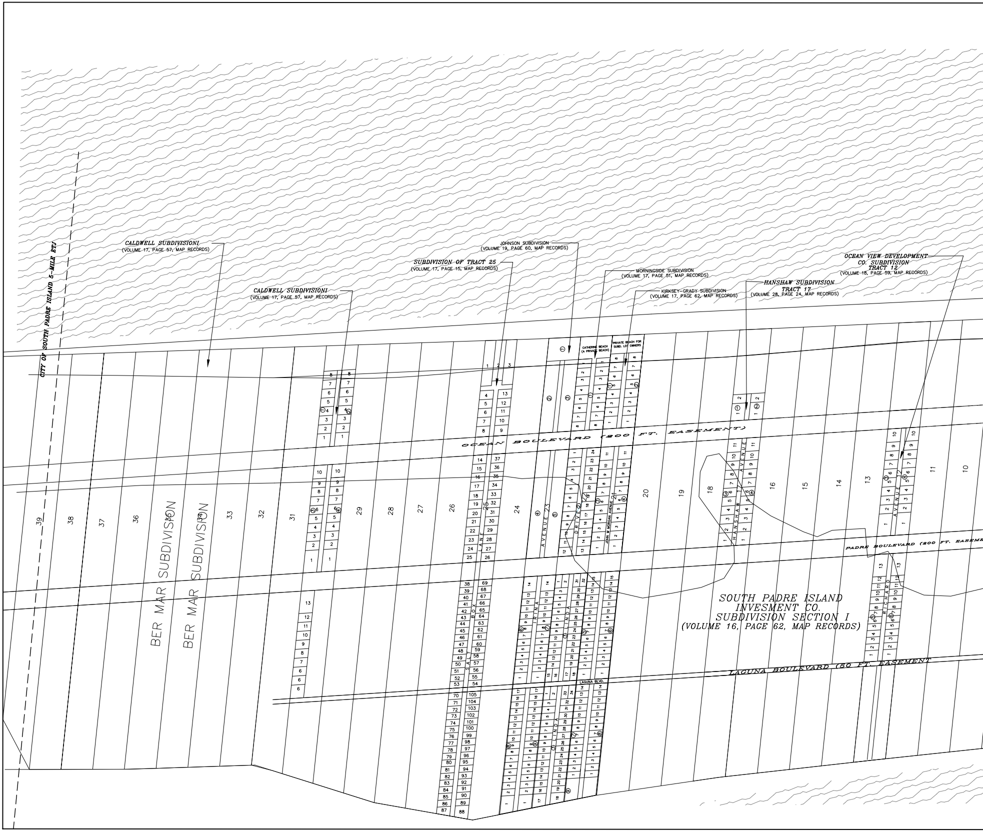
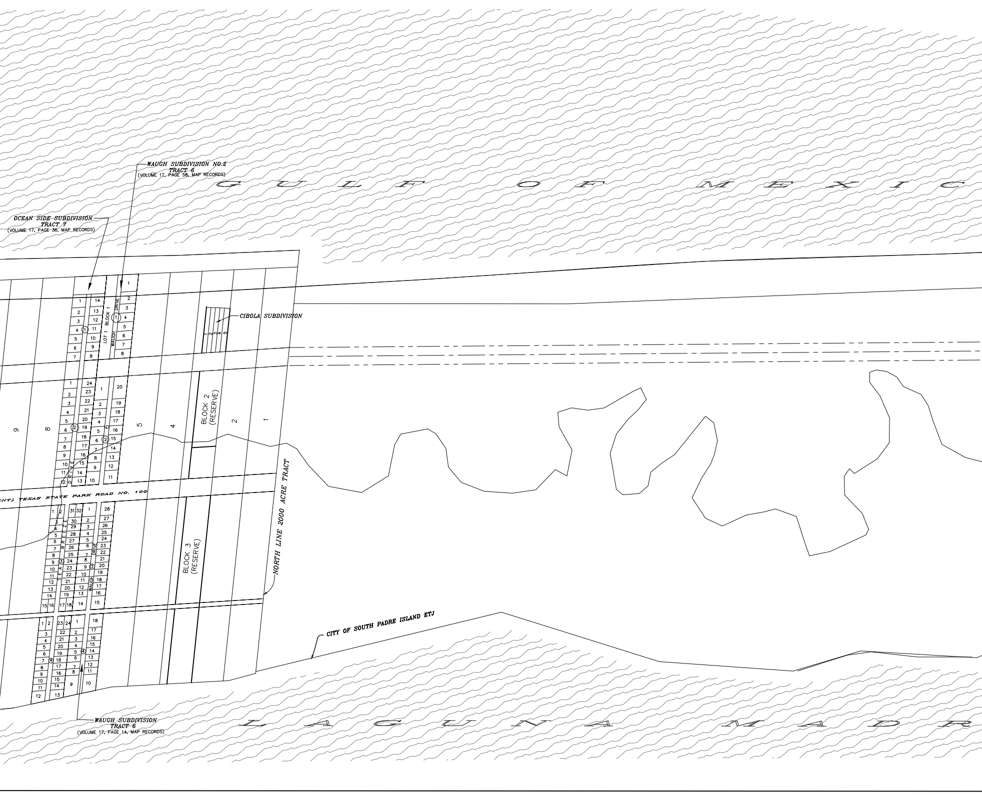
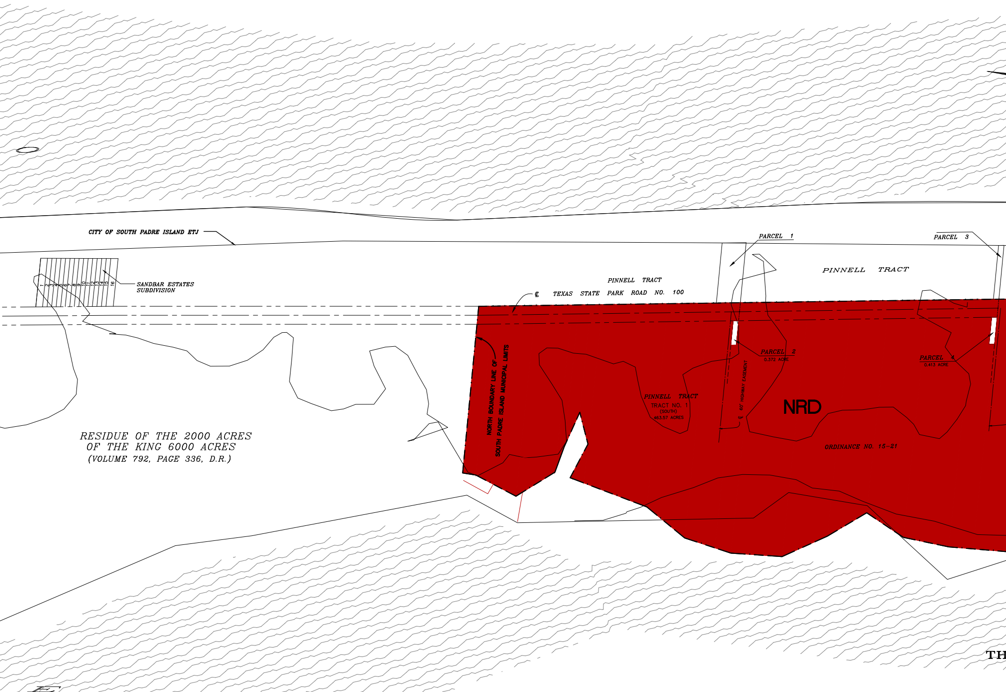

CITY OF SOUTH PADRE ISLAND 5-MILE ETJ
CALDWELL SUBDIVISIONI
(VOLUME 17, PAGE 57, MAP RECORDS)
CALDWELL SUBDIVISIONI
(VOLUME 17, PAGE 57, MAP RECORDS)
SUBDIVISION OF TRACT 25
(VOLUME 17, PAGE 15, MAP RECORDS)
JOHNSON SUBDIVISION
(VOLUME 19, PAGE 60, MAP RECORDS)
MORNINGSIDE SUBDIVISION
(VOLUME 17, PAGE 51, MAP RECORDS)
KIRKSEY-GRADY SUBDIVISION
(VOLUME 17, PAGE 62, MAP RECORDS)
HANSHAW SUBDIVISION
TRACT 17
(VOLUME 28, PAGE 24, MAP RECORDS)
OCEAN VIEW DEVELOPMENT
CO. SUBDIVISION
TRACT 12
(VOLUME 18, PAGE 59, MAP RECORDS)
CATHERINE BEACH (A PRIVATE BEACH)
PRIVATE BEACH FOR SUBD. LOT OWNERS
OCEAN BOULEVARD (200 FT. EASEMENT)
PADRE BOULEVARD (200 FT. EASEMENT
LAGUNA BOULEVARD (50 FT. EASEMENT
LAGUNA BLVD.
BER MAR SUBDIVISION
BER MAR SUBDIVISION
SALT BOX LANE
AVENUE 23
DRIVE
JOHN W MORGAN AVENUE
HANSHAW AVENUE
AVENUE 12
RICHARD
RITA
LINDA
SOUTH PADRE ISLAND
INVESMENT CO.
SUBDIVISION SECTION I
(VOLUME 16, PAGE 62, MAP RECORDS)
39
38
37
36
35
34
33
32
31
29
28
27
26
25
24
20
19
18
16
15
14
13
11
10

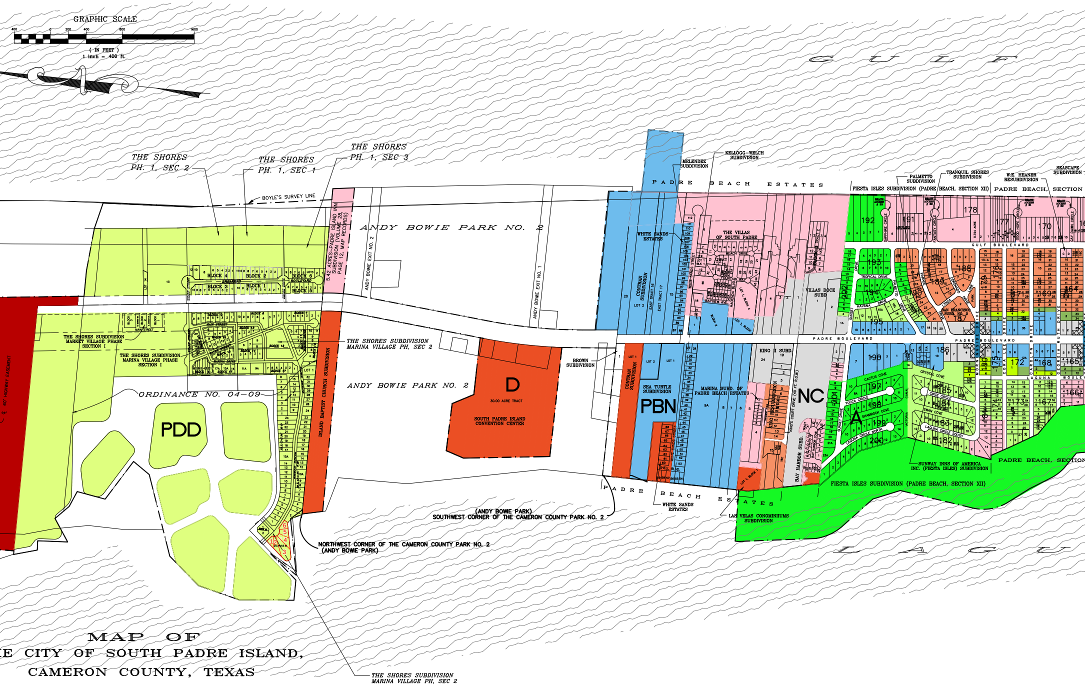

WAUGH SUBDIVISION NO.2
TRACT 6
(VOLUME 17, PAGE 58, MAP RECORDS)
G U L F O F M E X I C
OCEAN SIDE SUBDIVISION
TRACT 7
(VOLUME 17, PAGE 36, MAP RECORDS)
CIBOLA SUBDIVISION
LOT 1 BLOCK 1
WAUGH DRIVE
9
8
5
4
BLOCK 2
(RESERVE)
2
1
ENT) TEXAS STATE PARK ROAD NO. 100
SEA BREEZE
WAUGH DRIVE
BLOCK 3
(RESERVE)
NORTH LINE 2000 ACRE TRACT
CITY OF SOUTH PADRE ISLAND ETJ
WAUGH SUBDIVISION
TRACT 6
(VOLUME 17, PAGE 14, MAP RECORDS)
L A G U N A M A D R



CITY OF SOUTH PADRE ISLAND ETJ
SANDBAR ESTATES SUBDIVISION
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
PARCEL 1
PARCEL 3
PINNELL TRACT
PINNELL TRACT
℄ TEXAS STATE PARK ROAD NO. 100
NORTH BOUNDARY LINE OF SOUTH PADRE ISLAND MUNICIPAL LIMITS
PARCEL 2
0.372 ACRE
PARCEL 4
0.413 ACRE
PINNELL TRACT
TRACT NO. 1
(SOUTH)
463.57 ACRES
℄ 60' HIGHWAY EASEMENT
NRD
ORDINANCE NO. 15-21
RESIDUE OF THE 2000 ACRES
OF THE KING 6000 ACRES
(VOLUME 792, PAGE 336, D.R.)

TH

THE CITY


GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.
G U L F
L A G U
THE SHORES PH. 1, SEC 2
THE SHORES PH. 1, SEC 1
THE SHORES PH. 1, SEC 3
BOYLE'S SURVEY LINE
5.42 ACRES-PADRE ISLAND INN SUBDIVISION (VOLUME 28, PAGE 12, MAP RECORDS)
ANDY BOWIE PARK NO. 2
ANDY BOWIE EXIT NO. 2
ANDY BOWIE EXIT NO. 1
THE SHORES SUBDIVISION MARKET VILLAGE PHASE SECTION I
THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION I
THE SHORES SUBDIVISION MARINA VILLAGE PH, SEC 2
ORDINANCE NO. 04-09
ISLAND BAPTIST CHURCH SUBDIVISION
60' HIGHWAY EASEMENT
PDD
D
30.00 ACRE TRACT
SOUTH PADRE ISLAND CONVENTION CENTER
BROWN SUBDIVISION
(ANDY BOWIE PARK) SOUTHWEST CORNER OF THE CAMERON COUNTY PARK NO. 2
NORTHWEST CORNER OF THE CAMERON COUNTY PARK NO. 2 (ANDY BOWIE PARK)
THE SHORES SUBDIVISION MARINA VILLAGE PH, SEC 2
P A D R E B E A C H E S T A T E S
MELENDEZ SUBDIVISION
KELLOGG-WELCH SUBDIVISION
WHITE SANDS ESTATES
CONTRAN SUBDIVISION
THE VILLAS OF SOUTH PADRE
VILLAS DOCE SUBD
PBN
SEA TURTLE SUBDIVISION
MARINA SUBD. OF PADRE BEACH ESTATES
KING II SUBD.
KING RESUBDIVISION
NC
BAY HARBOR SUBD.
KING'S COURT DRIVE (40 FT. R.O.W.)
LAS VELAS CONOMINIUMS SUBDIVISION
A
PADRE BOULEVARD
GULF BOULEVARD
LAGUNA BOULEVARD
PALMETTO SUBDIVISION
TRANQUIL SHORES SUBDIVISION
W.E. HEANER RESUBDIVISION
SEASCAPE SUBDIVISION
FIESTA ISLES SUBDIVISION (PADRE BEACH, SECTION XII)
PADRE BEACH, SECTION
SAN FRANCISCO SUBD. NO. 2
SUNWAY INNS OF AMERICA INC. (FIESTA ISLES) SUBDIVISION
TROPICAL DRIVE
HAVANA DRIVE
CACTUS COVE
YUCCA CIRCLE
SHAMROCK COVE
LAGUNA CIRCLE NORTH
LAGUNA CIRCLE SOUTH
CRYSTAL COVE
SWAN COVE
192 191 178 177 170 193 188 189 194 190 195 187 179 176 171 169 164 196 197 198 199 200 201 202 186 185 184 183 182 181 175 172 168 165 174 173 167 166

MAP OF

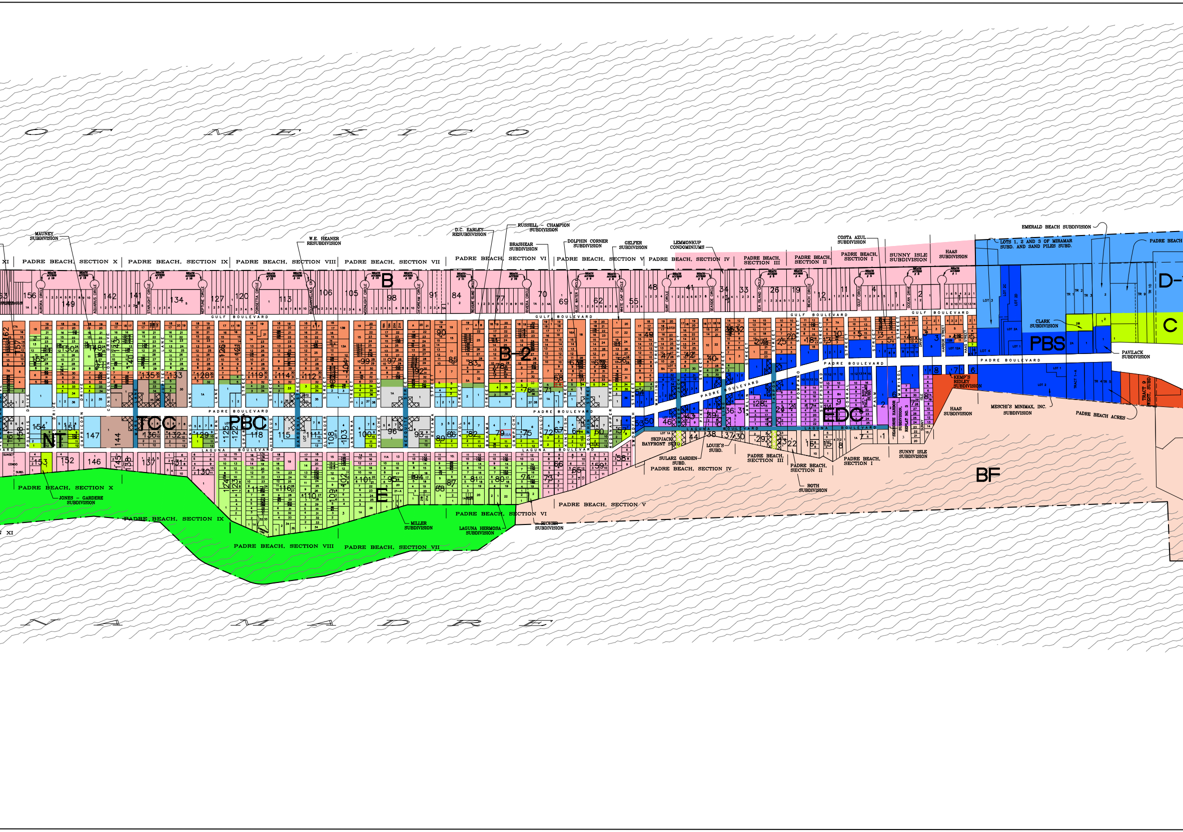
E CITY OF SOUTH PADRE ISLAND,

CAMERON COUNTY, TEXAS

PREPARED FOR:

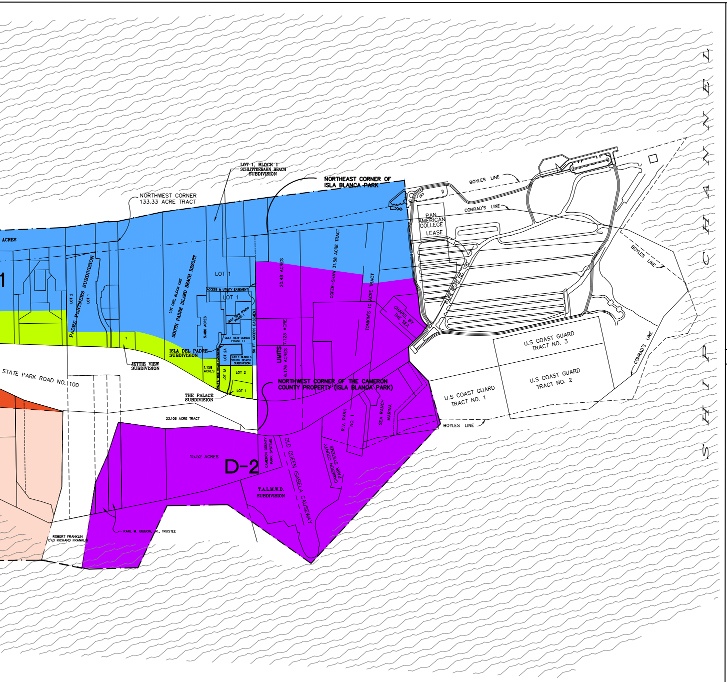
OF SOUTH PADRE ISLAND

JUNE, 2023


O F M E X I C O
N A M A D R E
MAUNEY SUBDIVISION
W.E. HEANER RESUBDIVISION
D.C. EARLEY RESUBDIVISION
RUSSELL – CHAMPION SUBDIVISION
BRASHEAR SUBDIVISION
DOLPHIN CORNER SUBDIVISION
GELFER SUBDIVISION
LEMMONKUP CONDOMINIUMS
COSTA AZUL SUBDIVISION
EMERALD BEACH SUBDIVISION
LOTS 1, 2 AND 3 OF MIRAMAR SUBD. AND SAND PILES SUBD.
PADRE BEACH
PADRE BEACH, SECTION XI
PADRE BEACH, SECTION X
PADRE BEACH, SECTION IX
PADRE BEACH, SECTION VIII
PADRE BEACH, SECTION VII
PADRE BEACH, SECTION VI
PADRE BEACH, SECTION V
PADRE BEACH, SECTION IV
PADRE BEACH, SECTION III
PADRE BEACH, SECTION II
PADRE BEACH, SECTION I
SUNNY ISLE SUBDIVISION
HAAS SUBDIVISION
BEACH ACCESS # 19
BEACH ACCESS # 18
BEACH ACCESS # 17
BEACH ACCESS # 16
BEACH ACCESS # 15
BEACH ACCESS # 14
BEACH ACCESS # 13
BEACH ACCESS # 12
BEACH ACCESS # 11
BEACH ACCESS # 10
BEACH ACCESS # 9
BEACH ACCESS # 8
BEACH ACCESS # 7
BEACH ACCESS # 6
BEACH ACCESS # 5
BEACH ACCESS # 4
BEACH ACCESS # 3
BEACH ACCESS # 2
BEACH ACCESS # 1
AURORA CIRCLE
AQUARIUS CIRCLE
STARLIGHT CIRCLE
NEPTUNE CIRCLE
POINSETTIA CIRCLE
BOUGAINVILLAEA CR
MOONLIGHT CIRCLE
DAYDREAM CIRCLE
TREASURE ISLAND CIRCLE
RIVERA CIRCLE
BLUE WATER CIRCLE
WHITE CAP CIRCLE
SURF CIRCLE
SEASIDE CIRCLE
SEA ISLAND CIRCLE
BEACH CIRCLE
GULF CIRCLE
OCEAN DRIVE
HAAS STREET
HARBOR STREET
GULF BOULEVARD
PADRE BOULEVARD
LAGUNA BOULEVARD
POLARIS DRIVE
CAPRICORN DRIVE
CONSTELLATION DRIVE
SATURN LANE
HIBISCUS STREET
GARDENIA STREET
OLEANDER STREET
LANTANA STREET
HUISACHE STREET
MEZQUITE STREET
RETAMA STREET
ATOLL STREET
BAHAMA STREET
CAMPECHE STREET
ACAPULCO STREET
KINGFISH STREET
RED SNAPPER STREET
SWORDFISH STREET
WHITING STREET
AMBER JACK STREET
PIKE STREET
LING STREET
MARLIN STREET
TARPON STREET
POMPANO STREET
SHEEPSHEAD STREET
CORRAL STREET
PALM STREET
MARISOL STREET
SUNNY ISLE STREET
B
B-2
PBC
TCC
NT
E
EDC
PBS
C
D-
BF
CLARK SUBDIVISION
PAVILACK SUBDIVISION
KEMP'S RIDLEY SUBDIVISION
HAAS SUBDIVISION
MESCHI'S MINIMAX, INC. SUBDIVISION
PADRE BEACH ACRES
TRACT 9 WEST. SUBD
SKIPJACK BAYFRONT SUBD
SULARZ GARDEN SUBD.
LOUIE'S SUBD.
ROTH SUBDIVISION
SEAHORSE HARBOR SUBDIVISION, REPLAT NO. 3
TALL PALMS SUBD.
JONES – GARDERE SUBDIVISION
MILLER SUBDIVISION
LAGUNA HERMOSA SUBDIVISION
RICHER SUBDIVISION

CITY OF SOUTH PADRE ISLAND ZONING MAP

JUNE, 2023


ACRES
1
NORTHWEST CORNER
133.33 ACRE TRACT
LOT 1, BLOCK 1
SCHLITTERBAHN BEACH
SUBDIVISION
NORTHEAST CORNER OF
ISLA BLANCA PARK
BOYLES LINE
CONRAD'S LINE
PAN
AMERICAN
COLLEGE
LEASE
PADRE PARTNERS SUBDIVISION
LOT 2
LOT 1
LOT ONE, BLOCK ONE
SOUTH PADRE ISLAND BEACH RESORT
LOT 1
ACCESS & UTILITY EASEMENT
LOT 1
GULF VIEW CONDO
PHASE I
GULF VIEW CONDO
PHASE I I
5.480 ACRES
50 FT. ACCESS EASEMENT
20.48 ACRES
COFER-SHAW 31.58 ACRE TRACT
TOMKIN'S 10 ACRE TRACT
CHAPEL BY
THE SEA
PARK ROAD NO. 100
BOYLES LINE
CONRAD'S LINE
U.S COAST GUARD
TRACT NO. 3
U.S COAST GUARD
TRACT NO. 2
U.S COAST GUARD
TRACT NO. 1
BOYLES LINE
1
JETTIE VIEW
SUBDIVISION
ISLA DEL PADRE
SUBDIVISION
1.158
ACRES
LOT 2A
LOT 1A
LOT 1 BLOCK 1,
SOUTH BEACH
SUBDIVISION
LOT 2
LOT 1
LIMITS
7.123 ACRE
6.176 ACRES
STATE PARK ROAD NO. 100
THE PALACE
SUBDIVISION
NORTHWEST CORNER OF THE CAMERON
COUNTY PROPERTY (ISLA BLANCA PARK)
23.106 ACRE TRACT
R.V. PARK
NO. 1
SEA RANCH
MARINA
15.52 ACRES
D-2
CAMERON COUNTY
PARK SYSTEMS
OLD QUEEN ISABELLA CAUSEWAY
CAMERON COUNTY
PARK SYSTEMS
T.A.L.M.W.D.
SUBDIVISION
KARL M. GIBBON, JR., TRUSTEE
ROBERT FRANKLIN
C\O RICHARD FRANKLIN
SHIP CHANNEL

LEGEND

— · —	CITY LIMITS
▨	REQUIRED MAIN STREET FRONTAGE
▨	PROPOSED PEDESTRIAN PASEO
🟦	PEDESTRIAN PRIORITY

ZONE

🟩	A (SINGLE FAMILY DWELLING)
■	B (MULTI-FAMILY, APT., MOTEL, HOTEL, CONDO, TOWNHOME
🟧	B-2 (RESIDENTIAL & MULTI-FAMILY)
■	BF (BAYFRONT CHARACTER)
🟨	C (BUSINESS DISTRICT)
🟥	D (RESORT AREA)
🟦	D-1 (RESORT AREA)
🟪	D-2 (PARK DISTRICT)
🟩	E (LOW DENSITY RESIDENTIAL)
🟪	EDC (ENTERTAINMENT DISTRICT CORE)
⬜	NC (NEIGHBORHOOD CROSSING)
🟥	NRD (NORTHERN RESORT DISTRICT)
🟦	PBC (PADRE BLVD. CENTRAL)
🟦	PBN (PADRE BLVD. NORTH)
🟦	PBS (PADRE BLVD SOUTH)
🟨	PDD (PLANNED DEVELOPEMENT DISTRICT)
🟫	TCC (TOWN CENTER CROSSING)
🟩	NT (NEIGHBORHOOD TRANSITION CHARACTER ZONE)

Mejia & Rose, Incorporated

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Gene G. Orive Jr.