

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

**THURSDAY, MAY 20, 2021**  
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. Discussion and Action

4.1. Approve Minutes of April 15, 2021 Regular Meeting.

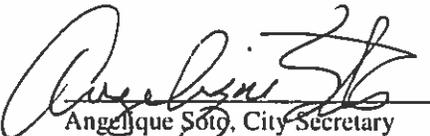
4.2. Discussion and action regarding the proposed replat of "Lots 8 & 9, Block 197, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create one large lot: "Lot 8A". (5908 Yucca Circle)

4.3. Discussion and action regarding the proposed replat of "Lot 13, Block 80, Padre Beach Subdivision, Section VI" to create two lots: "Lots 13A & 13B". (202A & 202B W Campeche St.)

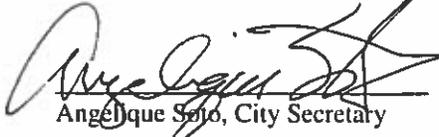
5. Adjourn

**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 14TH DAY OF MAY 2021

  
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 MAY 14, 2021, AT/OR BEFORE 3:00 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 GEORGE MARTINEZ AT (956)761-8103.

Agenda: MAY 20, 2021



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

**MEETING DATE:** May 20, 2021

**NAME & TITLE:** Marta Martinez

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

**ITEM**

Approve Minutes of April 15, 2021 Regular Meeting.

**ITEM BACKGROUND**

Approve April 15, 2021 Minutes.

**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, APRIL 15, 2021**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, April 15, 2021 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 Howard Avery, Gordon Garlock, Chris Huffman, Joseph Praster, and Dina Rich. Member with an excused absence was Norris Fletcher,

City staff members present were: City Manager Randy Smith, Public Works Director C. Alejandro Sanchez and Planning Coordinator 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 21, 2021 REGULAR MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the January 21, 2021 regular meeting minutes as submitted. Motion carried unanimously.

**4.2 APPROVE MINUTES OF MARCH 2, 2021 SPECIAL MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the March 2, 2021 special meeting minutes as submitted. Motion carried unanimously.

**4.3 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 11A & 11B, KING RESUBDIVISION” TO CREATE ONE LOT: “LOT 11C”.**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 11A & 11B King Resubdivision” to create one lot, “Lot 11C”. Motion carried unanimously.

**4.4 DISCUSSION AND ACTION REGARDING THE PROPOSED REPLAT OF “LOTS 3A, 3B & 3C BLOCK 175, PADRE BEACH SUBDIVISION, SECTION XI” TO CREATE TWO LOTS: “LOTS 3 & 4”.**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the replat of “Lots 3A, 3B & 3C, Block 1753, Padre Beach Subdivision, Section XI” to create two lots, “Lots 3 & 4”. Motion carried unanimously.

**5. ADJOURN**

There being no further business to discussion; Chairman Olle adjourned the meeting at 3:06 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:** May 20, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lots 8 & 9, Block 197, Fiesta Isles Subdivision (Padre Beach, Section XII)" to create one large lot: "Lot 8A". (5908 Yucca Circle)

**ITEM BACKGROUND**

James Lee Pigg, owner of subject properties, requests to replat Lots 8 & 9, Block 197, Fiesta Isles Subdivision (Padre Beach, Section XII), to create one lot: Lot 8A Block 197. The Subject properties are located on the east side of Yucca Circle and is zoned District "A" Single family dwelling district. The proposed lots meet the City's minimum requirements.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

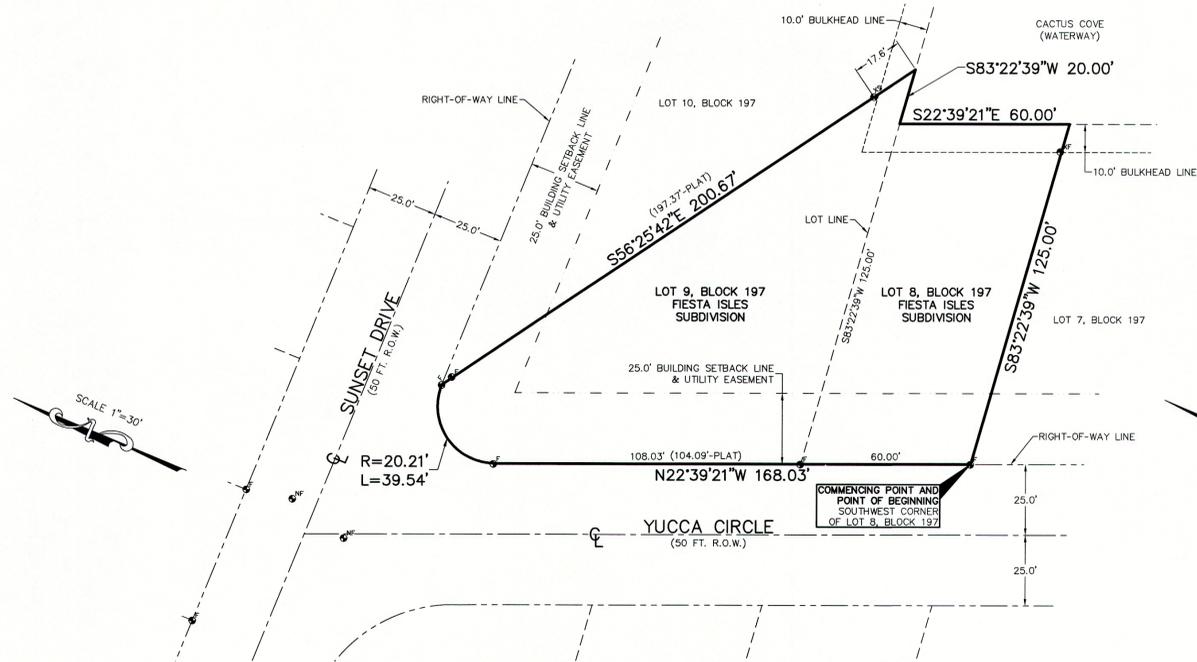
**LEGAL REVIEW**

Sent to Legal: No

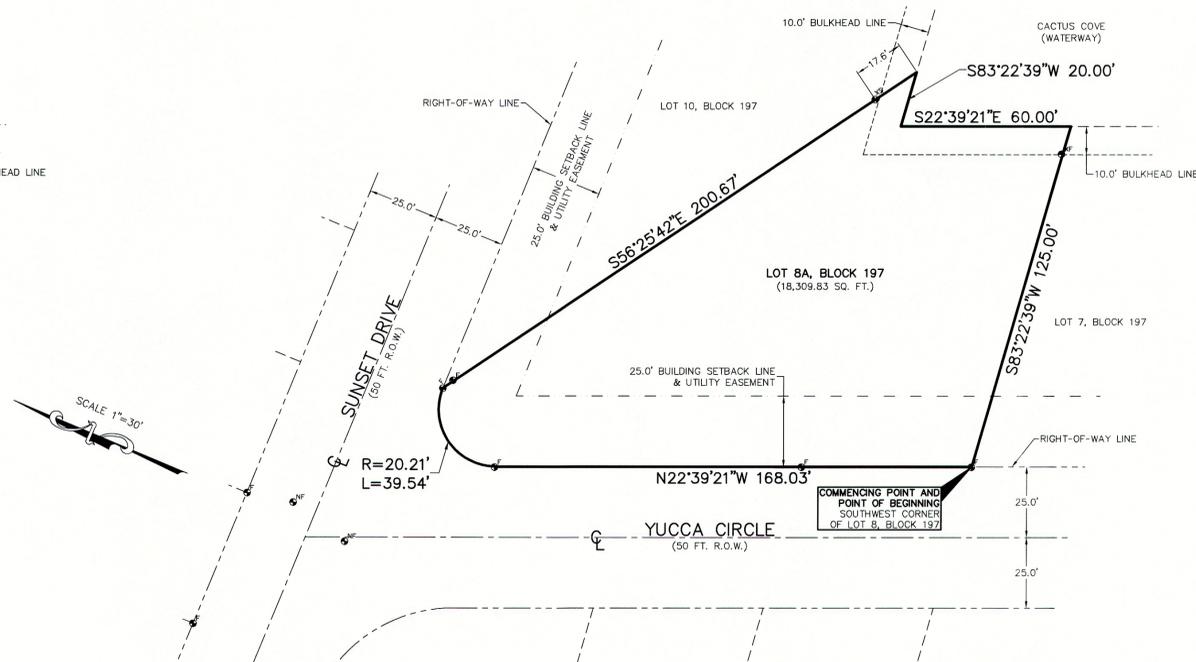
Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

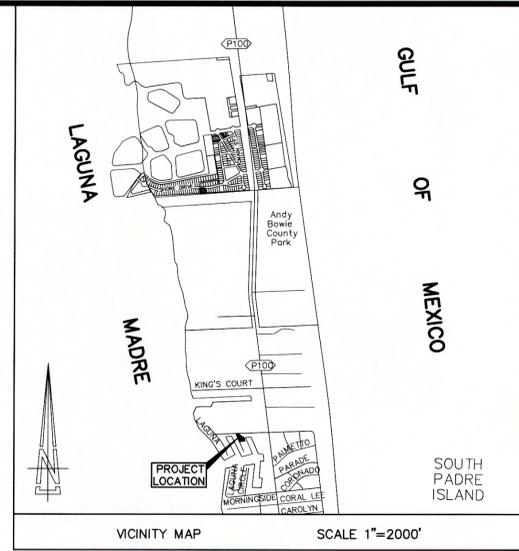
Copy of record plat is included with this agenda item. This plat falls within the guidelines of the Fast Track process since no additional utility installations or improvements are required. Staff recommends approval of record plat.



VACATING PLAT

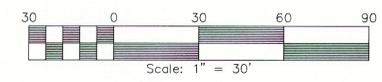


RE-PLAT



**LEGEND**

	IRON ROD FOUND
	CONC. MONUMENT FOUND
	NAIL FOUND
	"X" MARK SET
	IRON ROD SET WITH CAP
	STAMPED "MOORE-6370"



**METES AND BOUNDS DESCRIPTION**

BEING 0.42 ACRES OF LAND COMPRISED OF LOTS 8 AND 9, BLOCK 197, FIESTA ISLES SUBDIVISION, PADRE BEACH, SECTION XII, TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.42 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 8, BEING THE EAST RIGHT OF WAY OF YUCCA CIRCLE (HAVING 50 FEET OF RIGHT OF WAY), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE ALONG THE EAST RIGHT OF WAY OF YUCCA CIRCLE, NORTH 22 DEG. 39 MIN. 21 SEC. WEST A DISTANCE OF 168.03 FEET TO AN IRON ROD FOUND ON THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE CONTINUING ALONG THE EAST RIGHT OF WAY OF YUCCA CIRCLE AND ALONG SAID CURVE TO THE RIGHT, WITH A RADIUS OF 20.21 FEET, AN ARC LENGTH OF 39.54 FEET, AND A CENTRAL ANGLE OF 112 DEG. 05 MIN. 00 SEC., HAVING A CHORD BEARING OF NORTH 33 DEG. 23 MIN. 09 SEC. EAST AND A CHORD DISTANCE OF 33.53 FEET TO AN IRON ROD FOUND ON THE SOUTH RIGHT OF WAY SUNSET DRIVE (HAVING 50 OF RIGHT OF WAY), FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE ALONG THE NORTH BOUNDARY OF LOT 9, SOUTH 56 DEG. 25 MIN. 42 SEC. EAST A DISTANCE OF 200.67 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE LEAVING THE NORTH BOUNDARY OF LOT 9, SOUTH 83 DEG. 22 MIN. 39 SEC. WEST A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 8, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE ALONG THE EAST BOUNDARY OF LOT 8, SOUTH 22 DEG. 39 MIN. 21 SEC. EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 8, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE LEAVING THE EAST BOUNDARY OF LOT 8, ALONG THE SOUTH BOUNDARY OF LOT 8, SOUTH 83 DEG. 22 MIN. 39 SEC. WEST A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

**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 YEAR 20\_\_ FOR THE AREA INSIDE THE BOUNDARIES OF RE-PLAT OF LOTS 8 AND 9, BLOCK 197, FIESTA ISLES SUBDIVISION PADRE BEACH, SECTION XII.

WITNESS MY HAND ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

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

**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 \_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

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

**STATE OF TEXAS  
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-PLAT OF LOTS 8 AND 9, BLOCK 197, FIESTA ISLES SUBDIVISION PADRE BEACH, SECTION XII, WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS ALLEYS, PARKS WATERCOURSE, DRAIN, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

JAMES LEE PIGG \_\_\_\_\_ DATE \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARLOS SNAVELY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC, CAMERON COUNTY, TEXAS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ PUBLIC WORKS DIRECTOR \_\_\_\_\_

**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 \_\_\_\_\_  
GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

**NOTES**

1. FLOOD ZONE CLASSIFICATION: THIS SUBDIVISION LIES IN ZONE AE (EL. 7') AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480115, PANEL NUMBER 0370, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.
2. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
3. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF SOUTH PADRE ISLAND.
4. BUILDING SETBACK LINES SHALL COMPLY WITH CITY ZONING ORDINANCE.
5. THIS PROPERTY LIES IN ZONING CLASSIFICATION DISTRICT "A" SINGLE FAMILY DWELLING DISTRICT.

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6370



05/11/2021  
DATE

**LOT 8A, BLOCK 197,  
FIESTA ISLES SUBDIVISION**

BEING A RE-PLAT OF:

**LOTS 8 AND 9, BLOCK 197,  
FIESTA ISLES SUBDIVISION  
PADRE BEACH, SECTION XII,**

IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 17, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS.

JAMES LEE PIGG  
PREPARED FOR: 203 WEST CAMPECHE STREET,  
SOUTH PADRE ISLAND, TX 78597

PLOT DATE: 10 MAY 2021 JOB NO: 7375

**Moore Land  
Surveying, LLC**

2309 Lakeshore Drive, Harlingen, TX 78552  
(956)245-0988 TBLPS Firm No. 10194186

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

**MEETING DATE:** May 20, 2021

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lot 13, Block 80, Padre Beach Subdivision, Section VI" to create two lots: "Lots 13A & 13B". (202A & 202B W Campeche St.)

**ITEM BACKGROUND**

George Valente Elizondo, president of Geoval Properties, LTD., requests to replat Lot 13, Block 80, Padre Beach Subdivision, Section V, to create two lots: Lots 13A & 13B Block 80. The subject property is located on the north side of W Campeche St. and is zoned District "B" Multi-family dwelling, apartment, motel, hotel, condominium, townhouse district. The proposed lot meets the City's minimum requirements.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy 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 plat.

**METES AND BOUNDS DESCRIPTION**

0.143 ACRE TRACT (6,250 SQ. FT.), BEING ALL OF LOT NUMBER THIRTEEN (13), BLOCK NUMBER EIGHTY (80), PADRE BEACH SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. CAMPECHE ST. (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

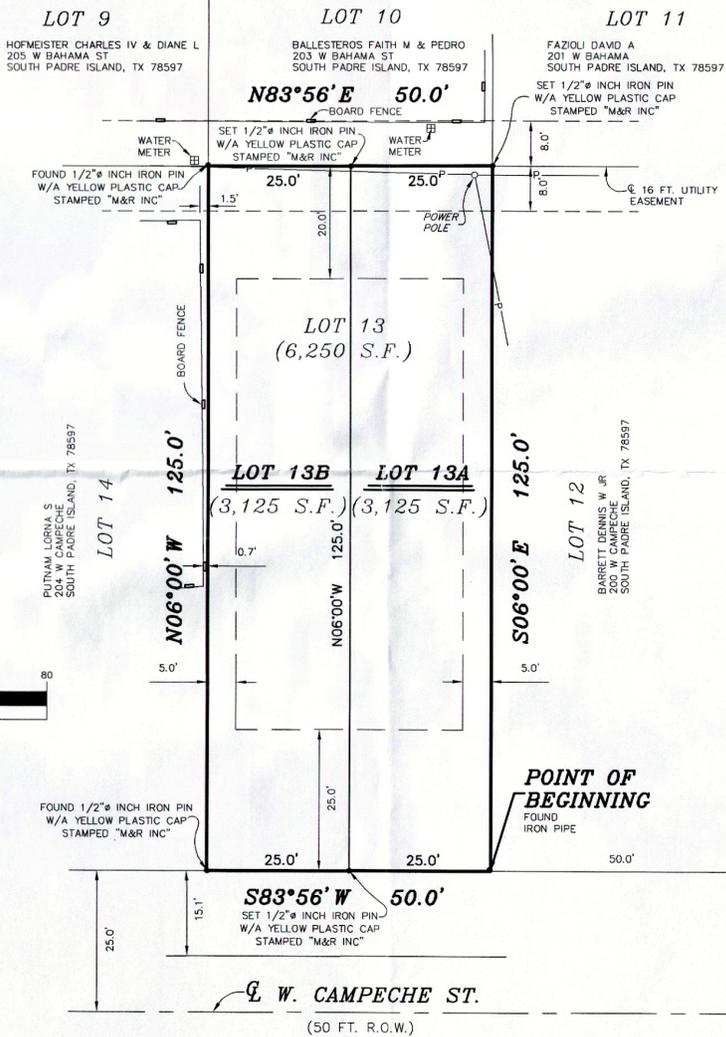
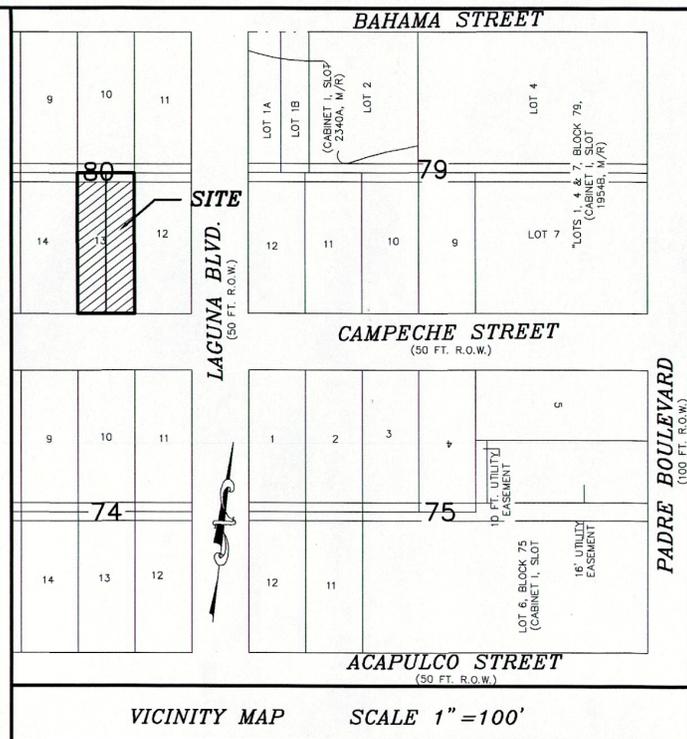
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 13, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 13, NORTH 06 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 13, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF SAID LOT 13, FOR THE NORTHEAST CORNER OF THIS TRACT;

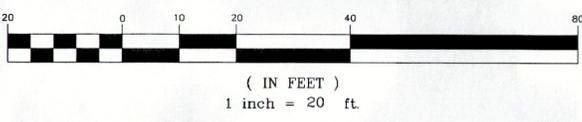
THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 13, SOUTH 06 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE, MORE OR LESS.



MERIDIAN OF PADRE BEACH SECTION VI SUBDIVISION

GRAPHIC SCALE



**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CAMPECHE STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "B" MULTI-FAMILY, APT., HOTEL, CONDO, TOWNHOME AS PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP WITH A DATE OF AUGUST 2020.
4. THESE LOTS ARE HEREBY DEDICATED TOWNHOUSE LOTS.

**SURVEY OF  
"LOTS 13A AND 13B, BLOCK 80, PADRE BEACH SECTION VI"**

BEING A  
REPLAT OF

LOT NUMBER THIRTEEN (13), BLOCK NUMBER EIGHTY (80), PADRE BEACH SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:  
**GEOVAL PROPERTIES, LTD.**

The undersigned hereby certifies that the survey described hereon was made on the ground on APRIL 30, 2021; 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:  
GEOVAL PROPERTIES, LTD.  
321 W. NOLANA AVE.  
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. N/A JOB NO. 21432  
Gene G. Orive Jr.

**METES AND BOUNDS DESCRIPTION**

0.143 ACRE TRACT (6,250 SQ. FT.), BEING ALL OF LOT NUMBER THIRTEEN (13), BLOCK NUMBER EIGHTY (80), PADRE BEACH SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 0.143 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF W. CAMPECHE ST. (50 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 13, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 13, NORTH 08 DEG. 00 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 13, NORTH 83 DEG. 56 MIN. EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE NORTHEAST CORNER OF SAID LOT 13, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 13, SOUTH 08 DEG. 00 MIN. EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.143 ACRE, MORE OR LESS.

**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 ALL OF LOT THIRTEEN (13), BLOCK EIGHTY (80), PADRE BEACH SECTION VI SUBDIVISION, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS, DEPICTED HEREON.

APPROVED: *Tony Yzaguirre, Jr.* DATE 5/7/2021  
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 05/11/2021  
CARLOS J. GALVAN, JR. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

**STATE OF TEXAS  
COUNTY OF CAMERON**

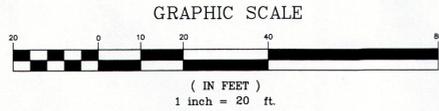
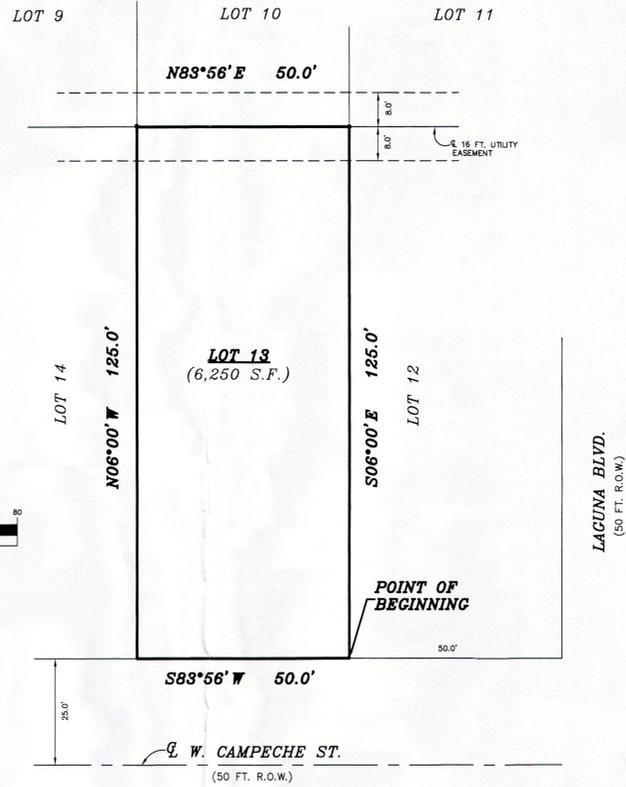
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

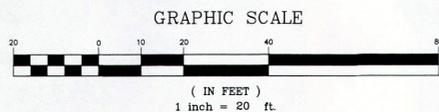
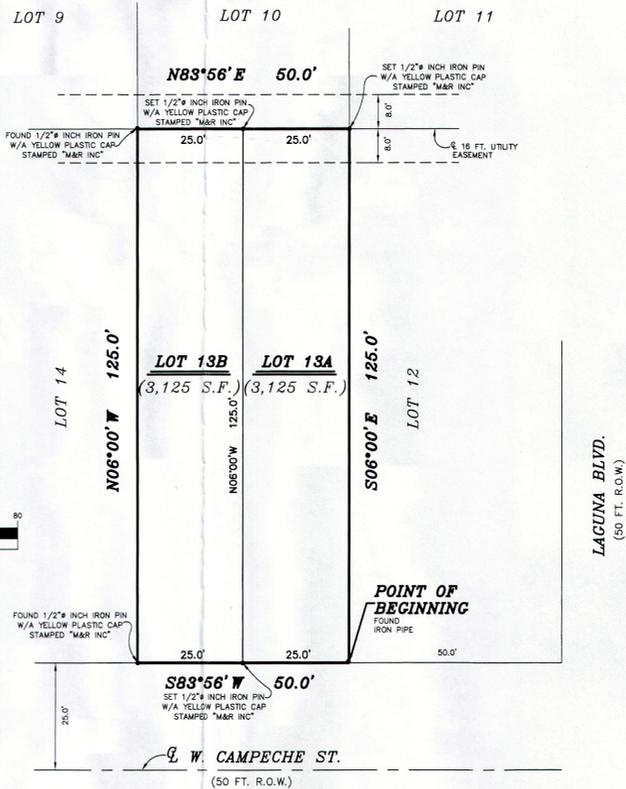
**STATE OF TEXAS  
COUNTY OF CAMERON**

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 \_\_\_\_\_, 2021 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

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



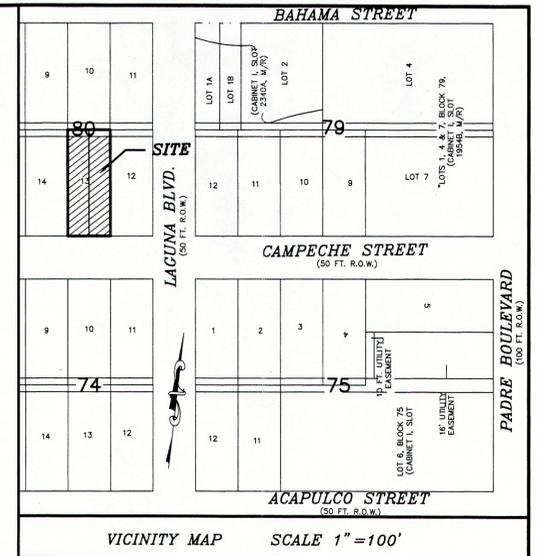
**PROPERTY PRIOR TO THIS REPLAT**



**REPLAT**

**NOTES:**

- MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CAMPECHE STREET WAS HELD FOR BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 7') AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT LIES IN ZONING CLASSIFICATION "B" MULTI-FAMILY, APT., HOTEL, CONDO, TOWNHOME AS PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP WITH A DATE OF AUGUST 2020.
- THESE LOTS ARE HEREBY DEDICATED TOWNHOUSE LOTS.
- SETBACKS PER THE CITY OF SOUTH PADRE ISLAND ZONING CODE  
25 FT. FRONT  
5 FT. SIDE  
20 FT. REAR.



**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, GEORGE VALENTE ELIZONDO, PRESIDENT FOR GEOVAL PROPERTIES, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 13A AND 13B, BLOCK 80, PADRE BEACH SECTION VI 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.

*George Valente Elizondo* DATE 5/11/2021  
GEORGE VALENTE ELIZONDO  
PRESIDENT OF GEOVAL PROPERTIES, LTD.

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GEORGE VALENTE ELIZONDO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF MAY, 2021.

NOTARY PUBLIC  
*Cameron*  
COUNTY



**FINAL PLAT OF  
"LOTS 13A AND 13B, BLOCK 80, PADRE BEACH SECTION VI"**

BEING A  
REPLAT OF

LOT NUMBER THIRTEEN (13), BLOCK NUMBER EIGHTY (80), PADRE BEACH SECTION VI, AN ADDITION TO THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE 1" = 20'

PREPARED FOR:  
**GEOVAL PROPERTIES, LTD.**

APRIL 30, 2021

**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:  
GEOVAL PROPERTIES, LTD.  
321 W. NOLANA AVE.  
MCALLEN TX 78504

G.F. NO. N/A  
21432 PLAT.0WG

JOB NO. 21432  
Gene G. Orive Jr.