

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

THURSDAY, NOVEMBER 17, 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 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. Discussion and action to approve minutes of October 20, 2022 regular meeting.
 - 4.2. Discussion and action regarding the proposed replat of "Lots 17 & 18, Block 157, Padre Beach Subdivision, Section X and Lots 16, 17, & 18, Block 162, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 17A".
 - 4.3. Discussion and action regarding the amending plat of Lots 1, 2, and 3 Seahorse Harbor Subdivision, an amending plat to add easements to the proposed City of South Padre Island Boat Ramp.
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 10TH DAY OF NOVEMBER 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 **NOVEMBER 10, 2022**, AT/OR BEFORE 5:00 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: November 17, 2022

NAME & TITLE: Marta Martinez

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action to approve minutes of October 20, 2022 regular meeting.

ITEM BACKGROUND

Approve October 20, 2022 regular meeting minutes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

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

THURSDAY, OCTOBER 20, 2022

1. CALL TO ORDER

The Planning and Zoning Commission of the City of South Padre Island, Texas held a Meeting on Thursday, October 20, 2022 at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas. Chairman Chris Huffman called the meeting to order at 3:00 p.m. A quorum was present: Commission Member Gary Olle, Gordon Garlock, Howard Avery, and Joseph Praster. Commission Members with an excused absence were Dina Rich and James Gaughran.

City staff members present were Public Works/City Engineer C. Alejandro Sanchez, and Planning Coordinator Marta Martinez.

2. PLEDGE OF ALLEGIANCE

Chairman Huffman led the Pledge of Allegiance.

3. PUBLIC COMMENTS AND ANNOUNCEMENTS

None

4. DISCUSSION AND ACTION.

**4.1. DISCUSSION AND ACTION TO APPROVE MINUTES OF
AUGUST 18, 2022 REGULAR MEETING.**

Commissioner Praster made a motion, seconded by Commissioner Garlock to approve the August 18, 2022 regular meeting minutes. The motion carried unanimously.

**4.2. DISCUSSION AND ACTION REGARDING THE
PROPOSED REPLAT OF “LOTS 8 & 9, BLOCK 47, PADRE
BEACH SUBDIVISION, SECTION IV” TO CREATE ONE
LARGE LOT: “LOT 8A”.**

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez gave a brief presentation regarding the proposed replat and stated that staff recommends approval. Commissioner Praster made a motion, seconded by Commissioner Garlock to approve the proposed replat of “Lots 8 & 9, Block 47, Padre Beach Subdivision, Section IV” to create one large lot, “Lot 8A”. The motion carried unanimously.

4.3. PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT FOR THE PROPOSED USE OF OUTDOOR AMUSEMENT OR THEME PARK ESTABLISHMENT LOCATED AT 2300 PADRE BLVD.

Chairman Huffman announced the item from the agenda and asked for a staff report. Public Works/City Engineer C. Alejandro Sanchez gave a brief presentation. Chairman Huffman then opened the public hearing at 3:03 p.m. and asked if anyone wish to speak in favor or against the agenda item. Hearing none, Chairman Huffman closed the public hearing at 3:04 p.m.

4.4. DISCUSSION AND ACTION REGARDING A SPECIFIC USE PERMIT FOR THE PROPOSED USE OF OUTDOOR AMUSEMENT OR THEME PARK ESTABLISHMENT LOCATED AT 2300 PADRE BLVD.

Chairman Huffman announced the item from the agenda and asked if a representative was present. Chairman Huffman then recognized Jacki Surojon via Google Meet as the property owner of 2300 Padre Blvd. Mr. Surjon stated that he is requesting approval of a proposed sling shot ride to be located at 2300 Padre Blvd. The Commissioners had concerns regarding the proposed sling shot ride being right of Padre Blvd. After some discussion, Commissioner Praster made a motion, seconded by Commissioner Olle to recommend denial due to safety concerns along Padre Blvd. The motion carried unanimously.

5. ADJOURN

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

Marta Martinez, Planning Coordinator

Chris Huffman, Chairman

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

MEETING DATE: November 17, 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, Block 157, Padre Beach Subdivision, Section X and Lots 16, 17, & 18, Block 162, Padre Beach Subdivision, Section XI" to create one large lot: "Lot 17A".

ITEM BACKGROUND

LTDSPI, LLC, property owners of subject lot, request to replat Lots 17 & 18, Block 157, Padre Beach Subdivision, Section X and Lots 16, 17, & 18, Block 162, Padre Beach Subdivision, Section XI to create one large lot: "Lot 17A, Block 162, Padre Beach Subdivision, Section XI". The subject lots fronts along the west side corner of E Verna Jean Drive and Polaris Drive, and are zoned District "B-2" Residential & Multi-family 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:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Copy of 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.

BEACH ACCESS
18

149

GULF BOULEVARD

18	19
17	20
16	21A 21B
15	22
14	23
13A 13B	24
12	25
11	26
10	27
9	28
8	29
7	30
6	31
5	32
4	33
3	34
1	2
	36

5	6	7	8
	1	5	1
4			9
	2		10A
			10B
			11
1			12

BOULEVARD

7. **PERICORONITIS**

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.

BEING A 0.717 ACRE (31,250 SQ. FT.) OF LAND, BEING ALL OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED FIFTY-SEVEN (157), PADRE BEACH SECTION X, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS, CAMERON COUNTY, TEXAS, AND LOTS SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS, AND SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

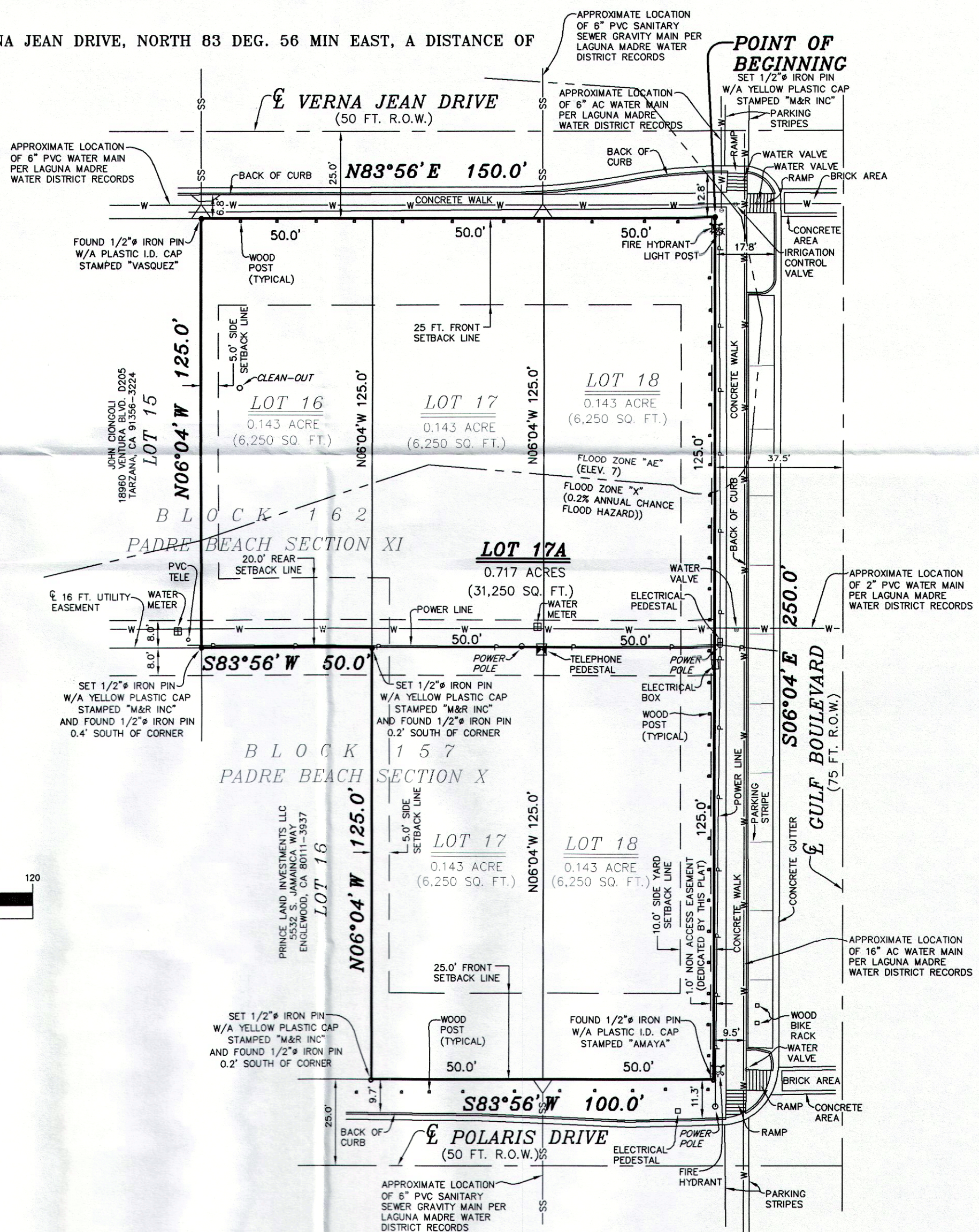
THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, BEING THE EAST BOUNDARY LINE OF SAID LOT 18, BLOCK 162 AND SAID LOT 18, BLOCK 157, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 250.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP STAMPED "AMAYA" FOUND, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF POLARIS DRIVE (50 FT. R.O.W.), BEING THE SOUTHEAST CORNER OF SAID LOT 18, BLOCK 157, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID POLARIS DRIVE, NORTH 06 DEG. 04 MIN. 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 17, BLOCK 157, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 16, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "VASQUEZ" FOUND, AT THE SOUTH RIGHT-OF-WAY LINE OF SAID VERNA JEAN DRIVE, BEING THE NORTHWEST CORNER OF SAID LOT 16, FOR THE NORTHWEST CORNER OF THIS TRACT;

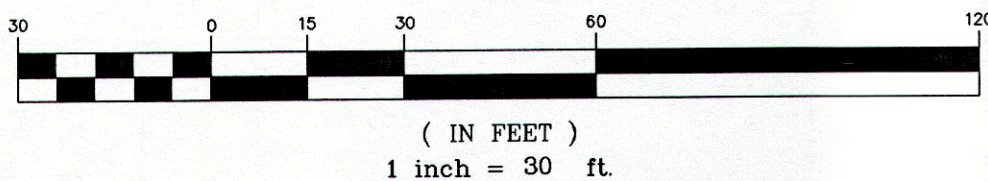
CONTAINING 0.717 ACRE OF LAND, MORE OR LESS.

1. MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF POLARIS DRIVE WAS USED FOR THE BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "AE" (ELEV. 7') AS SHOWN, 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 WITHIN THE "RESIDENTIAL" & MULTI-FAMILY DWELLING DISTRICT PER SECTION 20 OF THE CITY OF SOUTH PEARL ISLAND CODES OF ORDINANCES.
4. ZONE "B-2 BUILDING SETBACKS PER SECTION 20-7 OF ZONING CODE PER THE CITY OF SOUTH PEARL ISLAND.



*MERIDIAN OF
PADRE BEACH
SECTION XI*

GRAPHIC SCALE



PRELIMINARY PLAT OF
"LOT 17A, BLOCK 162, PADRE BEACH SECTION XI"
 BEING A REPLAT OF

LTDSPI, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

OWNER:
LTDSPI LLC
321 EAGLE AVENUE
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. 21857
KEILA POSADA

METES AND BOUNDS DESCRIPTION

BEING A 0.717 ACRE (31,250 SQ. FT.) OF LAND, BEING ALL OF LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED FIFTY-SEVEN (157), PADRE BEACH SECTION X, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS, CAMERON COUNTY, TEXAS, AND LOTS SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS, AND SAID 0.717 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GULF BOULEVARD (75 FT. R.O.W.) AND THE SOUTH RIGHT-OF-WAY LINE OF VERNA JEAN DRIVE (50 FT. R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 162, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD, BEING THE EAST BOUNDARY LINE OF SAID LOT 18, BLOCK 162 AND SAID LOT 18, BLOCK 157, SOUTH 06 DEG. 04 MIN. EAST, A DISTANCE OF 250.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP STAMPED "AMAYA" FOUND, AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID GULF BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF POLARIS DRIVE (50 FT. R.O.W.), BEING THE SOUTHEAST CORNER OF SAID LOT 18, BLOCK 157, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST RIGHT-OF-WAY OF SAID GULF BOULEVARD, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID POLARIS DRIVE, SOUTH 83 DEG. 56 MIN. WEST, A DISTANCE OF 100.0 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 157, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID POLARIS DRIVE, NORTH 06 DEG. 04 MIN. 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 17, BLOCK 157, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 16, BLOCK 162, 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" SET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 16, NORTH 06 DEG. 04 MIN. WEST, A DISTANCE OF 125.0 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC I.D. CAP STAMPED "VASQUEZ" FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID VERNA JEAN DRIVE, BEING THE NORTHWEST CORNER OF SAID LOT 16, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF VERNA JEAN DRIVE, NORTH 83 DEG. 56 MIN EAST, A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.717 ACRE OF LAND, 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.

EDUARDO H. MEJIA
REG. PROFESSIONAL LAND SURVEYOR
NO. 3900

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

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

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED, ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 17 AND 18, BLOCK 157, PADRE BEACH SECTION X AND LOTS 16, 17 AND 18, BLOCK 162, PADRE BEACH SECTION XI", DEPICTED HEREON.

APPROVED: TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS.
ASSESSOR AND COLLECTOR OF TAXES, POINT ISABEL INDEPENDENT SCHOOL DISTRICT

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 RECORD OF CAMERON COUNTY, TEXAS, DOCUMENT NO. ____.

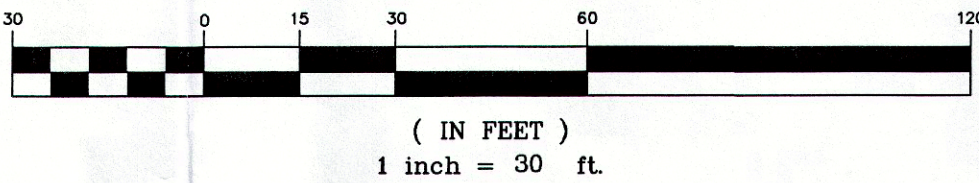
BY: _____ DEPUTY

NOTES:

- MONUMENTATION FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF POLARIS DRIVE WAS USED FOR THE BASIS OF BEARING.
- THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "AE" (ELEV. 7') AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 48015, PANEL NO. 5010-F, EFFECTIVE FEBRUARY 16, 2018.
- THIS TRACT IS ZONED "B-2"-RESIDENTIAL & MULTI-FAMILY DWELLING DISTRICT PER SECTION 20 OF THE CITY OF SOUTH PADRE ISLAND CODES OF ORDINANCES.
- ZONE "B-2" BUILDING SETBACKS PER SECTION 20-7 OF ZONING CODE PER THE CITY OF SOUTH PADRE ISLAND.

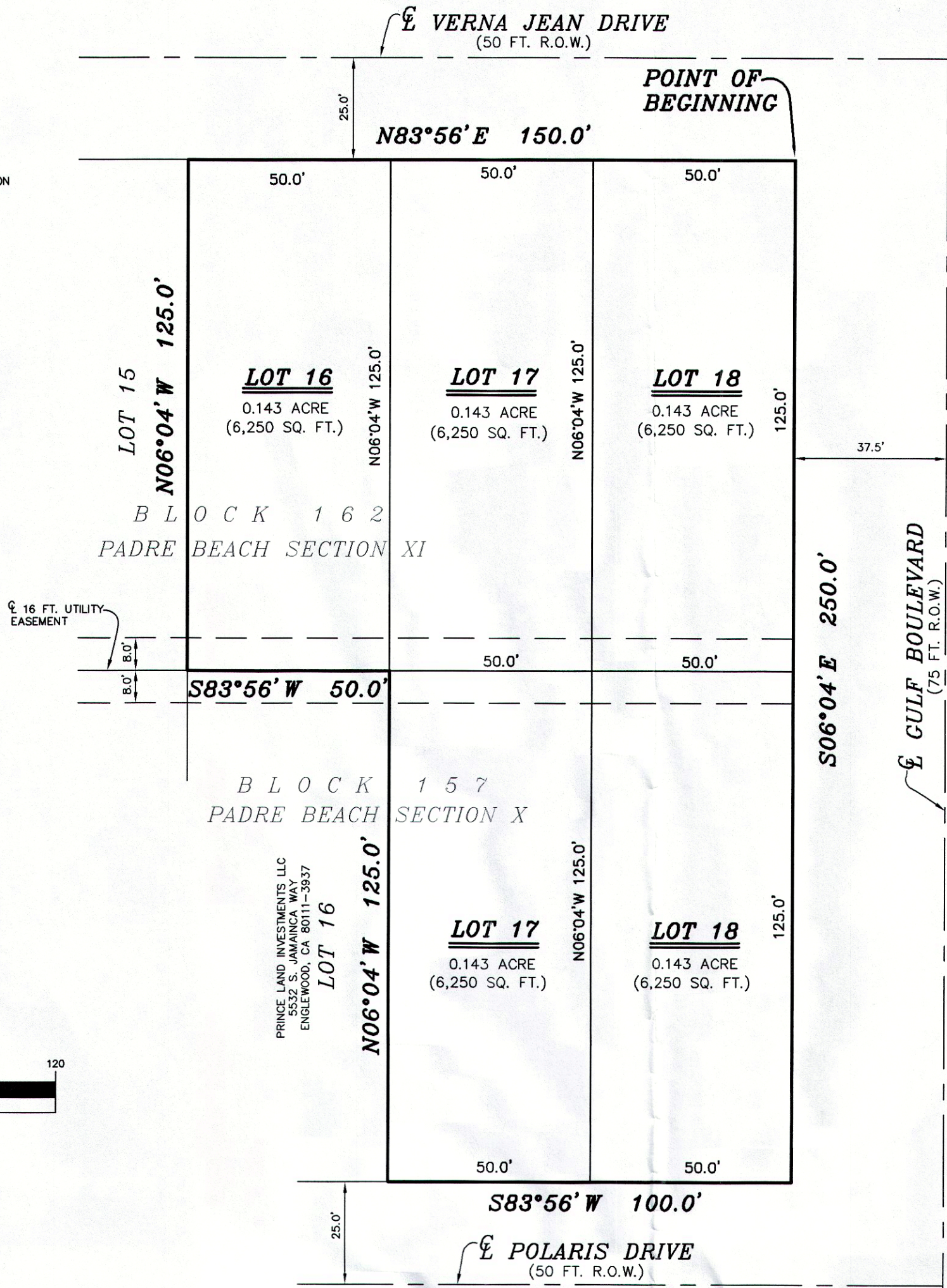
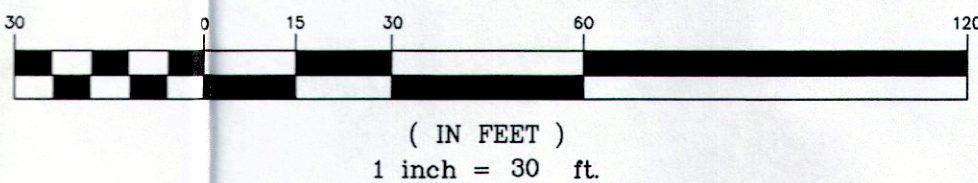
MERIDIAN OF
PADRE BEACH
SECTION XI

GRAPHIC SCALE

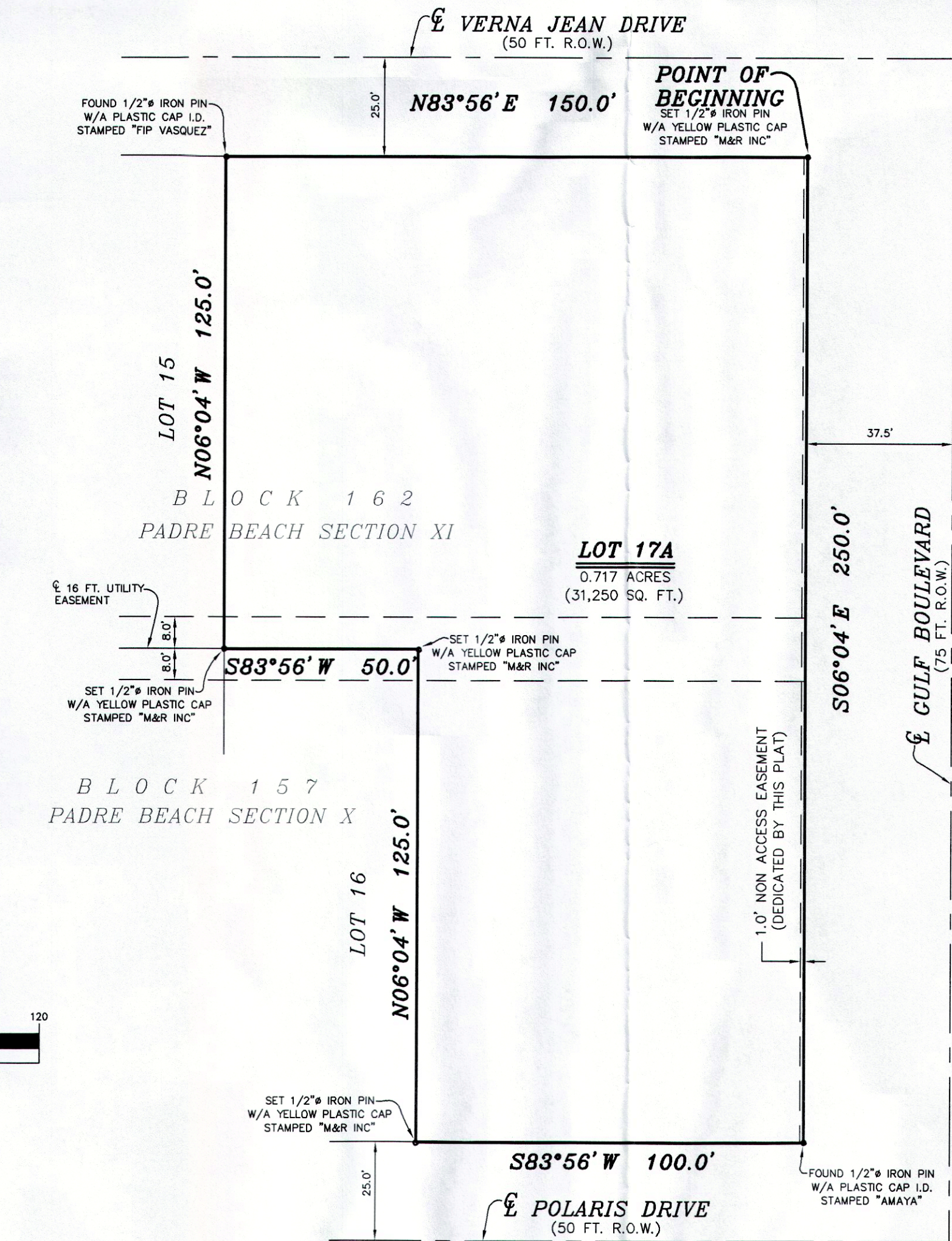


MERIDIAN OF
PADRE BEACH
SECTION XI

GRAPHIC SCALE



PROPERTY PRIOR TO THIS REPLAT



REPLAT

FINAL PLAT OF
"LOT 17A, BLOCK 162, PADRE BEACH SECTION XI"
BEING A REPLAT
OF

LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED FIFTY-SEVEN (157), PADRE BEACH SECTION X, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 40, MAP RECORDS, CAMERON COUNTY, TEXAS.
AND LOTS SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK ONE HUNDRED SIXTY-TWO (162), PADRE BEACH SECTION XI, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 41, MAP RECORDS, CAMERON COUNTY, TEXAS.

LTDSPi, LLC

JUNE 24, 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@cngmail.com

OWNER:
LTDSPi LLC
321 EAGLE AVENUE
MCALLEN, TX 78504

G.F. NO. N/A

JOB NO. 21857
KEILA POSADA

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, ENRIQUE GARZA, MANAGER OF LTDSPi, LLC., THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LOT 17A, BLOCK 162, PADRE BEACH, SECTION XI, SUBDIVISION", 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

ENRIQUE GARZA, MANAGER

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ENRIQUE GARZA, 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 ____ DAY OF ____ 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, C. MICHAEL SCOTT, PRESIDENT/CEO OF FIRST COMMUNITY BANK, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING HEREIN AS "LOTS 17 AND 18, BLOCK 157, PADRE BEACH SECTION X AND LOTS 16, 17 AND 18, BLOCK 162, PADRE BEACH SECTION XI" WITHIN THE CITY OF SOUTH PADRE ISLAND 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.

C. MICHAEL SCOTT, PRESIDENT/CEO
FIRST COMMUNITY BANK

DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. MICHAEL SCOTT, 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 ____ 2022.

NOTARY PUBLIC

COUNTY

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

MEETING DATE: November 17, 2022

NAME & TITLE: Alex Sanchez, Public Works Director

DEPARTMENT: Planning/Parks & Rec. Department

ITEM

Discussion and action regarding the amending plat of Lots 1, 2, and 3 Seahorse Harbor Subdivision, an amending plat to add easements to the proposed City of South Padre Island Boat Ramp.

ITEM BACKGROUND

The City of South Padre Island is proposing to add easements to the proposed City of South Padre Island Boat Ramp. The subject lot is located within the Sunny Isles Subdivision and is in the "EDC" Entertainment District Core Character Zone.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

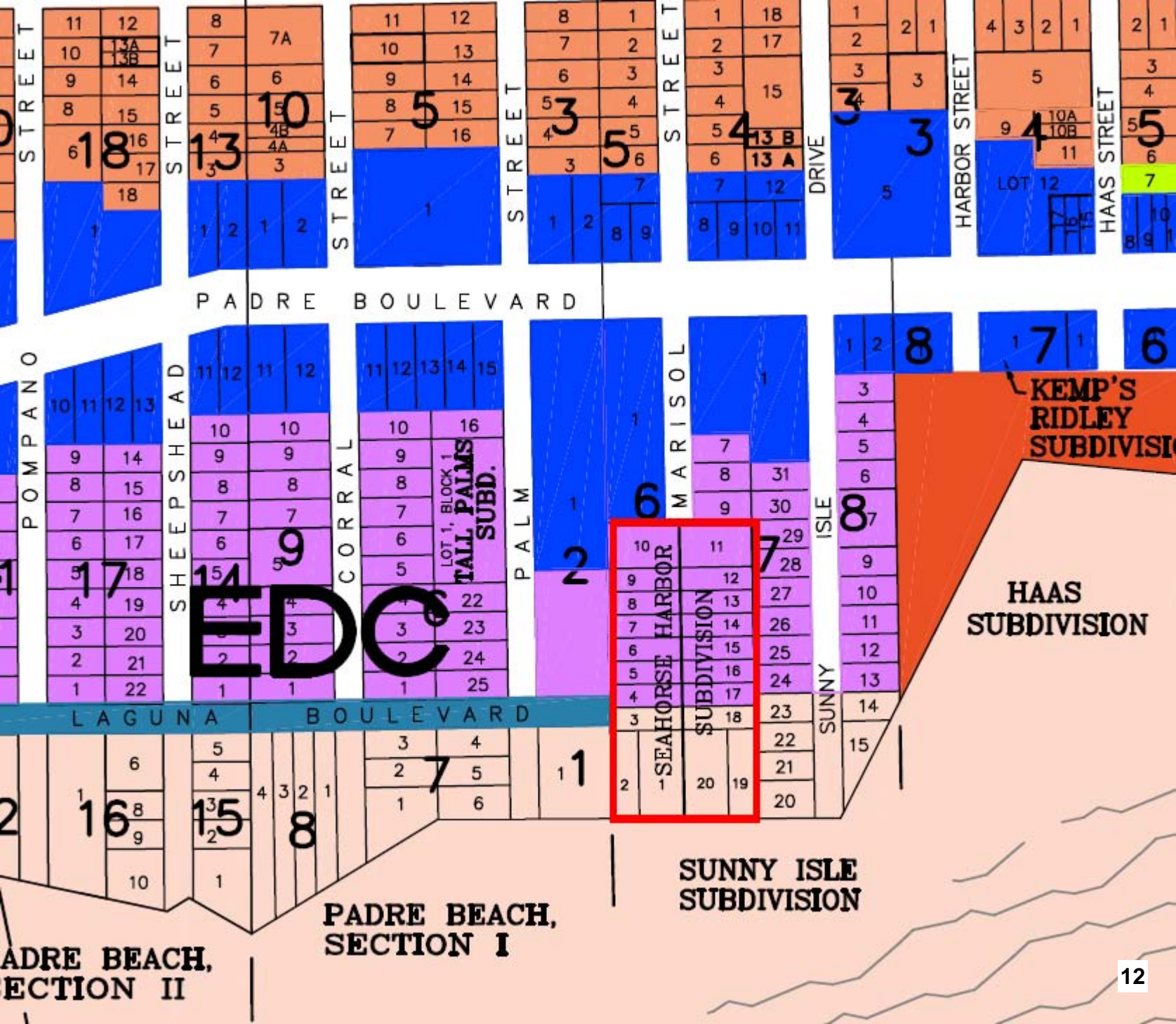
LEGAL REVIEW

Sent to Legal:

Approved by Legal:

RECOMMENDATIONS/COMMENTS:

Copy of 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.



UTILITY EASEMENT

LOT 1, BLOCK 2
(CABINET 1, SLOT 1679-A, MAP RECORDS)

5 FT. UTILITY EASEMENT-

☐ 10 FT. UTILITY EASEMENT-

FOUND 1/2" Ø
IRON PIN
N 82°58' E 511.19'

EL LAGUNA
(50 FT. F)

S07°02'E
25.00'

S82°58'
15.00'

69.00'
S07°02'E 73.98'
30 FT. BOAT
RAMP EASEMENT
(ABANDONED BY
THIS PLAT)

30.

FOUND PUNCHMARK
ON CONCRETE
BULKHEAD

4.0 FT. BOARD WALK
WAY EASEMENT

LOT 2
34,669 S.F. GROSS

4.0 FT. BOARD WALK WAY EASEMENT
(ABANDONED BY THIS PLAT) AND
DESIGNATED 4.0 FT. BY 191.7 FT. NO
BUILD AREA

—CONCRETE BULKHEAD

N 83°01'17" E
35'X15' TEMPORARY CONST.
EASEMENT FOR ROCK RIPRAP
(DEDICATED BY THIS PLAT)

15'X60' WATERWAY
EASEMENT
DEDICATED BY THIS PLAT

- 2'X61.3' BOARDING
DOCK EASEMENT
(DEDICATED BY
THIS PLAT)

10'X52' TEMPORARY CONSTRUCTION
EASEMENT (DEDICATED BY THIS PLAT)
(FOR LOT 3 IMPROVEMENTS)

10'X52' TEMPORARY CONSTRUCTION
EASEMENT (DEDICATED BY THIS PLAT)
(FOR LOT 2 IMPROVEMENTS)

FOUND 1/2"Ø IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC"

25 FT. INGRESS/EGRESS, PUBLIC
UTILITY AND DRAINAGE EASEMENT

250.00' 123.9'
LOT 1, BLOCK 6
NET 1, SLOT 1744-A MAP RECORDS)

RD
FLOOD ZONE "AE" (ELEV. 8)
FLOOD ZONE "AE" (ELEV. 7)

PADRE BOULEVARD
(100 FT. R.O.W.)

£ MARISOL DRIVE
(50 FT. R.O.W.)

FLOOD ZONE "AE" (ELEV. 7)
FLOOD ZONE "AE" (ELEV. 8)

ZONING CHARACTER
"BF" (BAYFRONT)

ZONING CHARACTER
"EDC" (ENTERTAINMENT)
DISTRICT CORE)

LOT 3
76,245 S.F. GROSS

S 07°02' E
T 9, BLOCK 7
ISLES' SUBDIVISION
4, PAGE 8, MAP RECORDS)

- 25 FT. PUBLIC UTILITY AND DRAINAGE EASEMENT

10E 00'

FLOOD ZONE "VE" (ELEV. 10)
FLOOD ZONE "AE" (ELEV. 8)

METES AND BOUNDS DESCRIPTION

BEING A 2.945 ACRE TRACT, MORE OR LESS, CONSISTING OF ALL OF LOTS 1 THROUGH 3, SEAHORSE HARBOR SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 4147, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 2.945 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" AT THE SOUTHEAST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION AND THE COMMON CORNER OF LOTS 9, 29 AND 30 OF SUNNY ISLES SUBDIVISION (RECORDED IN VOLUME 14, PAGE 8 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS), FOR THE THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION AND THE NORTH BOUNDARY LINE OF LOTS 20 THROUGH 29 OF SAID SUNNY ISLES SUBDIVISION, SOUTH 82 DEG. 58 MIN. WEST, AT 500.00 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 515.19 FEET TO THE SOUTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 06 DEG. 07 MIN. WEST, A DISTANCE OF 250.03 FEET TO THE NORTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

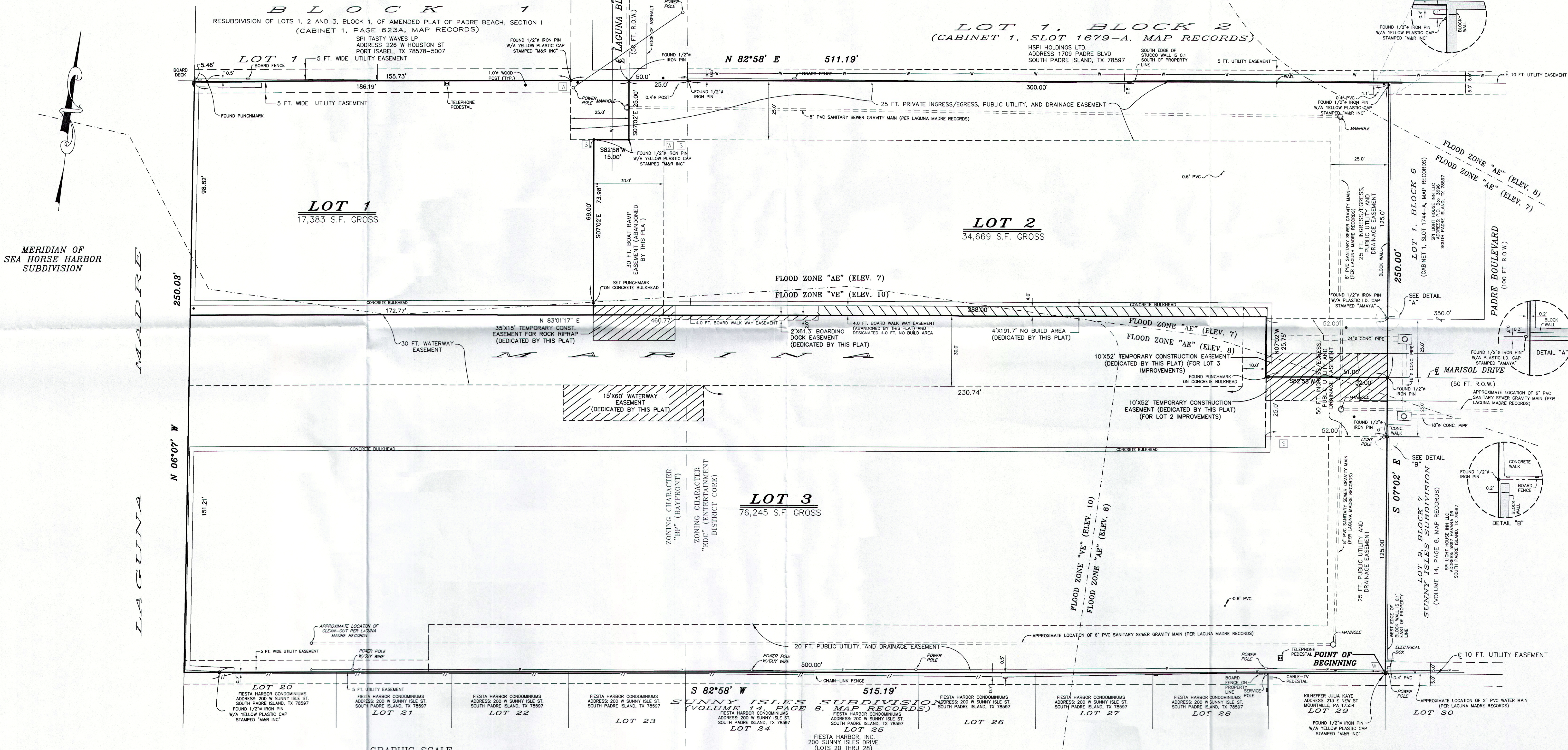
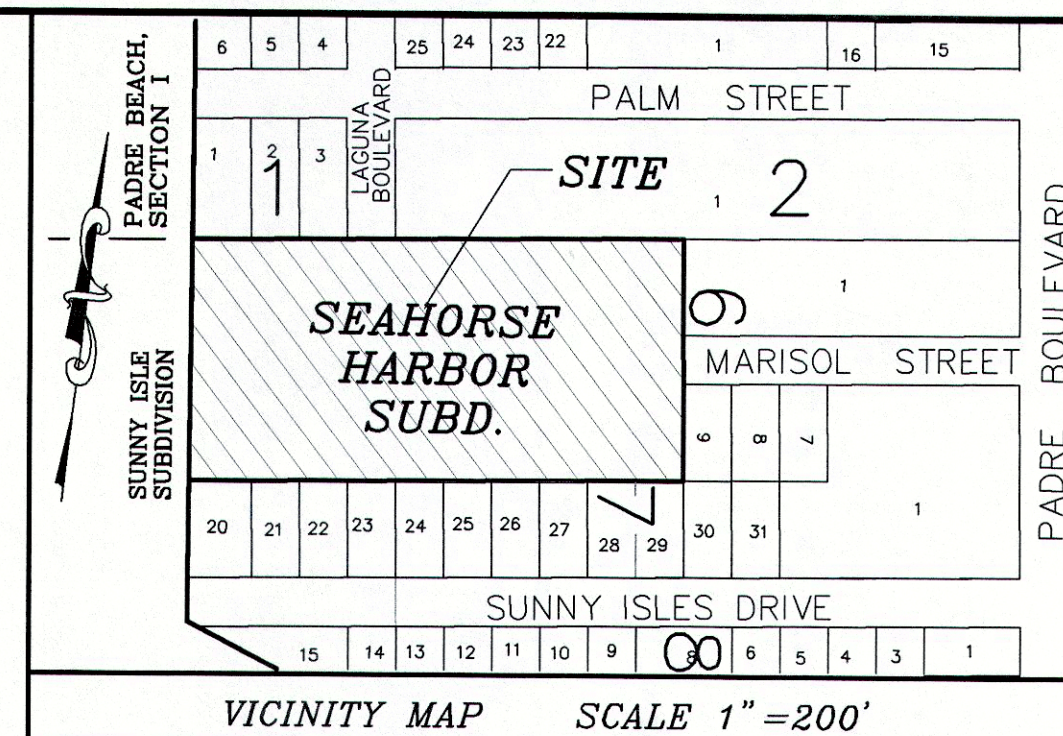
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 82 DEG. 58 MIN. EAST, AT A DISTANCE OF 5.46 FEET TO A PUNCHMARK FOUND FOR REFERENCE, A TOTAL DISTANCE OF 511.19 FEET TO THE NORTHEAST OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE SAID SEAHORSE HARBOR SUBDIVISION, SOUTH 07 DEG. 02 MIN. EAST, AT A DISTANCE OF 1.1 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING,

CONTAINING 2.945 ACRES OF LAND, MORE OR LESS.

NOTES:

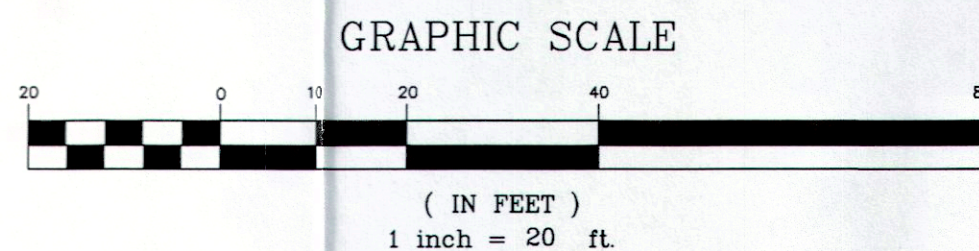
1. MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES SHOWN AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 0510-F, EFFECTIVE FEBRUARY 16, 2018.
3. THIS TRACT LIES IN ZONES "EDC" (ENTERTAINMENT DISTRICT CORE) AND ZONE "BF" (BAYFRONT CHARACTER) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING ORDINANCES.
4. SETBACKS ARE PER SECTION 20-8.1 APPENDIX "2".
5. PROPOSED WATER AND SEWER TAPS SHOWN MAY CHANGE WHEN THE SITE DESIGN BEGINS.
6. PRIVATE INGRESS/EGRESS EASEMENT IS FOR THE USE OF LOT 1, 2 AND 3.



The undersigned hereby certifies that the survey described hereon was made on the ground on SEPTEMBER 02, 2022, and 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



PRELIMINARY PLAT OF "LOTS 1, 2, AND 3, SEAHORSE HARBOR. REPLAT NO. 3, SUBDIVISION" BEING A REPLAT OF

LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), SEAHORSE HARBOR REPLAT NO. 2 SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 4147, MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: DEL MAR SPI, LLC AND CITY OF SOUTH PADRE ISLAND

OWNER: LOTS 1 & 3

DEL MAR SPI, LLC
P.O. BOX 40195
SOUTH PADRE ISLAND, TEXAS 78597

OWNER: LOT 2

CITY OF SOUTH PADRE ISLAND
P.O. BOX 40195
SOUTH PADRE ISLAND, TEXAS 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@engmail.com

G.F. NO. N/A

JOB NO. 21940
Gene G. Orive Jr.

METES AND BOUNDS DESCRIPTION

BEING A 2.945 ACRE TRACT, MORE OR LESS, CONSISTING OF ALL OF LOTS 1 THROUGH 3, SEAHORSE HARBOR SUBDIVISION, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, SLOT 4147, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 2.945 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN FOUND WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" AT THE SOUTHEAST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION AND THE COMMON CORNER OF LOTS 9, 29 AND 30 OF SUNNY ISLES SUBDIVISION (RECORDED IN VOLUME 14, PAGE 8 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS), FOR THE THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION AND THE NORTH BOUNDARY LINE OF LOTS 20 THROUGH 29 OF SAID SUNNY ISLES SUBDIVISION, SOUTH 82 DEG. 58 MIN. WEST, AT 500.00 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 515.19 FEET TO THE SOUTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 06 DEG. 07 MIN. WEST, A DISTANCE OF 250.03 FEET TO THE NORTHWEST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID SEAHORSE HARBOR SUBDIVISION, NORTH 82 DEG. 58 MIN. EAST, AT A DISTANCE, AT 5.46 FEET TO A PUNCHMARK FOUND FOR REFERENCE, A TOTAL DISTANCE OF 511.19 FEET TO THE NORTHEAST CORNER OF SAID SEAHORSE HARBOR SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE SAID SEAHORSE HARBOR SUBDIVISION, SOUTH 07 DEG. 02 MIN. EAST, AT A DISTANCE OF 1.1 FEET A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.945 ACRES OF LAND, MORE OR LESS.

MERIDIAN OF SEAHORSE HARBOR SUBDIVISION

NOTES:

1. MONUMENTATION FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF PADRE BOULEVARD WAS HELD FOR BASIS OF BEARING.
2. THIS TRACT LIES IN FLOOD ZONES SHOWN 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 ZONES "EDC" (ENTERTAINMENT DISTRICT CORE) AND ZONE "BF" (BAYFRONT CHARACTER) AS PER THE CITY OF SOUTH PADRE ISLAND ZONING ORDINANCES.
4. SETBACKS ARE AS PER SECTION 20-8.1 APPENDIX "Z".
5. PRIVATE INGRESS/EGRESS EASEMENT IS FOR THE USE OF LOT 1, 2, AND 3.

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: ALL OF LOTS 1, 2 AND 3, SEAHORSE HARBOR REPLAT NO. 2, SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET 1, SLOT 4147, MAP RECORDS, 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

STATE OF TEXAS COUNTY OF CAMERON

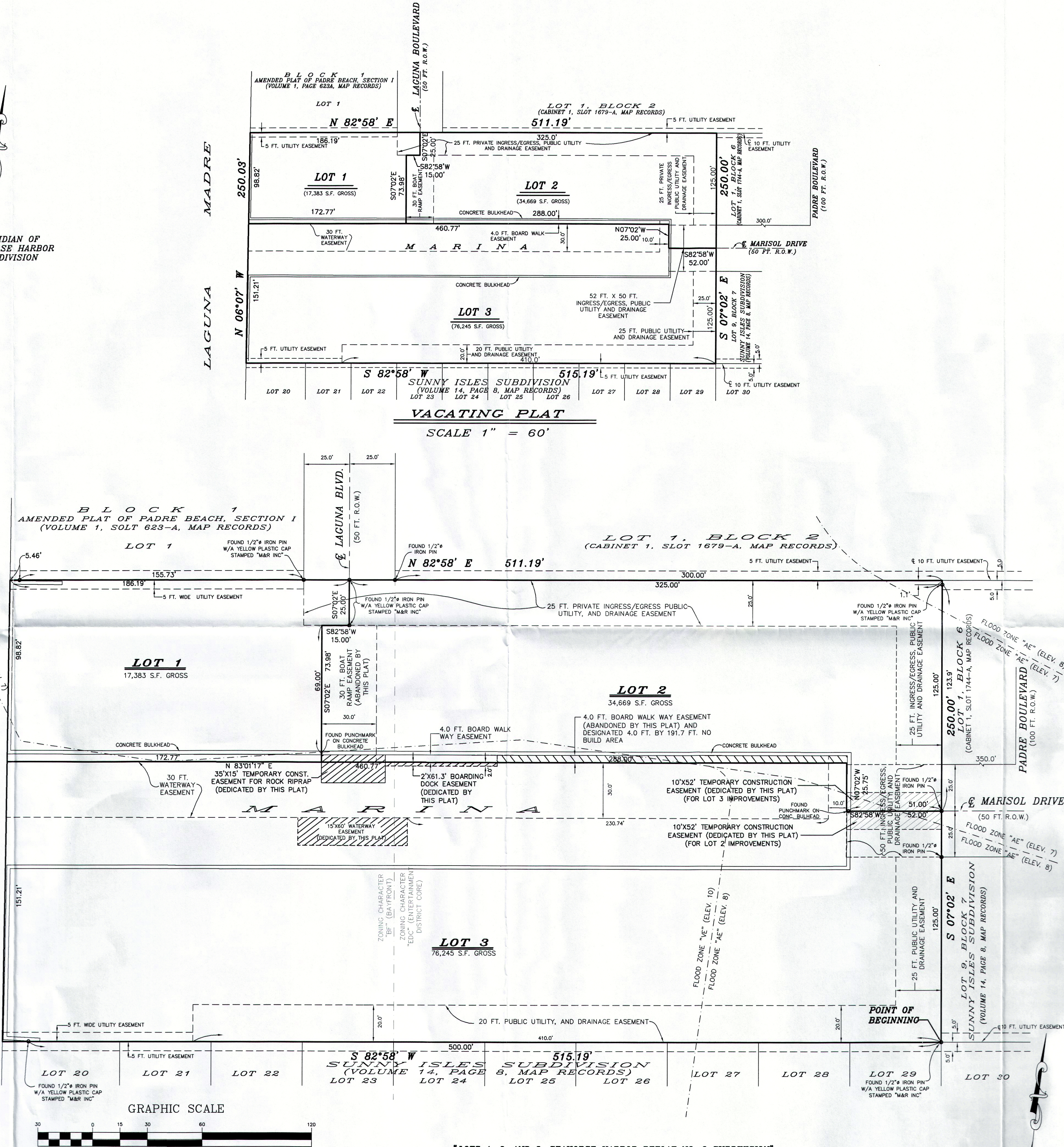
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS THE _____ DAY OF _____, 2022.

PLANNING AND ZONING COMMISSION PUBLIC WORKS DIRECTOR
CHAIR

STATE OF TEXAS COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the _____ day of _____, 2022 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



"LOTS 1, 2, AND 3, SEAHORSE HARBOR REPLAT NO. 3 SUBDIVISION"

BEING A RESUBDIVISION OF
LOTS ONE (1) TWO (2), AND THREE (3), SEAHORSE HARBOR REPLAT NO. 2
SUBDIVISION, A SUBDIVISION IN THE CITY OF SOUTH PADRE ISLAND, CAMERON
COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET 1, PAGE 4147,
MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:
DEL MAR SPI, LLC
(SEPTEMBER 02, 2022)

OWNER: LOTS 1 & 3
DEL MAR SPI, LLC
P.O. BOX 40195
SOUTH PADRE ISLAND, TEXAS 78597

OWNER: LOT 2
CITY OF SOUTH PADRE ISLAND
4601 PADRE BLVD
SOUTH PADRE ISLAND, TEXAS 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. 21940
21940 PLAT.dwg Gene G. Orive Jr.

STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, MICHELE A. SANCHEZ, AUTHORIZED AGENT OF DEL MAR SPI, LLC, OWNER OF LOTS 1 AND 3 OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, 2 AND 3, SEAHORSE HARBOR REPLAT NO. 3 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.

MICHELE A. SANCHEZ, AUTHORIZED AGENT OF DEL MAR SPI, LLC.
OWNER OF LOTS 1 AND 3

DATE

STATE OF TEXAS COUNTY OF CAMERON

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

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

NOTARY PUBLIC

COUNTY

STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, AL VILLARREAL, PRESIDENT/CEO OF INTERNATIONAL BANK OF COMMERCE, HOLDER OR DULY AUTHORIZED OFFICER OF THE LIENHOLDER OF A SECURITY INTEREST IN LOTS 1 AND 3 OF THE ABOVE DESCRIBED PROPERTY, BEING HEREIN DESCRIBED AS "LOTS 1, 2, AND 3, SEAHORSE HARBOR REPLAT NO. 3 SUBDIVISION", WITHIN THE CITY OF SOUTH PADRE ISLAND 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.

AL VILLARREAL, PRESIDENT/CEO
INTERNATIONAL BANK OF COMMERCE
(AS TO LOTS 1 AND 3)

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AL VILLARREAL, 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 _____, 2022.

NOTARY PUBLIC

COUNTY

STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, WILLIAM R. SMITH, CITY MANAGER OF THE CITY OF SOUTH PADRE ISLAND, OWNER OF LOT 2 AS SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, 2 AND 3, SEAHORSE HARBOR REPLAT NO. 3 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.

WILLIAM R. SMITH, CITY MANAGER OF THE CITY
OF SOUTH PADRE ISLAND, OWNER OF LOT 2

DATE

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RANDY SMITH, 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 _____, 2022.

NOTARY PUBLIC

COUNTY