

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

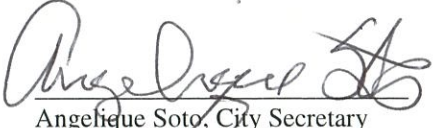
**THURSDAY, MARCH 24, 2022**

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 Commission relating to agenda or non-agenda items. Speakers are required to address the Commission 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. Discussion and action to approve minutes of February 17, 2022 regular meeting.
  - 4.2. Discussion and action regarding the proposed replat of "Lot 15, Block 74, Padre Beach Subdivision, Section VI" to create two lots: "Lots 15A & 15B". (206A & 206B W Acapulco St.)
  - 4.3. Discussion and action regarding the proposed replat of "Lots 17, 18, & 19, Block 85, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 19". (132 E Atol St.)
5. Adjourn

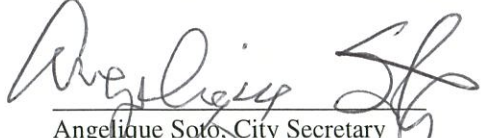
NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.

DATED THIS THE 18TH DAY OF MARCH 2022.

  
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 **MARCH 18, 2022.**, 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.

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

**MEETING DATE:** March 24, 2022

**NAME & TITLE:** Marta Martinez

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

**ITEM**

Discussion and action to approve minutes of February 17, 2022 regular meeting.

**ITEM BACKGROUND**

Approve minutes of the February 17, 2022 regular meeting.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

<p style="text-align: center;"><b>MEETING MINUTES</b> <b>CITY OF SOUTH PADRE ISLAND</b> <b>PLANNING AND ZONING COMMISSION REGULAR MEETING</b></p>
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**THURSDAY, FEBRUARY 17, 2022**

**1. CALL TO ORDER**

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, February 17, 2022 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 Joseph Praster, Chris Huffman, James Gaughran, and Gordon Garlock. Commission Members absent were Howard Avery and Dina Rich.

City staff members present were: Public Works Director C. Alejandro Sanchez and Planning Coordinator Marta Martinez.

**2. PLEDGE OF ALLEGIANCE**

Chairman Olle led the Pledge of Allegiance.

**3. ELECTION OF CHAIRMAN AND VICE CHAIRMAN.**

Commissioner Olle made a motion to nominate Commissioner Huffman for Chairman and Gordon Garlock for Vice-Chairman. All were in favor. The motion carried unanimously.

**4. PUBLIC COMMENTS AND ANNOUNCEMENTS**

James Gaughran introduced himself as the newest member of the Planning and Zoning Commission.

**5. DISCUSSION AND ACTION.**

**5.1 DISCUSSION AND ACTION TO APPROVE MINUTES OF THE JANUARY 28, 2022 SPECIAL MEETING.**

Commissioner Garlock made a motion, seconded by Commissioner Praster to approve the January 28, 2022 special meeting minutes as submitted. The motion carried unanimously.

**5.2 DISCUSSION AND ACTION TO APPROVE CHAPTER 4 LAND USE PLAN OF THE SOUTH PADRE ISLAND COMPREHENSIVE PLAN.**

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works Director C. Alejandro Sanchez gave a brief presentation regarding the Comprehensive Plan. After some discussion Commissioner Garlock made a motion, seconded by Commissioner Olle to approve Chapter 4 Land Use Plan of the SPI Comprehensive Plan. The motion carried unanimously.

## **6. ADJOURN**

There being no further business to discussion; Chairman Huffman adjourned the meeting at 3:21 p.m.

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Marta Martinez, Planning Coordinator

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Chris Huffman, Chairman



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

**MEETING DATE:** March 24, 2022

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lot 15, Block 74, Padre Beach Subdivision, Section VI" to create two lots: "Lots 15A & 15B". (206A & 206B W Acapulco St.)

**ITEM BACKGROUND**

Fabian Javier Celaya Moreno property owner, requests to replat Lot 15, Block 74, Padre Beach Subdivision, Section VI to create two lots: "Lots 15A & 15B". The subject properties are located on the north side of W. Acapulco Street and are zoned District "E" Low Density Residential Single Family and Townhouse Dwelling District. The proposed lots meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

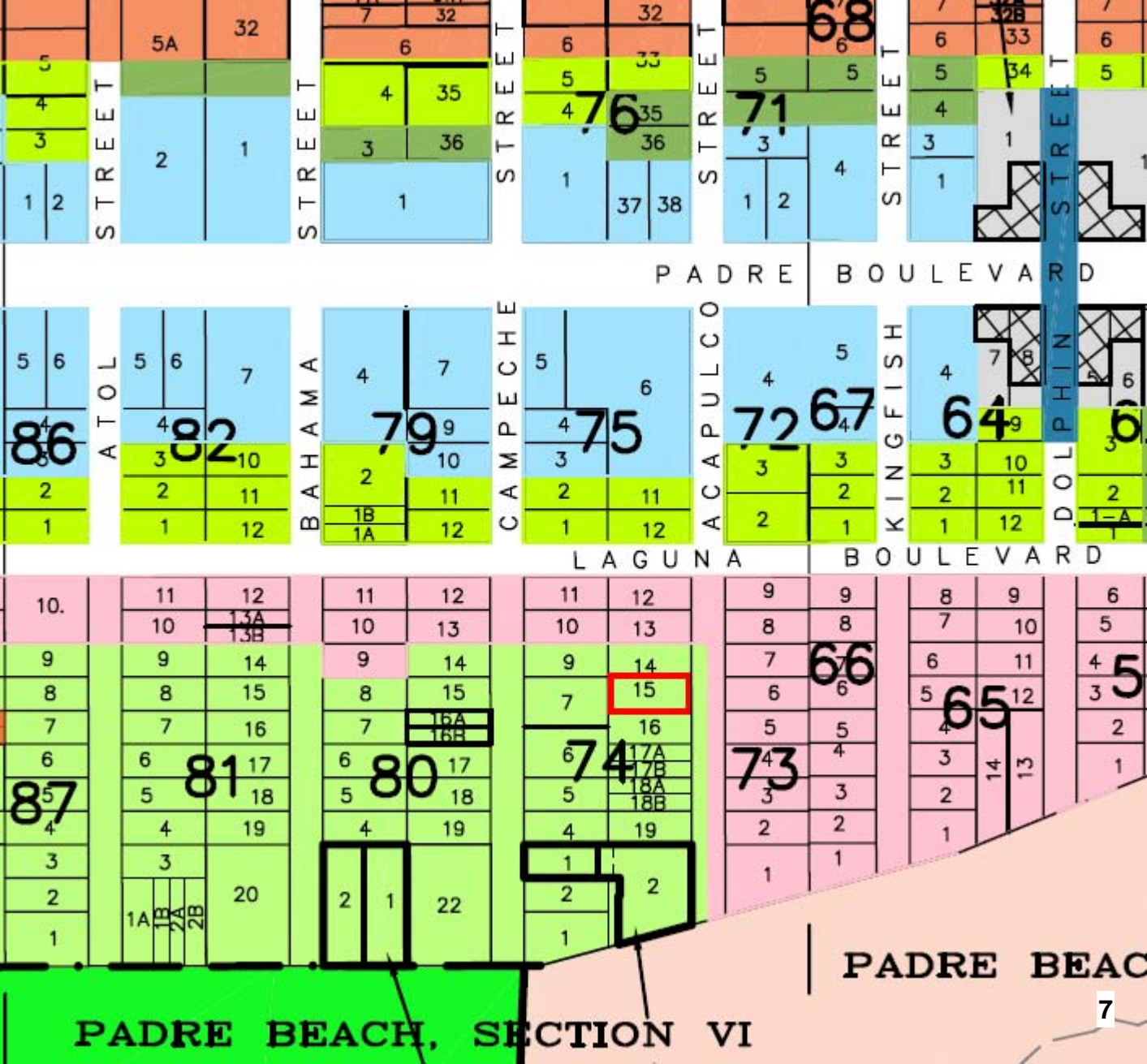
**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of the both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



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## **Sec. 20-10. District "E"—Low Density Residential—Single-Family and Townhouse Dwelling District.**

- (A) *Purpose.* This district is composed of those areas of the City whose principal use is and ought to be single-family dwellings and single-family attached Townhouse dwellings. This district is characterized by dwelling units with separate and distinct owners who own and reside within the dwelling units or rent these units. This district is intended to create and preserve areas of essentially single-family residential character, and promote a single-family residential neighborhood environment.
- (B) *Use Regulations:*
- (1) Dwellings, one family.
  - (2) Townhouses.
  - (3) Accessory buildings, including private garage and bona fide servants' quarters, not for rent. When the accessory building is directly attached to the main building it shall be considered an integral part of the main building. When the accessory building is attached to the main building by a breezeway, the breezeway may be considered a part of the accessory building. The floor area of all accessory buildings on the lot shall not exceed fifty percent (50%) of the gross floor area of the principal structure.
  - (4) Temporary buildings to be used for construction purposes only, and which shall be removed upon the completion or abandonment of the construction work.
  - (5) Field offices for the sale of real estate for the specified development which shall be used for temporary offices only, to be removed after sales are closed, and to be used on the site only. A building permit is required for the installation of a field office and shall be valid for a one (1) year period, renewable upon expiration if sales are still active.
  - (6) Special Exceptions: Public Service Facility; Residential accessory uses in a vacant lot that is contiguous with a residential single family lot having a principal building under common ownership
- (C) *Height Regulations.* No building shall exceed forty-five (45) feet, when measured vertically from the center line of the street to the highest point of the building.
- (D) *Area Regulations:*
- (1) *Front yards:*
    - (a) There shall be a frontyard having a depth of twenty-five (25) feet.
    - (b) Where lots have double frontage, running through from one street to another, the required front yard shall be provided upon both streets.
    - (c) Corner lots shall provide the minimum frontyard setback along both streets, with the exception of corner lots on Laguna and Gulf Boulevards. The frontyard setback for both the Laguna and Gulf Boulevard frontages or corner lots shall be ten (10) feet.
  - (2) *Side yards:*
    - (a) There shall be a side yard on each side of the lot having a clear width of not less than five (5) feet, including projections of the side of the building such as eaves, cornices, porches, stairways, carports, etc.
    - (b) In all cases where the side yard is adjacent to a side street, the side yard shall not be less than ten (10) feet.

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- (c) Where canals, bay front, beach front, and/or yacht basins occur at the side of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (3) *Rear yards.* Same as District "A" (minimum of 20 feet), except:
- (a) The structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the twenty (20) feet rear yard setback within ten (10) feet of the rear property line as provided for herein, shall be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
- (b) Where canals, bay front, beach front, and/or yacht basins occur at the rear of lots, buildings may extend to the bulkhead abutting such canals, bay front, beach front, and/or yacht basins.
- (4) *Area of lot:*
- (a) For a single-family dwellings the minimum area of a lot shall be 5,000 square feet, or as recorded in the County Courthouse as of November 7, 1979.
- (b) For attached single-family Townhouse dwellings, the minimum area of a lot shall be 2,500 square feet per dwelling unit.
- (5) *Width of lot:*
- (a) For a single-family dwelling, the minimum width of a lot shall be fifty (50) feet.
- (b) For attached single-family Townhouse dwellings, the minimum width of a lot shall be twenty-five (25) feet.
- (6) *Depth of lot.* The minimum depth of a lot shall be one hundred (100) feet.
- (7) *Sanitation.* There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
- (8) *Special Area Requirements.* In no instance shall more than four (4) single-family attached Townhouses be connected as a single unit.
- (9) *Driveways.* All driveways shall be limited to a maximum of twenty-six (26) lineal feet in width. No driveway shall extend beyond the required five (5) foot sideyard setback on either side of the residence. For Townhouse uses, an additional minimum open space area of one (1) foot on each Townhouse lot shall be required between the driveways of each adjoining Townhouse along the length of the common, interior property line for the length of the driveway.
- (10) Reserved.
- (11) Any condominium building which existed on August 3, 1994 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.
- (12) Any structure which exists on August 3, 1994 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on August 3, 1994.

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- (13) Any land use that exists on August 3, 1994 that does not conform to the standards of the District "E" shall be deemed a conforming use and may continue the use as it was on August 3, 1994.



**METES AND BOUNDS DESCRIPTION**

BEING 0.14 (6,250 SQ. FT.) ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT FIFTEEN (15), BLOCK SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.14 ACRE OF LAND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15), BEING ON THE NORTH RIGHT OF WAY LINE OF ACAPULCO STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, SOUTH 83 DEGREES 56 MINUTES WEST A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND (0.2' EAST OF CORNER) AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15), FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT FIFTEEN (15), NORTH 6 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15), FOR THE NORTHWEST CORNER OF THIS TRACT;

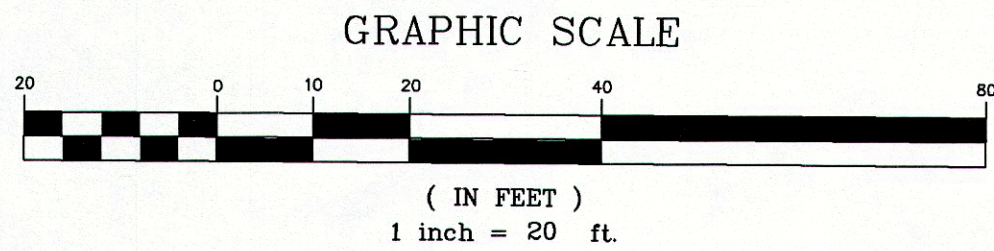
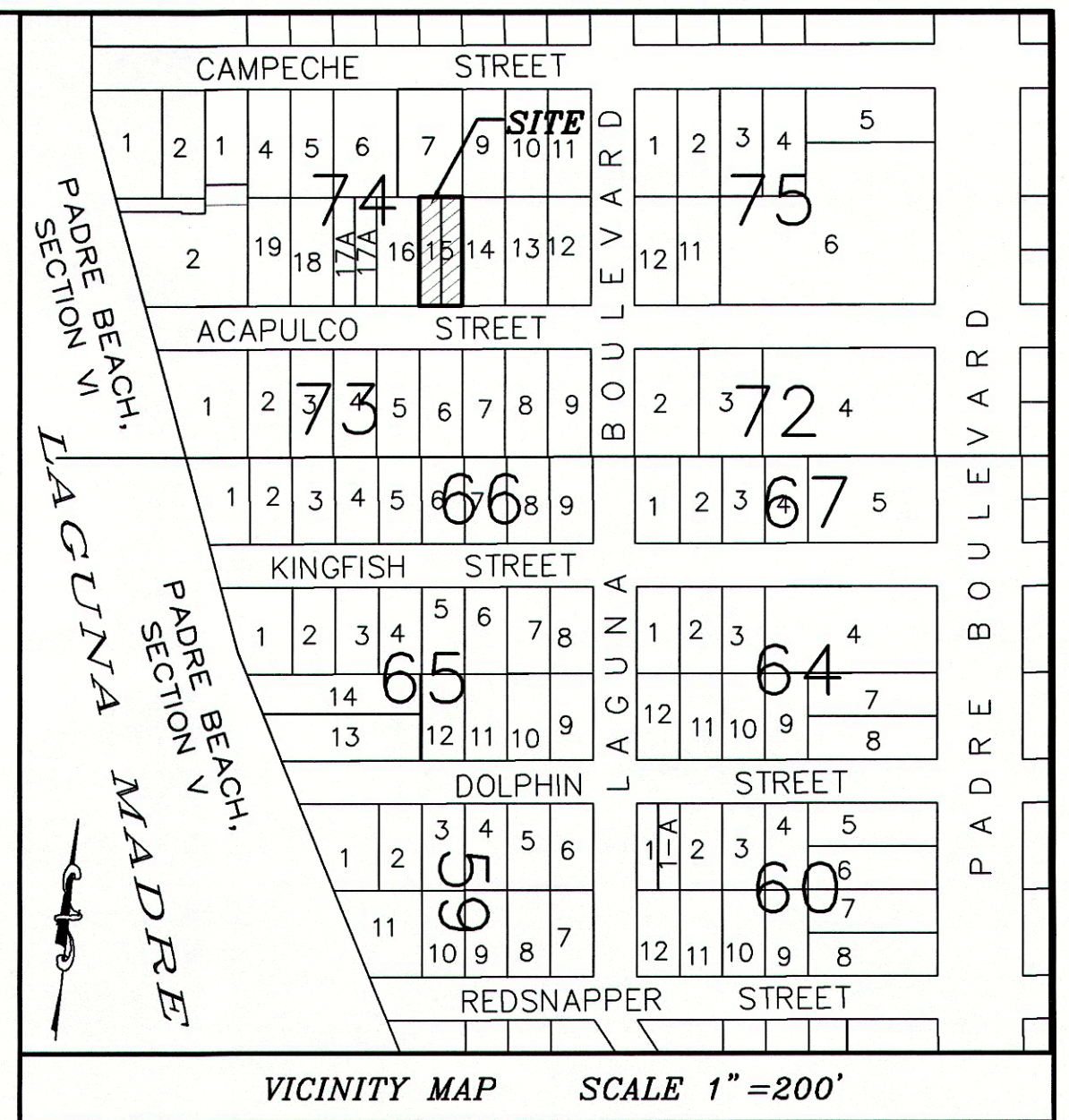
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT FIFTEEN (15), NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15), FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT FIFTEEN (15), SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO POINT OF BEGINNING.

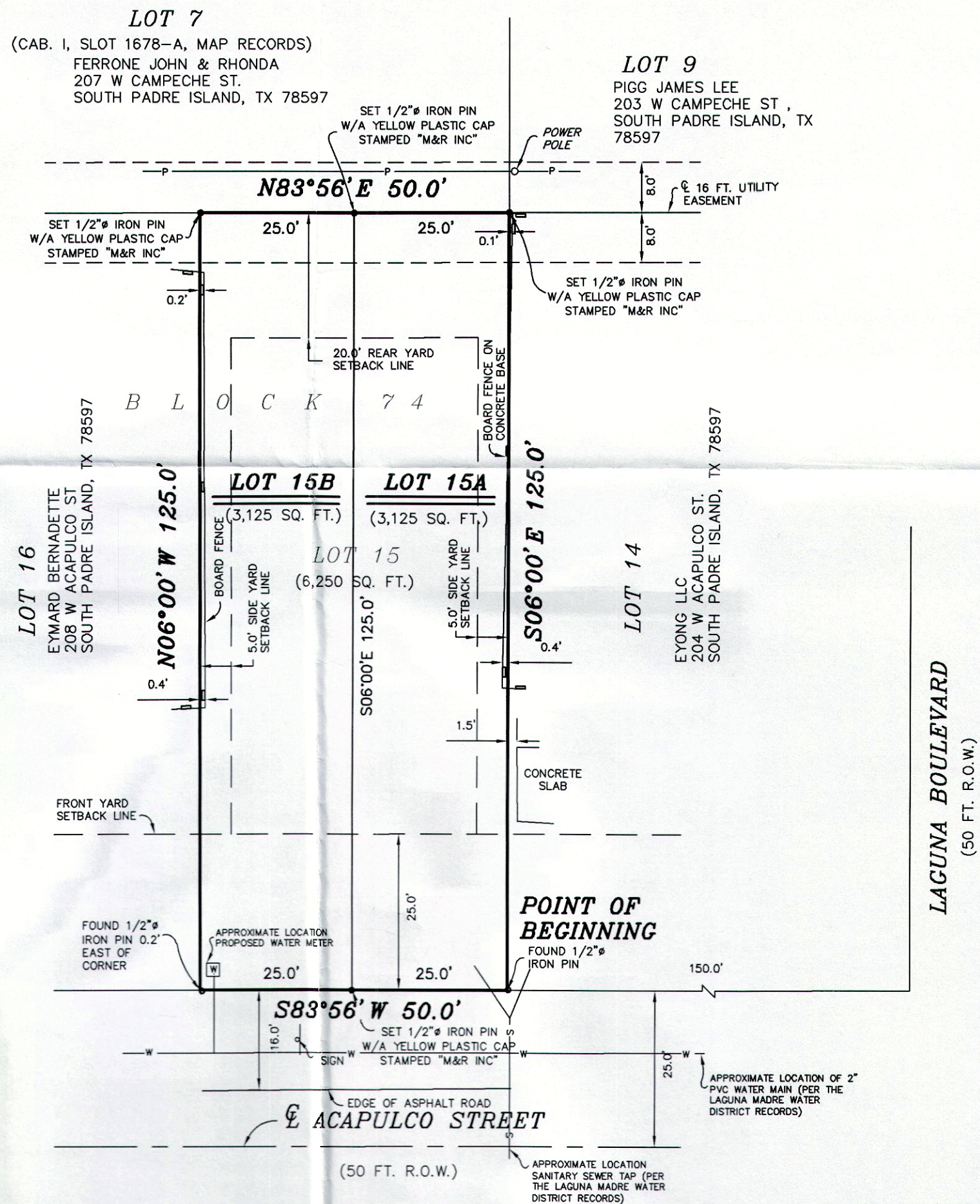
CONTAINING, 0.14 ACRE OF LAND MORE OR LESS.

**NOTES:**

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF ACAPULCO STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN 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, 2016.
3. THESE LOTS ARE HEREBY DEDICATED AS TOWNHOUSE LOTS.
4. THESE TRACTS LIE IN ZONE "E" (LOW DENSITY RESIDENTIAL) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING MAP.
5. NO WATERCOURSE WITHIN THE BOUNDARY.



**MERIDIAN OF  
PADRE BEACH  
SECTION VI**



**PRELIMINARY PLAT  
OF  
"LOTS 15A AND 15B, BLOCK 74, PADRE  
BEACH, SECTION VI"**

**BEING A REPLAT  
OF**

LOT NUMBER FIFTEEN (15), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

**PREPARED FOR:**

**FABIAN JAVIER CELAYA MORENO**

OWNER: FABIAN JAVIER CELAYA MORENO  
CALLE ARROYO SECO 2908, ALTAVISTA SUR,  
MONTERREY, NUEVO LEON, MEXICO, CP 64740

**Mejia & Rose, Incorporated**

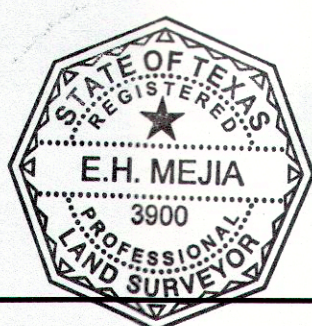
Engineering Surveying  
T.B.P.E. Reg. No. F-2670  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3068  
email: mandrinc@cngmail.com

G.F. NO. N/A

JOB NO. 21708  
Gene G. Orive Jr.

The undersigned hereby certifies that the survey described hereon was made on the ground on FEBRUARY 02, 2022; 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**

BEING 0.14 (6,250 SQ. FT.) ACRE OF LAND, MORE OR LESS, BEING ALL OF LOT FIFTEEN (15), BLOCK SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.14 ACRE OF LAND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15), BEING ON THE NORTH RIGHT OF WAY LINE OF ACAPULCO STREET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACAPULCO STREET, SOUTH 83 DEGREES 56 MINUTES WEST A DISTANCE OF 50.0 FEET TO A ONE-HALF INCH IRON PIN FOUND (0.2' EAST OF CORNER) AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15), FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE WEST BOUNDARY LINE OF SAID LOT FIFTEEN (15), NORTH 6 DEGREES 00 MINUTES WEST, A DISTANCE OF 125.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15), FOR THE NORTHWEST CORNER OF THIS TRACT;

**THENCE**, ALONG THE NORTH BOUNDARY LINE OF SAID LOT FIFTEEN (15), NORTH 83 DEGREES 56 MINUTES 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 FIFTEEN (15), FOR THE NORTHEAST CORNER OF THIS TRACT;

**THENCE**, ALONG THE EAST BOUNDARY LINE OF SAID LOT FIFTEEN (15), SOUTH 06 DEGREES 00 MINUTES EAST, A DISTANCE OF 125.0 FEET TO POINT OF BEGINNING.

CONTAINING, 0.14 ACRE OF LAND MORE OR LESS.

## **NOTES:**

1. MONUMENTATION FOUND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ACAPULCO STREET WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "AE" (EL 7) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "E" (LOW DENSITY RESIDENTIAL) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SETBACKS ARE BASED ON SECTION 20-10 DISTRICT "E" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.  
25 FT. FRONT YARD SETBACK  
5 FT. SIDE YARD SETBACK  
20 FT. REAR YARD SETBACK

## **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 DISTANCE 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 FIFTEEN (15), BLOCK NUMBER SEVENTY FOUR (74), PADRE BEACH SECTION VI, 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: *[Signature]*  
JANNY YZQUIRRE, JR. ASSESSOR AND COLLECTOR OF  
TAXES, CAMERON COUNTY, TEXAS. ASSESSOR AND  
COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT  
SCHOOL DISTRICT.

DATE: 3-1-22



## **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.

*[Signature]*  
CARLOS J. GALVAN, JR. - GENERAL MANAGER  
LAGUNA MADRE WATER DISTRICT

DATE: 03/03/2022

## **STATE OF TEXAS COUNTY OF CAMERON**

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

SOUTH PADRE ISLAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

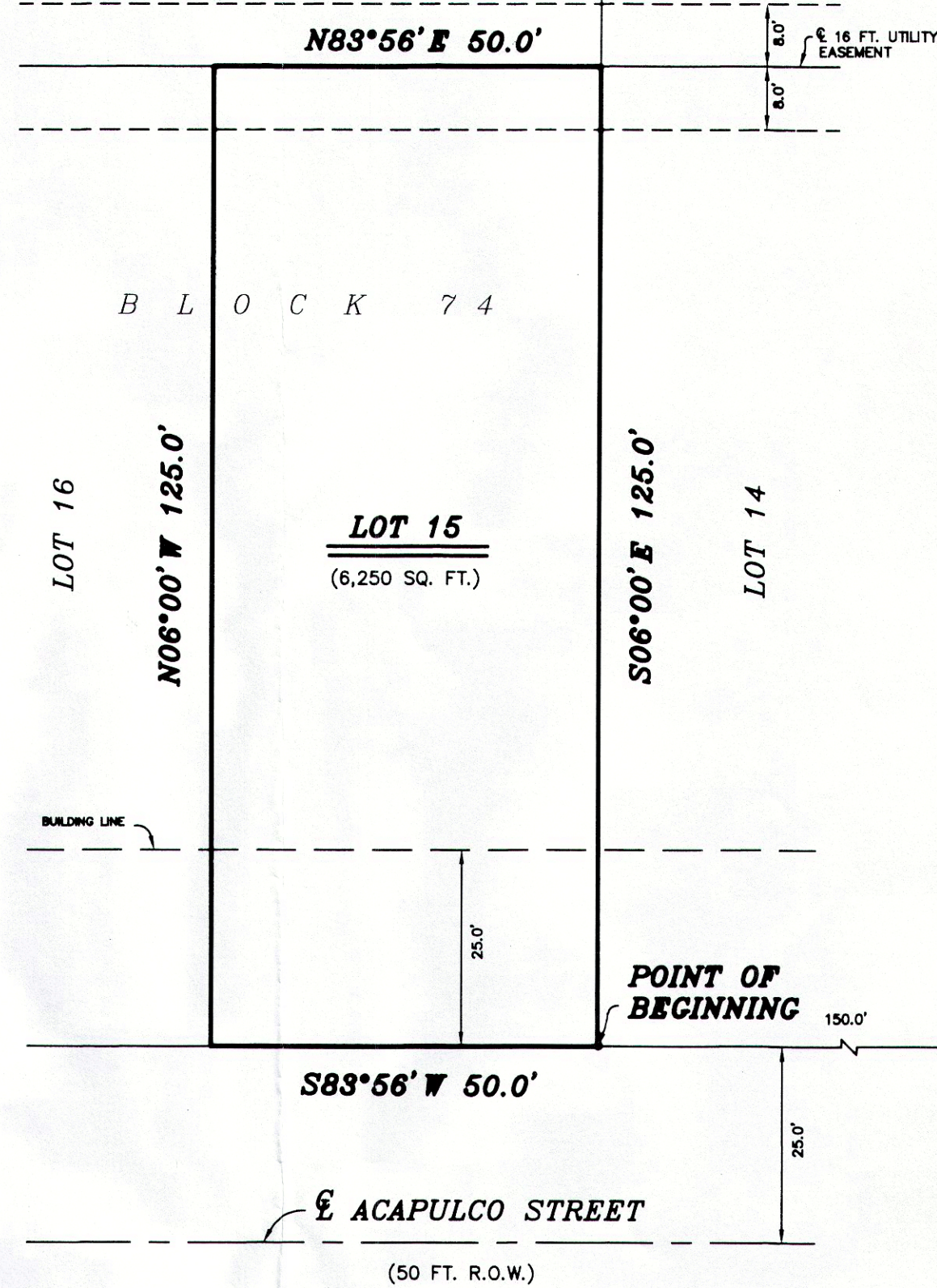
## **STATE OF TEXAS COUNTY OF CAMERON**

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 \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

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

LOT 7  
(CAB. I, SLOT 1678-A, MAP RECORDS)

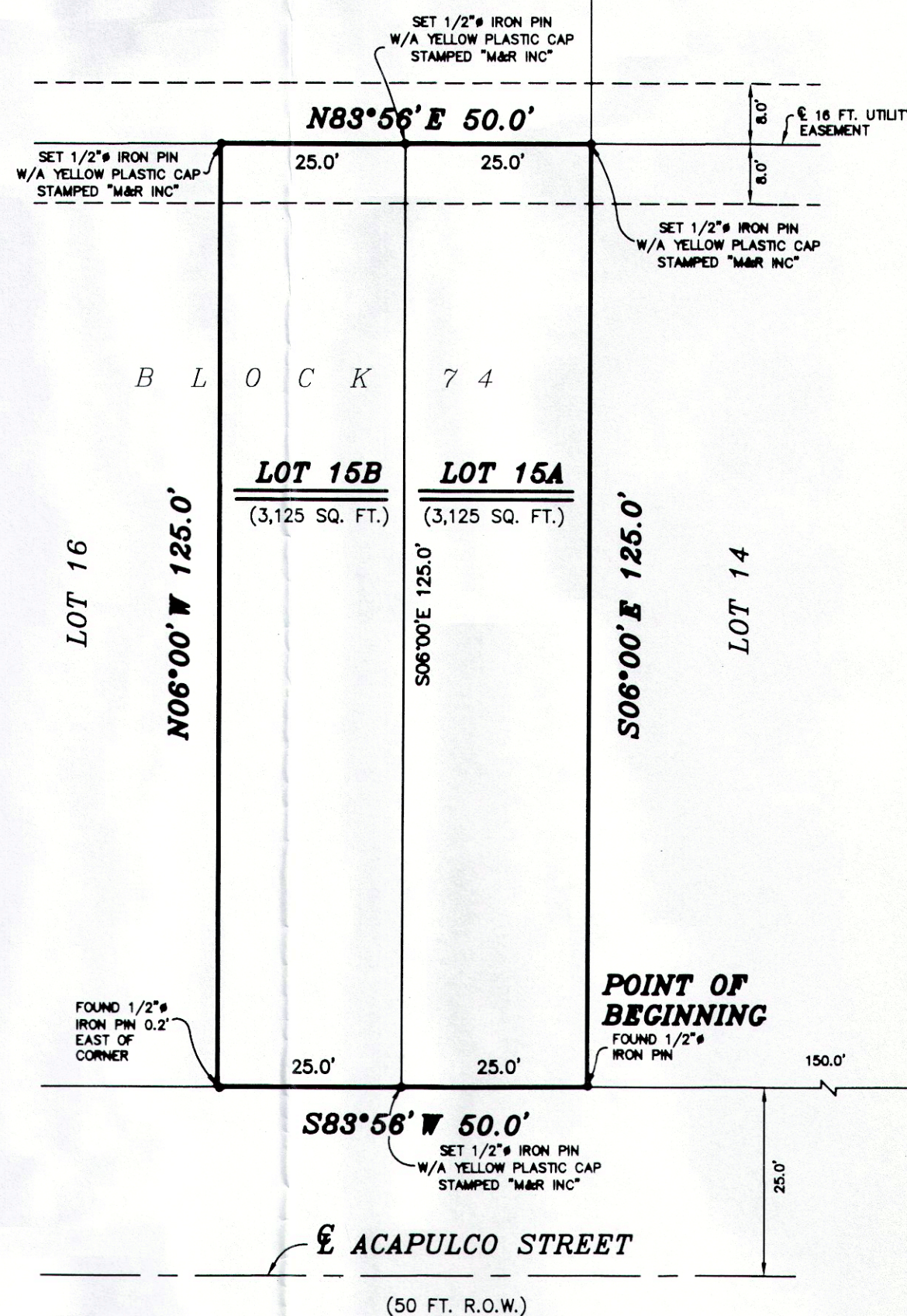
LOT 9



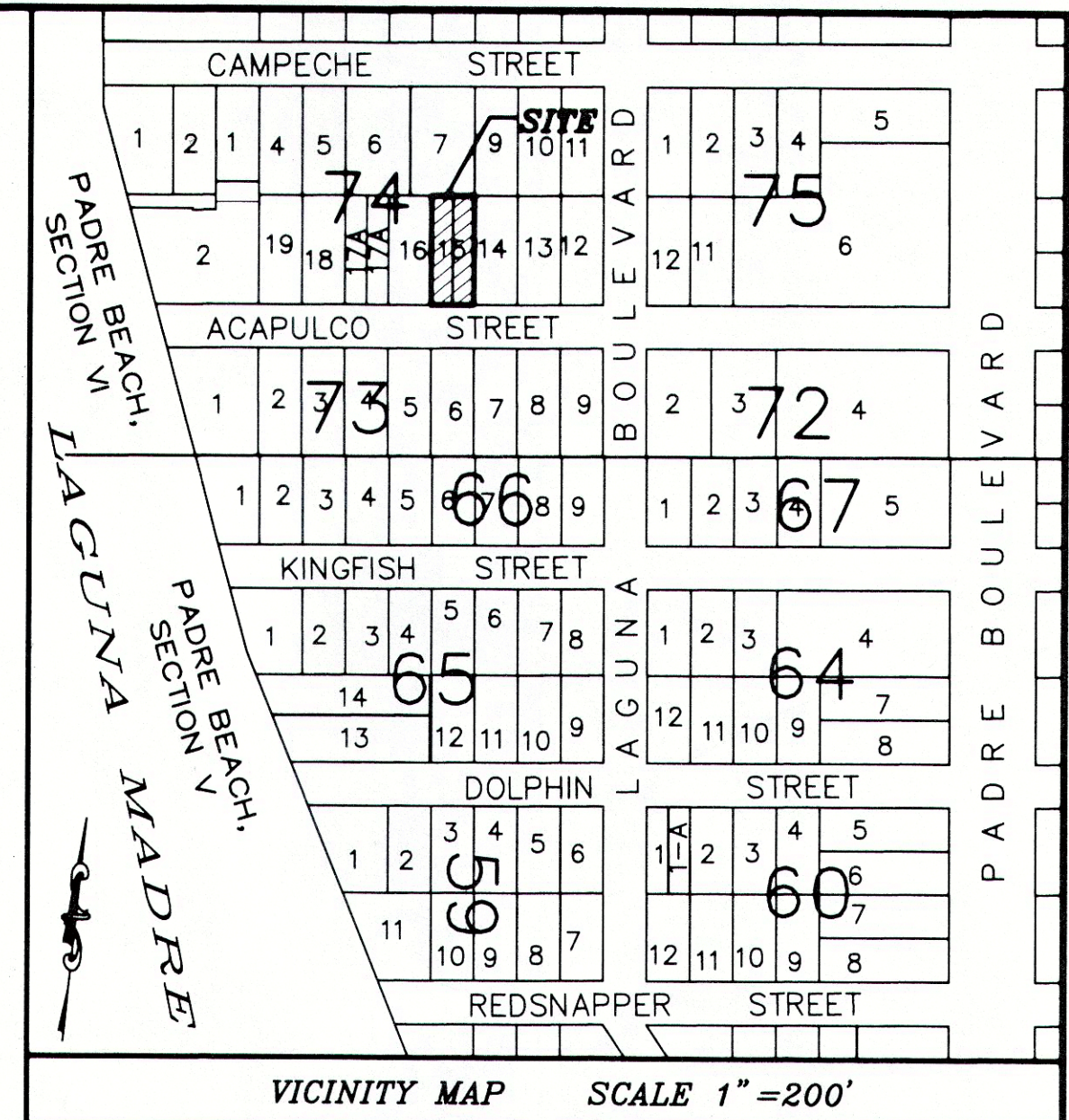
**PROPERTY PRIOR TO REPLAT**

LOT 7  
(CAB. I, SLOT 1678-A, MAP RECORDS)

LOT 9



**REPLAT**



## **STATE OF TEXAS COUNTY OF CAMERON**

I, THE UNDERSIGNED, FABIAN JAVIER CELAYA MORENO, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOTS 15A AND 15B, BLOCK 74, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES ON 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.

FABIAN JAVIER CELAYA MORENO  
OWNER

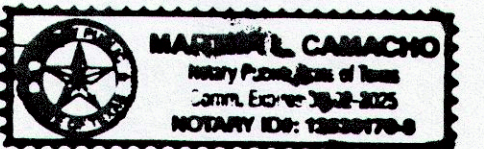
DATE: 02/22/2022

## **STATE OF TEXAS COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, FABIAN JAVIER CELAYA MORENO, 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 22<sup>nd</sup> DAY OF February 2022.

*[Signature]*  
NOTARY PUBLIC



CAMERON  
COUNTY

## **FINAL PLAT OF**

**"LOTS 15A AND 15B, BLOCK 74, PADRE BEACH, SECTION VI"**

## **BEING A REPLAT OF**

LOT NUMBER FIFTEEN (15), BLOCK NUMBER SEVENTY-FOUR (74), BLOCK NUMBER SEVENTY-FOUR (74), PADRE BEACH, SECTION VI, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS.

## **PREPARED FOR:**

**FABIAN JAVIER CELAYA MORENO**  
FEBRUARY 2, 2022

## **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: FABIAN JAVIER CELAYA MORENO  
CALLE ARROYO SECO 2908, ALTAVISTA SUR,  
MONTERREY, NUEVO LEON, MEXICO, CP 64740

G.F. NO. N/A JOB NO. 21708  
21708 PLAT.DWG Gene G. Orive Jr.



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

**MEETING DATE:** March 24, 2022

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

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

**ITEM**

Discussion and action regarding the proposed replat of "Lots 17, 18, & 19, Block 85, Padre Beach Subdivision, Section VI" to create one large lot: "Lot 19". (132 E Atol St.)

**ITEM BACKGROUND**

Fabian Javier Celaya Moreno property owner, requests to replat Lots 17, 18, & 19, Block 85, Padre Beach Subdivision, Section VI to create one large lot: "Lot 19". The subject property is located on the north side of W. Atol Street and is zoned District "B-2" Residential & Multi-family Dwelling District. The proposed lot meet the City's minimum requirements for lot frontage, depth, and area.

**BUDGET/FINANCIAL SUMMARY**

N/A

**COMPREHENSIVE PLAN GOAL**

N/A

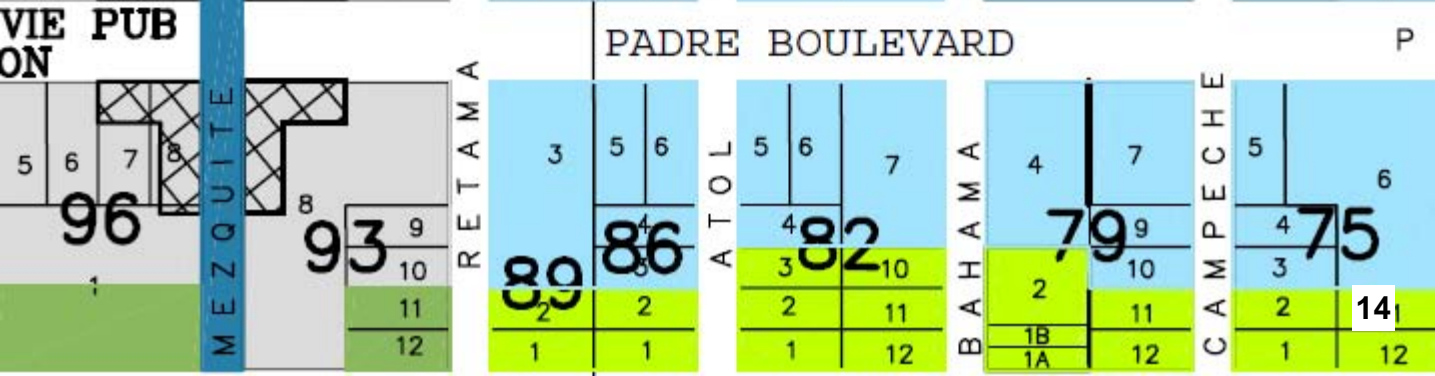
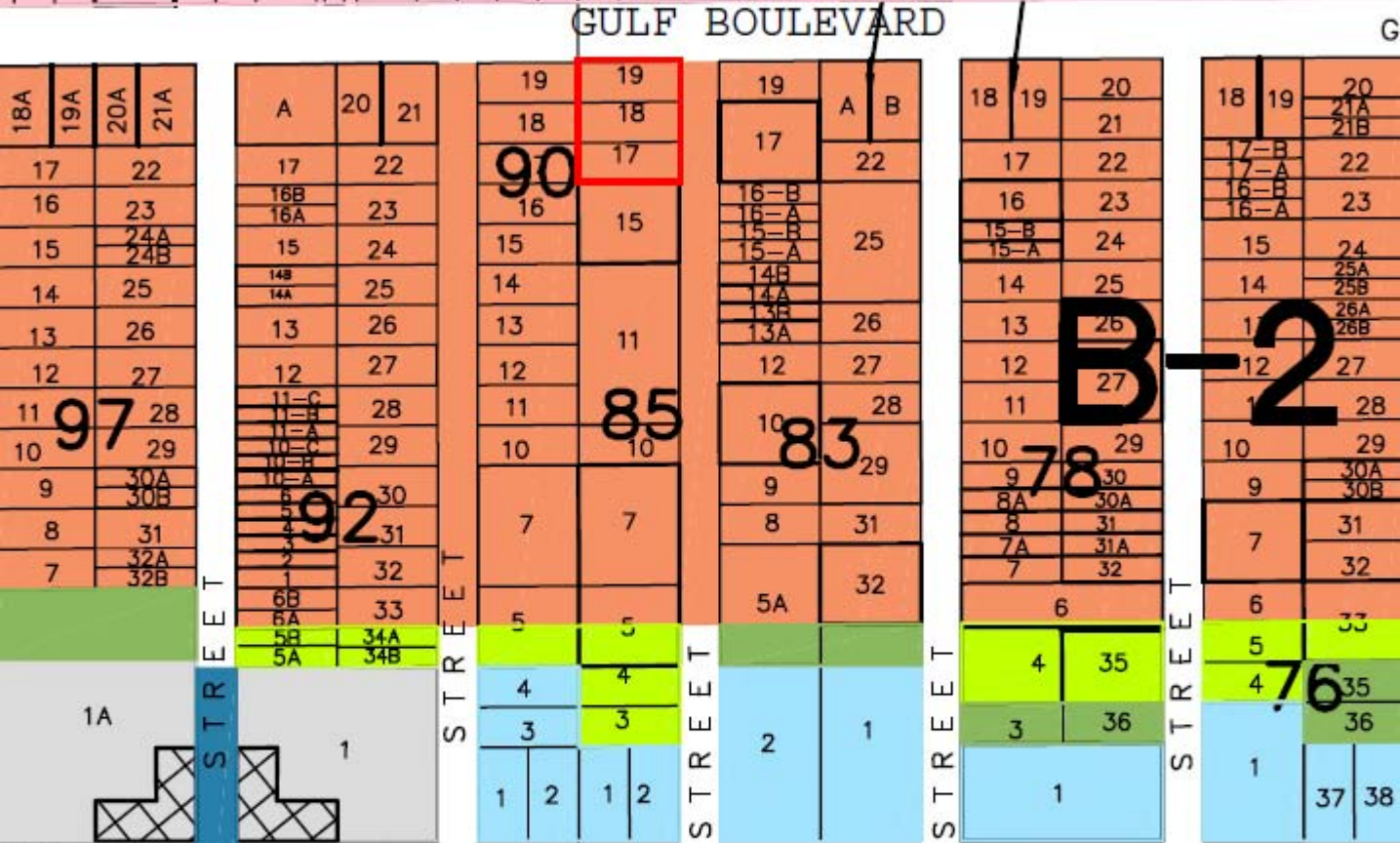
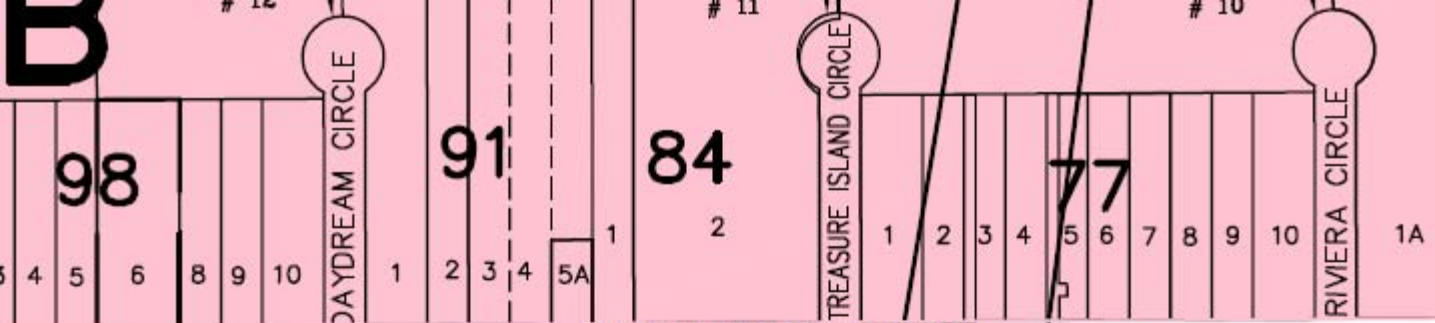
**LEGAL REVIEW**

Sent to Legal: No

Approved by Legal: No

**RECOMMENDATIONS/COMMENTS:**

Copy of the both preliminary and record plats are included with this agenda item. This plat falls within the guidelines of the Fast Tract Process since no additional utility installations or improvements are required. Staff recommends approval of both preliminary and record plat.



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### **Sec. 20-7.1. District "B-2"—Residential & Multi-family Dwelling 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 (100) feet; and a minimum area of two thousand five hundred square feet (2,500 sq. ft.).
- (B) Use Regulations. In District "B-2", no land shall be used and no buildings shall be erected for or converted to any use other than:
  - (1) Single family dwellings, multi-family dwellings; apartment buildings, condominiums and Townhomes.
  - (2) Incidental uses to any of the above specified uses include, but are not limited to, customary home occupations when engaged in by the private dwelling occupant. Said incidental use, however, shall never be permitted as a principal use, but only as a secondary use when indispensably necessary to the enjoyment of the premises by the private dwelling occupant.
  - (3) Special Exceptions: Public Service Facility.
  - (4) Specific Use Permit: Off-site parking spaces in excess of required spaces from a different zoning district.
- (C) Height regulations. No building shall exceed three stories. The height shall be restricted to fifty (50) feet above the FEMA Base Flood Elevation.
- (D) Area regulations:
  - (1) *Front yards.* Same as District "A" (minimum of 25 feet), except that all lots fronting the west side right-of-way line of Gulf Boulevard may have a front yard setback of ten (10) feet from the property line abutting the west Gulf Boulevard right-of-way line.
  - (2) *Side Yards.* Same as District "A" (minimum of 5 feet).
  - (3) *Rear yards.* Same as District "A" (minimum of 20 feet), except that the structure may have decks and/or balconies extending within 10 feet of the rear property line, as long as said decks or balconies are not enclosed and shall only have such enclosures thereabouts as may be required as a good building practice. Any open deck or patio that undertakes to extend beyond the 20 feet rear yard setback within 10 feet of the rear property line as provided for above, shall only be erected or placed in such a manner after a permit specifically therefore is issued by the Building Inspector. The open deck allowed within said area may not in any manner be enclosed, and by way of illustration and not by limitation, such as awnings, shutters, walls or having fixtures or any other type of device other than that which is required as a safety measure under the Building Codes. Any subsequent enclosure on a lawfully extended deck hereunder shall be deemed a violation of this Ordinance.
  - (4) *Size of structure.* The minimum size of structure is twelve hundred (1,200) square feet.
- (E) Any condominium building which exists on Feb 1, 2010 that does not conform to the height limitations of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on Feb 1, 2010.
- (F) Any structure which exists on Feb 1, 2010 that does not conform to the standards of this District shall be deemed a conforming structure and may re-build to the same size and height that it was on Feb 1, 2010.
- (G) Any land use that exists on Feb 1, 2010 that does not conform to the standards of the B-2 District shall be deemed a conforming use and may continue the use as it was on Feb 1, 2010.



# METES AND BOUNDS

BEING 0.43 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVENTEEN (17) EIGHTEEN (18) AND NINETEEN (19) BLOCK EIGHTY-FIVE (85), PADRE BEACH, SECTION VI, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.43 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING, AT A ONE-HALF INCH IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 19, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET (50 FT. R.O.W.) AND GULF BOULEVARD (75 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF LOT 17, NORTH 06 DEGREES 22 MINUTES 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 17, FOR THE NORTHWEST CORNER OF THIS TRACT;

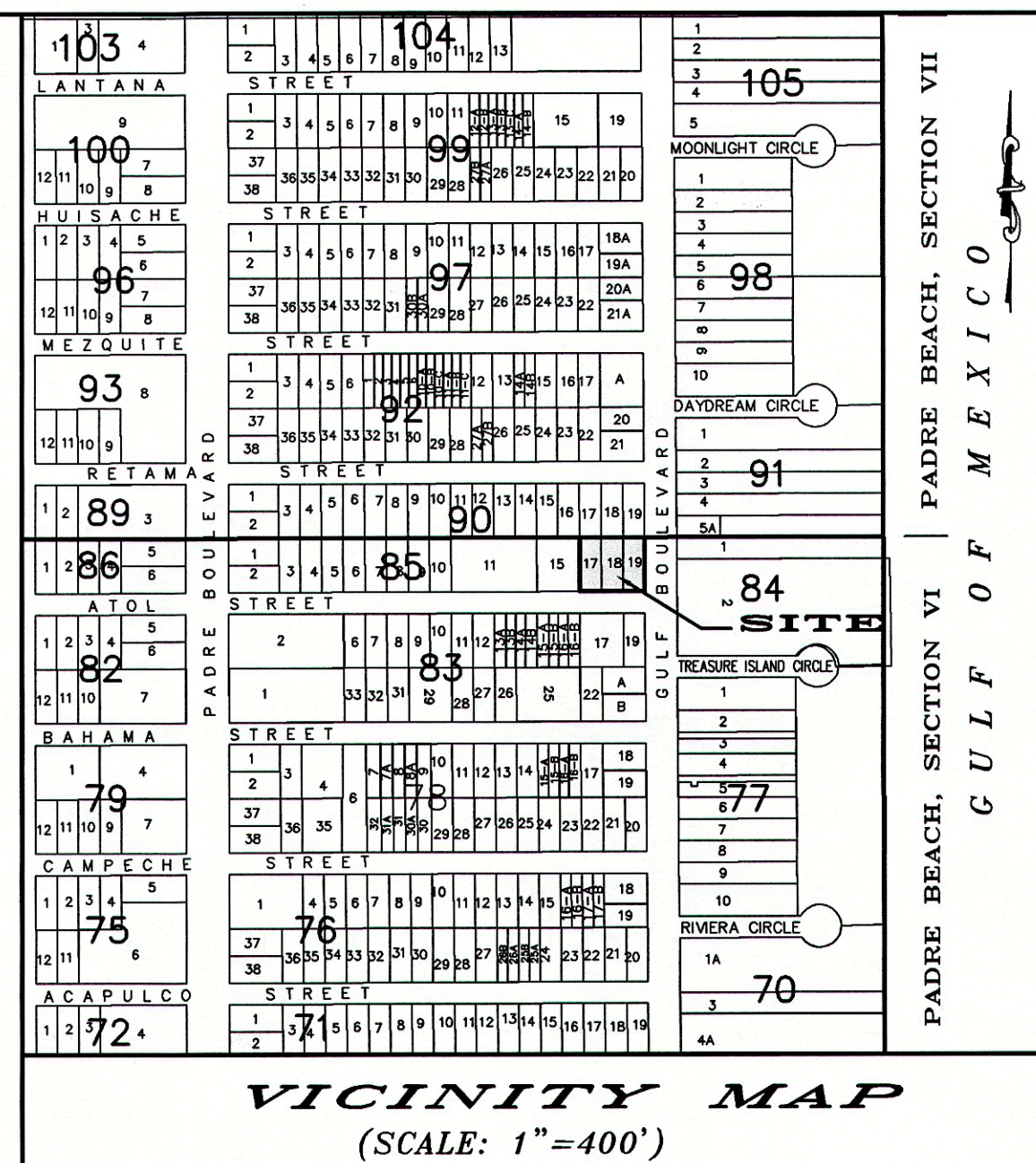
THENCE, ALONG THE NORTH BOUNDARY LINES OF SAID LOTS 17, 18 & 19, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 150.0 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, ON THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, AND BEING THE NORTHEAST CORNER OF SAID LOT 19, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, SOUTH 06 DEGREES 22 MINUTES EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.43 ACRE OF LAND, MORE OR LESS.

## NOTES:

1. THIS TRACT LIES IN 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.
2. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET USED AS THE BASIS OF BEARING.
3. THIS TRACT IS ZONED "B-2" RESIDENTIAL AND MULTI-FAMILY DWELLING.
4. SETBACKS SHOWN PER ZONE "B-2".



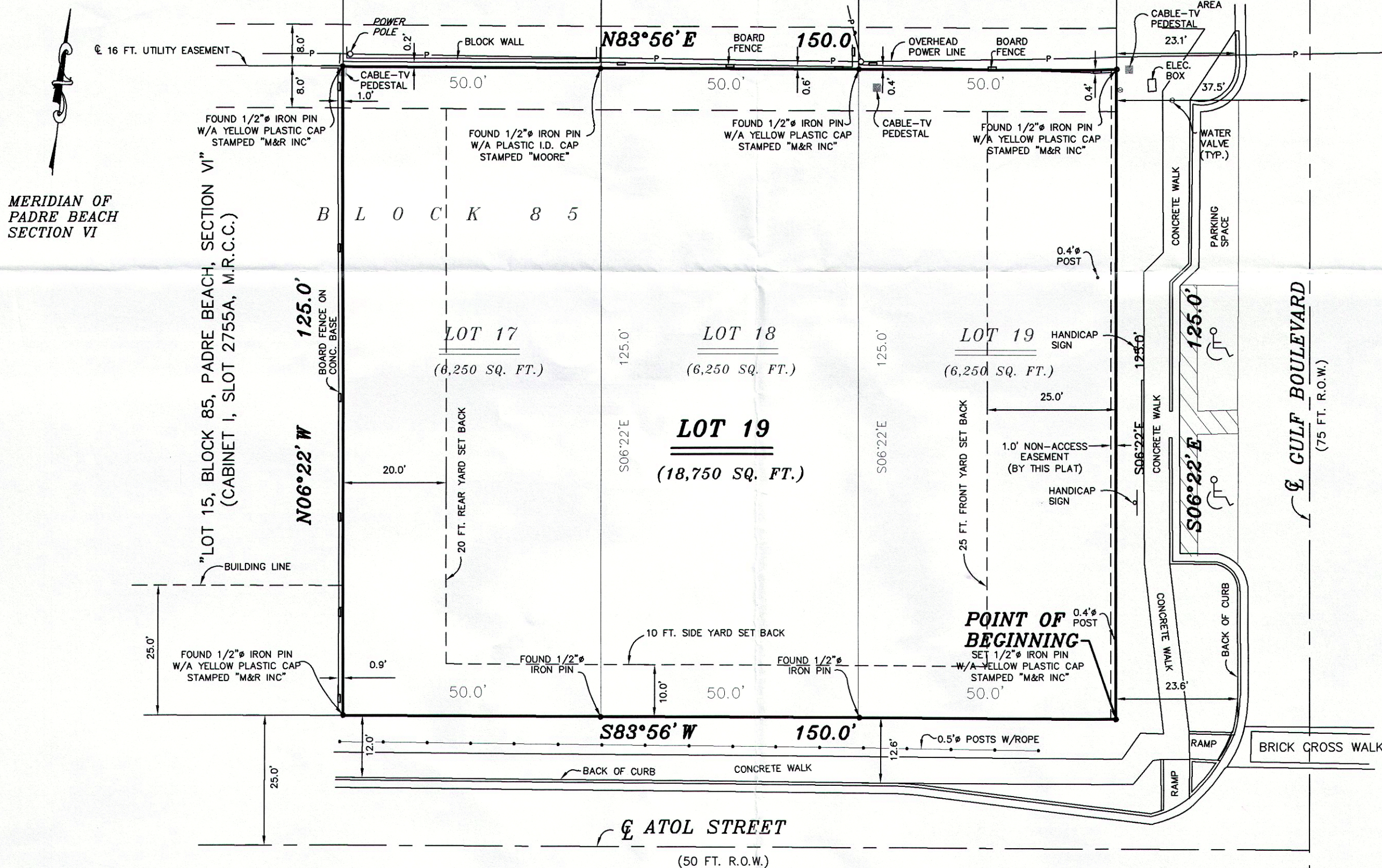
## BLOCK 90, PADRE BEACH SECTION VII (VOLUME 15, PAGE 21 CAMERON COUNTY MAP RECORDS)

LOT 16

LOT 17

LOT 18

LOT 19



## PRELIMINARY PLAT OF "LOT 19, BLOCK 85, PADRE BEACH, SECTION VI" BEING A PROPOSED REPLAT OF

LOTS SEVENTEEN (17) EIGHTEEN (18) AND NINETEEN (19), BLOCK EIGHTY-FIVE (85), PADRE BEACH, SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:

**RIO BHM TRENTON LLC**

OWNER: RIO BHM TRENTON LLC  
7010 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

**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. 21733  
Gene G. Orive Jr.

The undersigned hereby certifies that the survey described hereon was made on the ground on FEBRUARY 14, 2022; 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.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900



METES AND BOUNDS  
BEING 0.43 ACRE OF LAND, MORE OR LESS, BEING ALL OF LOTS SEVENTEEN (17) EIGHTEEN (18) AND NINETEEN (19) BLOCK EIGHTY-FIVE (85), PADRE BEACH, SECTION VI, SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 15, PAGE 4, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.43 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A ONE-HALF INCH IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 19, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ATOL STREET (50 FT. R.O.W.) AND GULF BOULEVARD (75 FT. R.O.W.), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ATOL STREET, SOUTH 83 DEGREES 56 MINUTES WEST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF LOT 17, NORTH 06 DEGREES 22 MINUTES 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 17, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINES OF SAID LOTS 17, 18 & 19, NORTH 83 DEGREES 56 MINUTES EAST, A DISTANCE OF 150.0 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, ON THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, AND BEING THE NORTHEAST CORNER OF SAID LOT 19, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, SOUTH 06 DEGREES 22 MINUTES EAST, A DISTANCE OF 125.0 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.43 ACRE OF LAND, MORE OR LESS.

#### NOTES:

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF ATOL 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. 0510F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONING CLASSIFICATION "B-2" (RESIDENTIAL & MULTI-FAMILY) PER THE CITY OF SOUTH PADRE ISLAND'S ZONING CODE.
4. SETBACKS ARE BASED ON SECTION 20-7.1 DISTRICT "B-2" PER CHAPTER 20 OF THE ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND'S ZONING CODES.  
25 FT. FRONT YARD SETBACK (ALONG PADRE BLVD.)  
5 FT. SIDE YARD SETBACK EXCEPT FOR SIDE YARD ADJACENT TO A SIDE STREET, THE SIDE YARD SHALL NOT BE LESS THAN 10 FEET.  
20 FT. REAR YARD SETBACK

#### 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 DISTANCE 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 ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK NUMBER EIGHTY FIVE (85), PADRE BEACH SECTION VI, 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: Tom Yzaguirre Jr. 3/11/22  
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.

Charles J. Galvan, Jr. 3-14-2022  
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 \_\_\_\_\_, 2022.

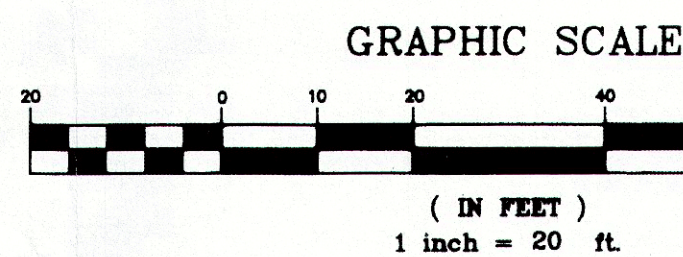
PLANNING AND ZONING COMMISSION CHAIR PUBLIC WORKS DIRECTOR

#### STATE OF TEXAS COUNTY OF CAMERON

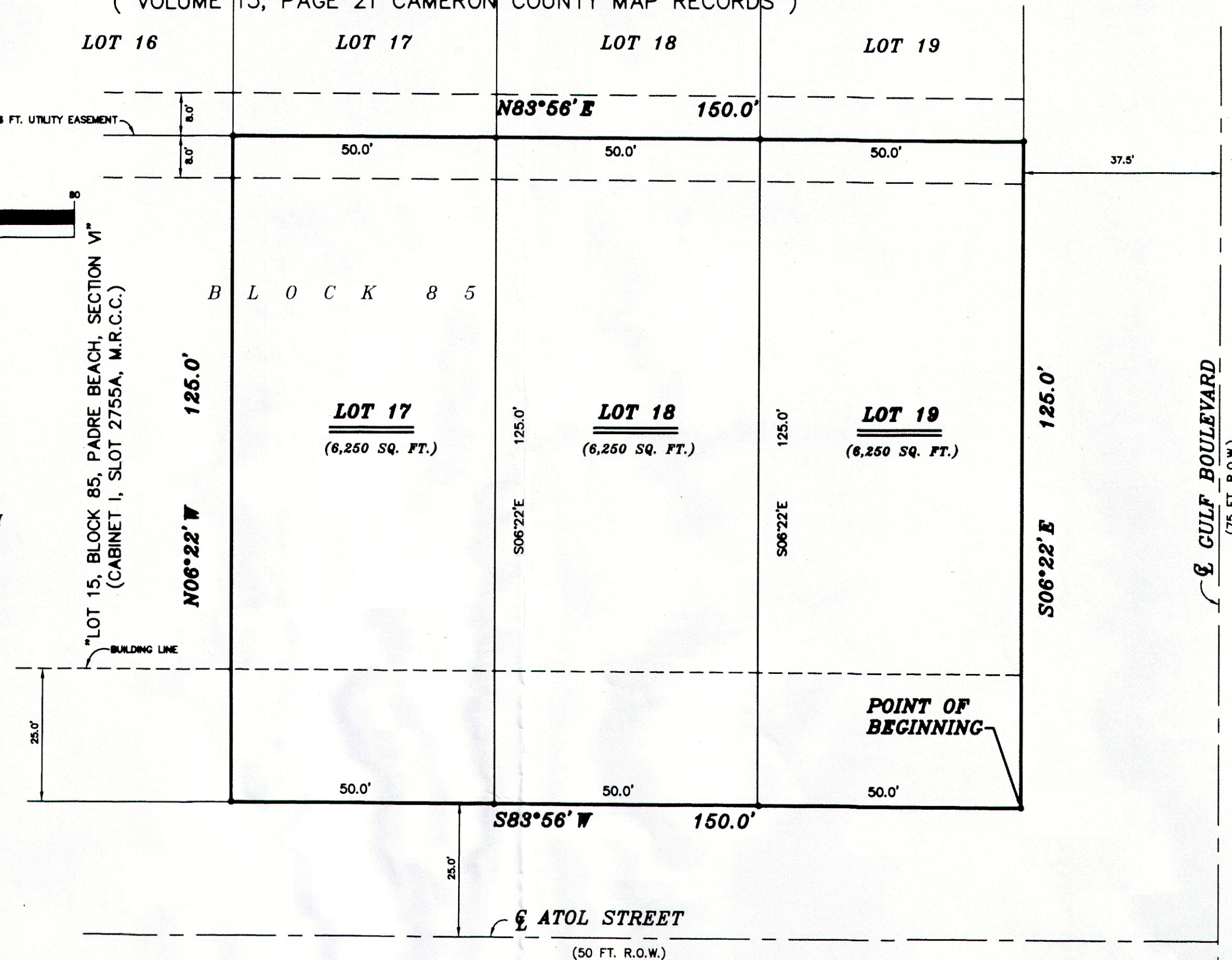
I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

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

#### BLOCK 90, PADRE BEACH SECTION VII ( VOLUME 15, PAGE 21 CAMERON COUNTY MAP RECORDS )

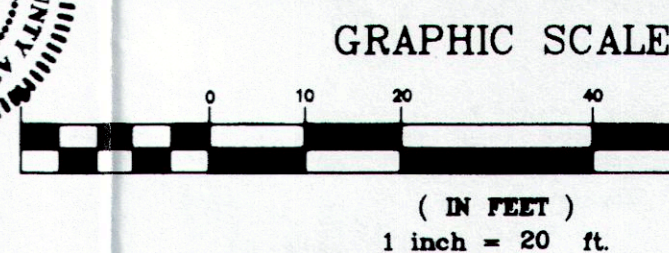


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PADRE BEACH  
SECTION VI

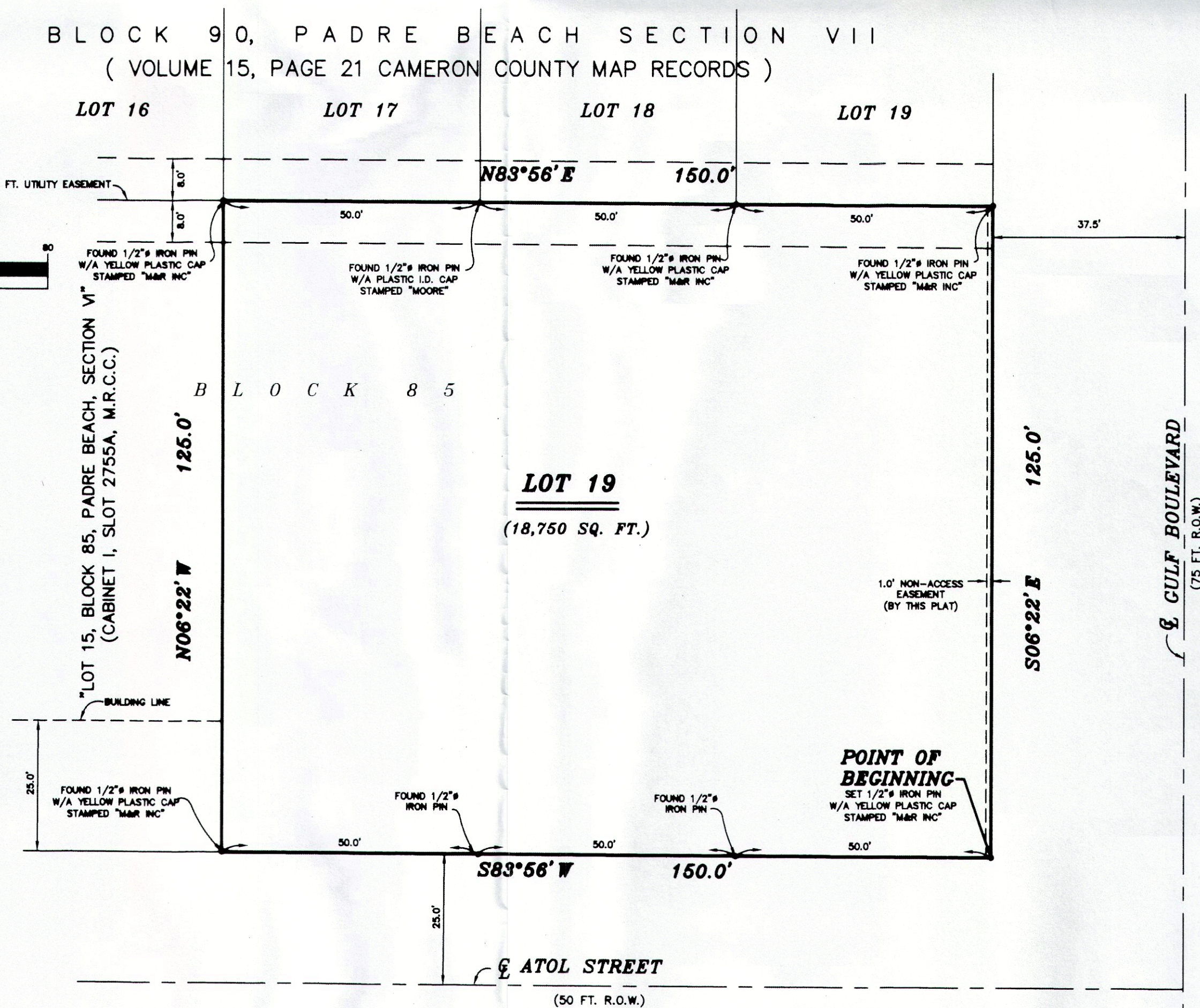


#### PROPERTY PRIOR TO REPLAT

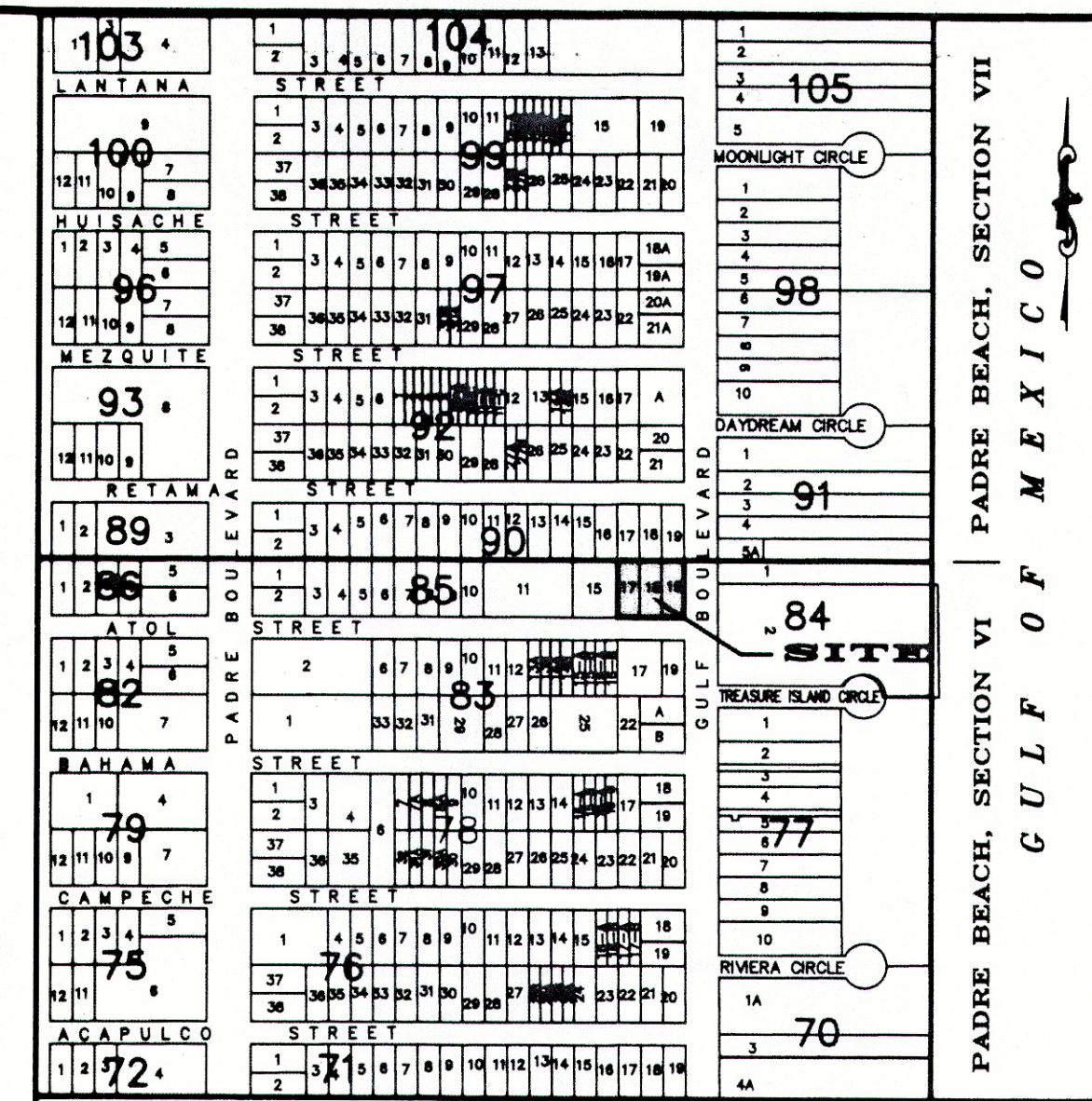
#### BLOCK 90, PADRE BEACH SECTION VII ( VOLUME 15, PAGE 21 CAMERON COUNTY MAP RECORDS )



MERIDIAN OF  
PADRE BEACH  
SECTION VI



#### REPLAT



#### VICINITY MAP (SCALE: 1"=400')

#### STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, BHARAT R. PATEL, PRESIDENT OF RIO BHM TRENTON LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 19, BLOCK 85, PADRE BEACH SECTION VI", WITHIN THE CITY OF SOUTH PADRE ISLAND, OR ITS ETJ, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

Bharat R. Patel 3/10/2022  
BHARAT R. PATEL  
PRESIDENT OF RIO BHM TRENTON LLC.

#### STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BHARAT R. PATEL, PRESIDENT OF RIO BHM TRENTON 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 10th DAY OF March, 2022.

NOTARY PUBLIC

CAMERON

#### STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, HOLDER OR DULY AUTHORIZED OFFICERS OF THE HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 19, BLOCK 85, PADRE BEACH SECTION VI" TO THE CITY OF SOUTH PADRE ISLAND, TEXAS, 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 PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

Richard Abete 3/14/22  
RICHARD ABETE  
SENIOR VICE PRESIDENT  
IBC BROWNSVILLE

#### STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD ABETE, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF March, 2022.

NOTARY PUBLIC, STATE OF TEXAS

#### FINAL PLAT OF

#### "LOT 19, BLOCK 85, PADRE BEACH, SECTION VI"

#### BEING A REPLAT OF

LOTS SEVENTEEN (17) EIGHTEEN (18) AND NINETEEN (19), BLOCK EIGHTY-FIVE (85), PADRE BEACH, SECTION VI, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 4 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:  
RIO BHM TRENTON LLC  
MARCH 9, 2022

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: RIO BHM TRENTON LLC  
7010 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597

G.F. NO. N/A  
21733 PLAT.DWG

JOB NO. 21733  
Gene G. Orive Jr.