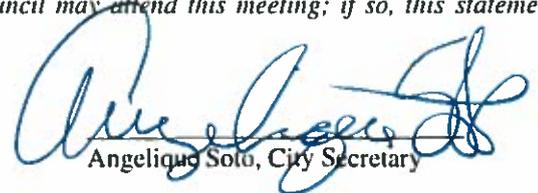
4.2. Discussion and action regarding the proposed replat of "Lots 21A & 21B, Block 128, Padre Beach Subdivision, Section IX" to create one lot, "Lot 21. (128 E Saturn Lane)

5. Adjourn

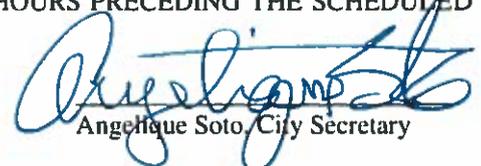
**NOTE:**

*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.*

DATED THIS THE 11TH DAY OF SEPTEMBER 2020

  
Angelique Soto, 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 **SEPTEMBER 11, 2020**, AT/OR BEFORE 4:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

  
Angelique Soto, 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, BELINDA TARVER AT (956)761-8103.

Agenda: SEPTEMBER 17, 2020



**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** September 17, 2020

**NAME & TITLE:** Marta Martinez

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Approve Minutes of August 20, 2020 Regular Meeting.

**ITEM BACKGROUND**

Approve minutes of August 20, 2020.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

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

**THURSDAY, AUGUST 20, 2020**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, August 20, 2020 at the Municipal Complex Building, 2<sup>nd</sup> Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Gary Olle called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Norris Fletcher, Gordon Garlock, Chris Huffman, David Zipp, Howard Avery, and Dina Rich.

City staff members present were: Public Works Director Carlos A. Sanchez and Administrative Assistant Marta Martinez.

**2. PLEDGE OF ALLEGIANCE**

Chairman Olle led the Pledge of Allegiance.

**3. PUBLIC COMMENTS AND ANNOUNCEMENTS.**

None

**4. DISCUSSION AND ACTION.**

**4.1. APPROVE MINUTES OF JANUARY 30, 2020 SPECIAL MEETING.**

Commissioner Fletcher made a motion, seconded by Commissioner Garlock to approve the January 30, 2020 special meeting minutes as submitted. Motion passed on a 6:0:1 vote. Commissioner Zipp abstained.

**4.2. DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 1 & 2, BLOCK 49, PADRE BEACH SUBDIVISION, SECTION IV” TO CREATE 1 LARGE LOT, “LOT 1A”.**

Commissioner Garlock made a motion, seconded by Commissioner Zipp to approve the replat of “Lots 1 & 2, Block 49, Padre Beach Subdivision, Section IV to create one large Lot, “Lot 1A”. Motion carried unanimously.

**5.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOT 25, BLOCK 117, PADRE BEACH SUBDIVISION, SECTION VIII” TO CREATE TWO LOTS, “LOTS 25A AND 25B”.**

Commissioner Garlock made a motion, seconded by Commissioner Huffman to approve the replat of “Lot 25, Block 117, Padre Beach Subdivision, Section VIII to create two Lots, “Lots 25A & 25B”. Motion carried unanimously.

**6. ADJOURN**

There being no further discussion; Chairman Olle adjourned the meeting at 3:03 p.m.

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Marta Martinez, Secretary

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Gary Olle, Chairman

**CITY OF SOUTH PADRE ISLAND  
PLANNING AND ZONING COMMISSION  
AGENDA REQUEST FORM**

**MEETING DATE:** September 17, 2020

**NAME & TITLE:** Alex Sanchez, Public Works Director

**DEPARTMENT:** Planning/Parks & Rec. Department

**ITEM**

Discussion and action regarding the proposed replat of "Lots 21A & 21B, Block 128, Padre Beach Subdivision, Section IX" to create one lot, "Lot 21. (128 E Saturn Lane)

**ITEM BACKGROUND**

EG Capital, LLC, owners of the subject property, requests to replat Lots 21A & 21B Block 128 of Padre Beach Subdivision Section IX, into one lot: Lot 21 Block 128. The subject property is located on the north side of East Saturn Lane and is zoned "B-2" Residential & Multi-family Dwelling District. The proposed lot will meet the City's minimum requirement for residential lot frontage, lot depth and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copies of both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required.

Staff recommends approval of both preliminary and record plats.

**METES & BOUNDS DESCRIPTION**

0.143 ACRE (6,250 SQ. FT.) BEING ALL OF LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), 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 DOCUMENT 13498, 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 21A, 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;

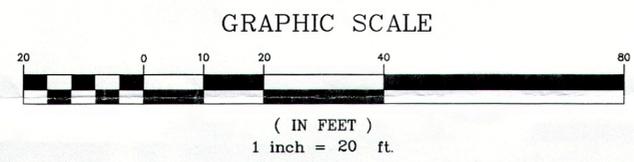
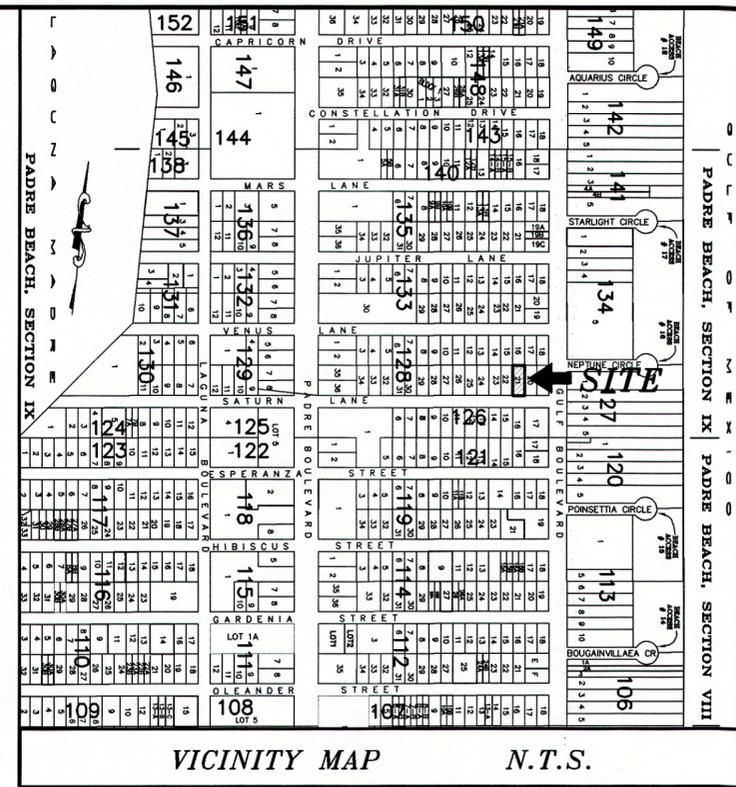
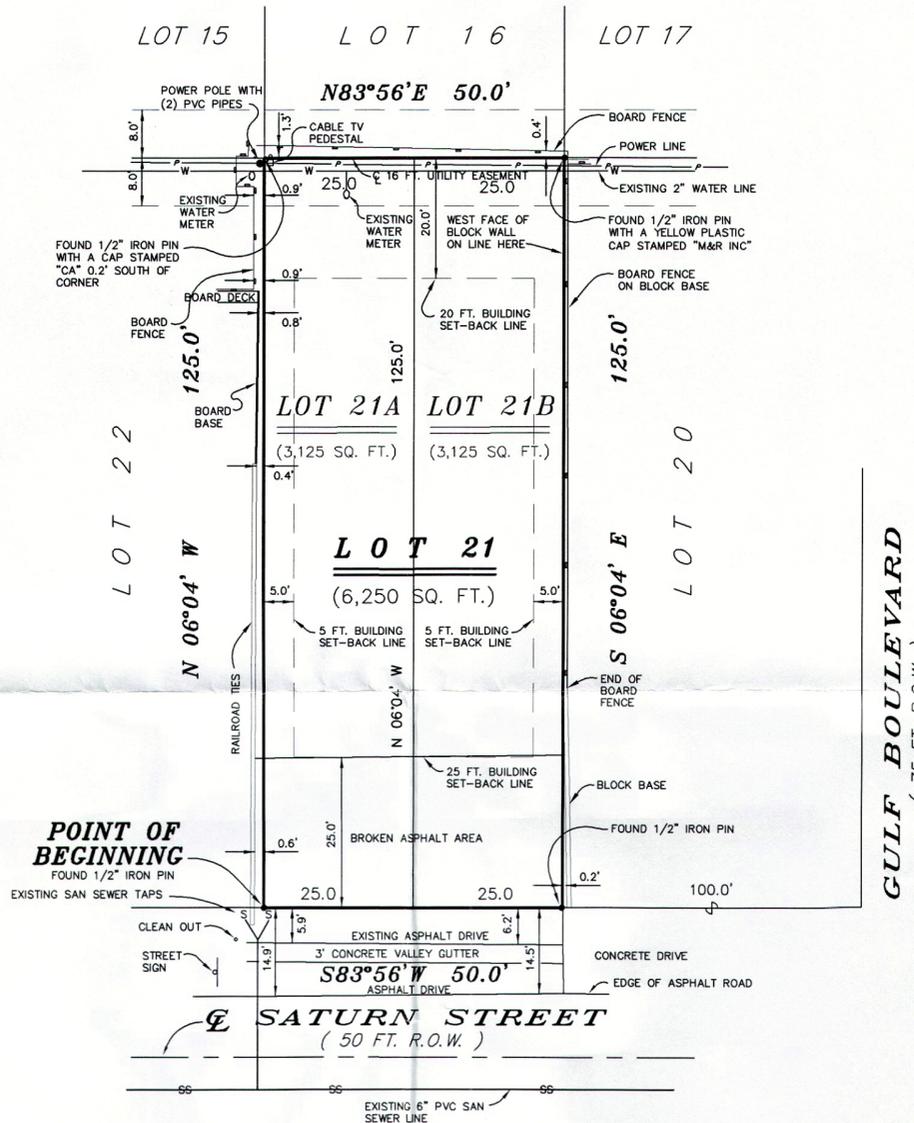
**THENCE**, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE NORTHWEST CORNER OF LOT 20, BLOCK 128, FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, SOUTH 06 DEGREES 04 MINUTES EAST, A DISTANCE OF 125.0 FEET TO A 1/2" IRON PIN 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

**"LOT 21, BLOCK 128, PADRE BEACH, SECTION IX"**

BEING A RE-PLAT OF LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), 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 DOCUMENT 13498, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**EG CAPITAL, LLC**  
AUGUST 20, 2020

**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: mandrine@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 ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, REVISED FEBRUARY 16, 2018.
- 3). 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.
- 4). ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). EASEMENT OF RIGHT-OF-WAY DATED AUGUST 30, 2016, EXECUTED BY EG CAPITAL, LLC TO AEP TEXAS CENTRAL COMPANY, RECORDED IN VOLUME 22172, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

The undersigned hereby certifies that the survey described hereon was made on the ground on 09-4-2020; 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 LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), 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 DOCUMENT 13498, 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 21A, BLOCK 128, ALSO BEING THE SOUTHWEST 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;

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**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 ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510 F, EFFECTIVE FEBRUARY 16, 2018.
- 3). 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.
- 4). ZONE "B-2" SETBACKS PER SECTION 20-7.1 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.
- 5). EASEMENT OF RIGHT-OF-WAY DATED AUGUST 30, 2016, EXECUTED BY EG CAPITAL, LLC TO AEP TEXAS CENTRAL COMPANY, RECORDED IN VOLUME 22172, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

**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.

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 THE AREA INSIDE THE BOUNDARIES OF "LOTS 21A AND 21B, BLOCK 128, PADRE BEACH, SECTION IX", DEPICTED HEREON.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
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. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT  
DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

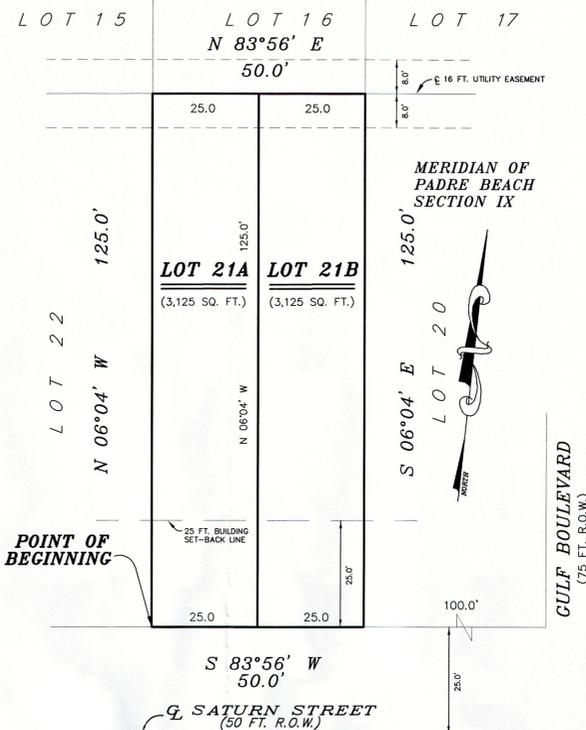
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR  
PUBLIC WORKS DIRECTOR

**STATE OF TEXAS  
COUNTY OF CAMERON**

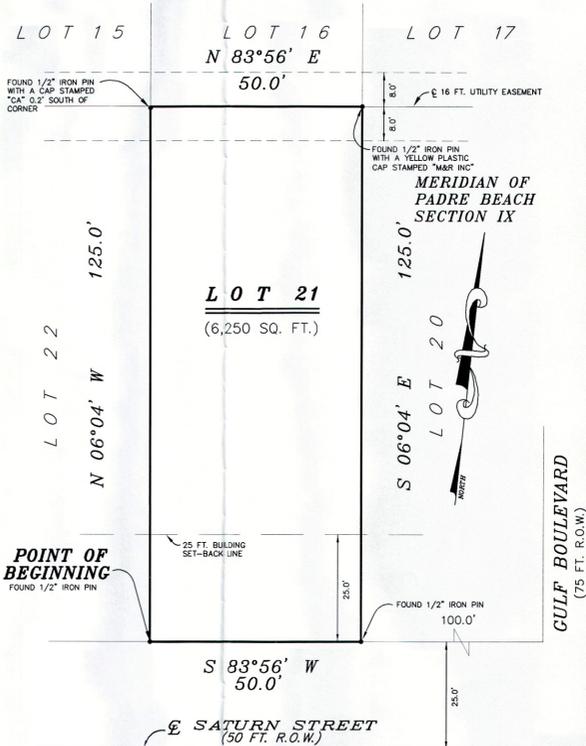
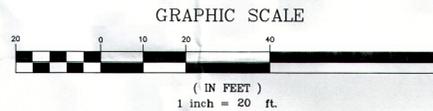
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2020 at \_\_\_\_\_ O'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

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



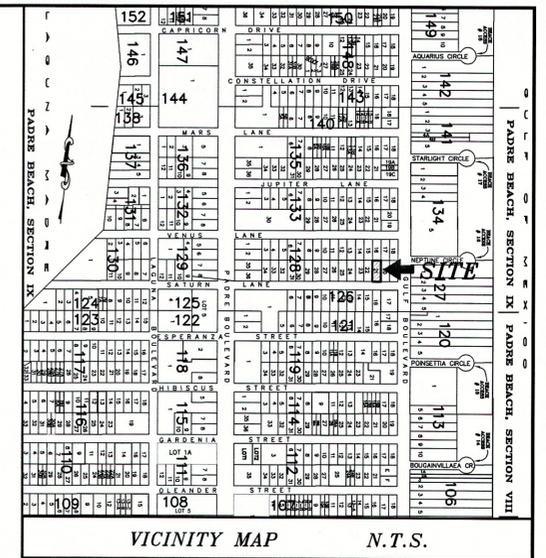
**PROPERTY PRIOR TO REPLAT**

(SCALE: 1" = 20')



**REPLAT**

(SCALE: 1" = 20')



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, RUBEN GARZA, MEMBER OF "EG CAPITAL, LLC", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 21, 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.

\_\_\_\_\_  
RUBEN GARZA, MEMBER OF "EG CAPITAL, LLC" DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RUBEN GARZA, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC

COUNTY

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, MR. JOE QUIROGA, PRESIDENT OF TEXAS NATIONAL BANK IN EDINBURG, TX., DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS LOT 21, 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, PRESIDENT OF TEXAS NATIONAL BANK, EDINBURG, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC

COUNTY

**FINAL PLAT  
OF**

**"LOT 21, BLOCK 128, PADRE BEACH, SECTION IX"**

BEING A RE-PLAT OF LOTS NUMBER TWENTY-ONE-A (21A) AND TWENTY-ONE-B (21B), 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 DOCUMENT 13498, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'  
PREPARED FOR:

**EG CAPITAL, LLC**  
AUGUST 20, 2020

**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@engmail.com

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

G.P. NO. N/A JOB NO. 21193  
S.TROWBRIDGE