

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

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.

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

THURSDAY, DECEMBER 17, 2015
3:00 P.M. 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.
4. Approval of the November 19, 2015 Regular Meeting Minutes.
5. Discussion and action regarding the proposed "Replat of Lots 25 in Block 190, Fiesta Isles Subdivision to "Lots 25A and 26A".
6. Discussion and action regarding the proposed "Replat (merge) of Lots 17 and 18 in Block 17, The Shores Subdivision, Marina Village Phase, Section 1 to "Lot 17A".
7. Adjournment.

DATED THIS THE 11TH DAY OF DECEMBER 2015


Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFIED THAT THE ABOVE NOTICE OF MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRENT 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 **DECEMBER 11, 2015** AT/OR BEFORE **2:30 P.M.** AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan Hill, 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, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956)761-8103

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 19, 2015**

1. Call to Order.

Chris Huffman called the meeting to order at 3:00 p.m. in the City Council Chambers on the Second Floor of the Municipal Complex Building: 4601 Padre Boulevard and declared a quorum of members present. Commission members in attendance were: Beth Vance, Gary Olle, Kori Marra, and Chris Huffman. Members with an excused absence were Robert Bujanos and Patrick McNulty. Member with an unexcused absence was Russell Judah. Staff members present were Development Director, Sungman Kim and City Secretary Susan Hill.

2. Pledge of Allegiance.

Mr. Huffman led those present in the Pledge of Allegiance.

3. Public Comments and Announcements.

None

4. Approval of the October 15, 2015 Regular Meeting Minutes.

Mr. Huffman announced the item from the agenda and asked the Commission members if they had any corrections to the October 15, 2015 regular meeting minutes. Ms. Marra made a motion to approve as submitted. Mr. Olle seconded the motion. The motion carried unanimously.

5. Discussion and action regarding the proposed "Replat (merge) of Lots 5, 6 and 7 in Block 83, Padre Beach Subdivision, Section VI" South Padre Island, TX to "Lot 5A".

Mr. Huffman announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the proposed "Replat of Lots 5, 6 and 7 in Block 83, Padre Beach Subdivision, Section VI" South Padre Island, TX to "Lot 5A".

Mr. Huffman then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve the Replat. Ms. Vance seconded the motion. The motion carried unanimously.

6. Discussion and action regarding proposed "Replat (merge) of Lots 1, 4 and 17 in Block 5, Padre Beach Subdivision, Section I", South Padre Island, TX to "Lot 1".

Mr. Huffman announced the item from the agenda and asked for a staff report. Dr. Kim gave a brief summary regarding the proposed "Replat of Lots 1, 4 and 17 in Block 5, Padre Beach Subdivision, Section I", South Padre Island, TX to "Lot 1".

Mr. Huffman then opened it up for discussion by the Commission. The Commissioners expressed their comments/concerns regarding this matter. After some discussion Mr. Olle made a motion to approve the Replat. Ms. Marra seconded the motion. The motion carried unanimously.

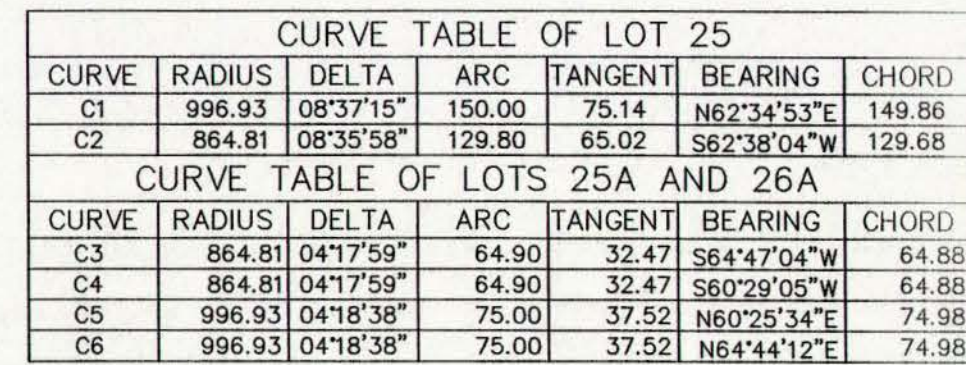
Planning and Zoning Commission Minutes
October 15, 2015
Page 2 of 2

7. Adjournment

Since the Commission had no further business to discuss, Ms. Vance made a motion to adjourn. The meeting adjourned at 3:20 p.m.

Marta Martinez, Secretary

Chris Huffman, Vice-Chairman



Drawn By: Edgardo Garcia
Reviewed By: Pablo Bernal

METES & BOUNDS DESCRIPTION

0.256 ACRE (11,152 SQ. FT.) BEING ALL OF LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.256 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, ALSO BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 17, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, AT A DISTANCE OF 10.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.09 FEET TO A PUNCH MARK FOUND, AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 41 BEING ON A CURVE WITH A RADIUS OF 55.00 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET (CH: S05°09'12"E 3.13'), A DISTANCE OF 3.13 FEET TO A PUNCHMARK FOUND AT THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0' R.O.W.), FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 91.37 FEET, A PUNCHMARK FOUND AT THE NORTHEAST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHEAST CORNER OF THIS TRACT;

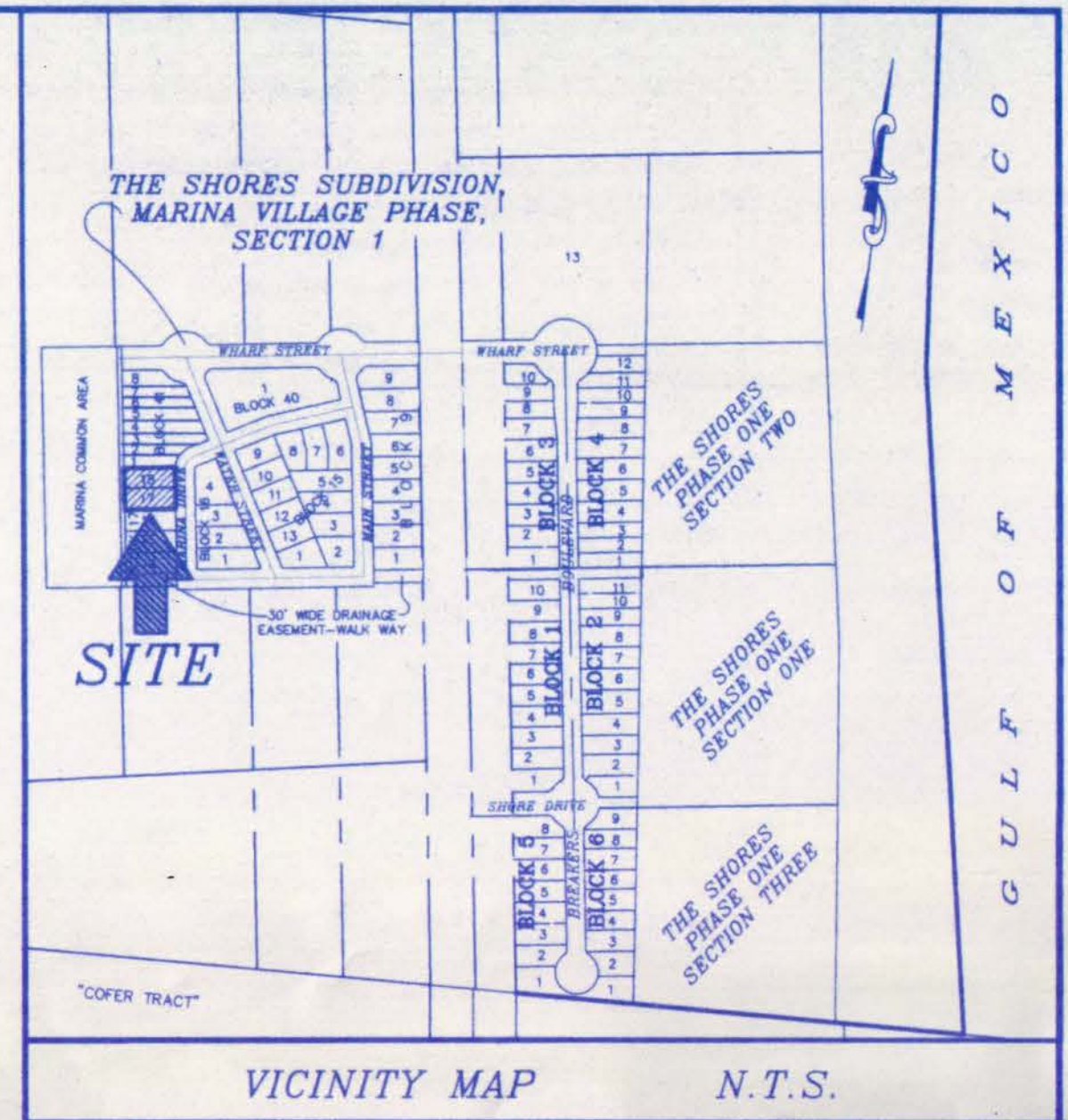
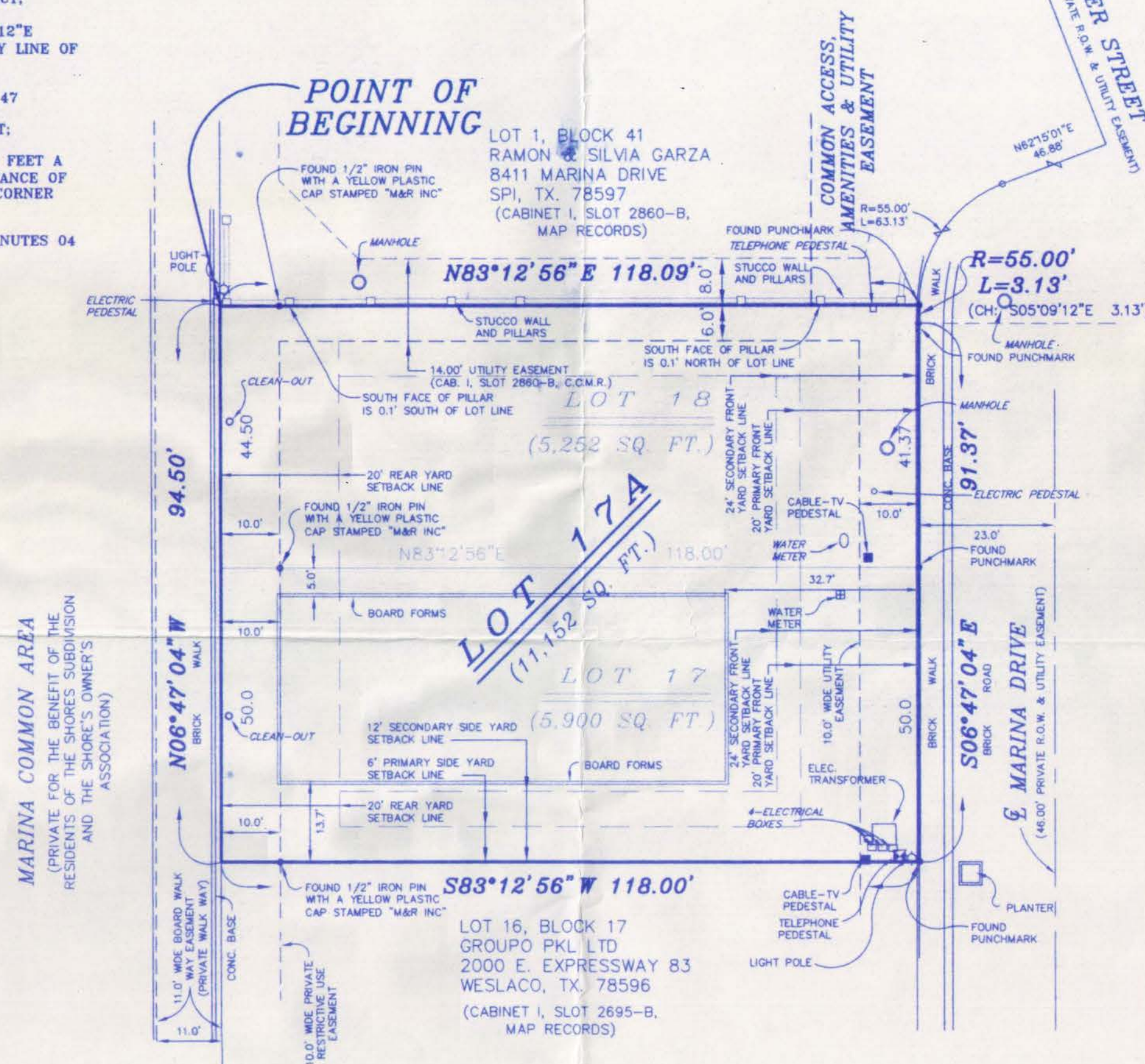
THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.256 ACRES, MORE OR LESS.

NOTES:

- 1). MONUMENTATION FOUND ALONG THE CENTERLINE OF PARKROAD 100 WAS HELD FOR BASIS OF BEARING.
- 2). THIS TRACT LIES IN FLOOD ZONE "V10" (ELEV. 9) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 0200D, REVISED MAY 4, 1992.
- 3). BENCHMARK INFORMATION:
N.G.V.D. 1929 BENCHMARK BEING A STAINLESS STEEL ROD IN SLEEVE FOUND ON THE EAST SIDE OF A CHAIN-LINK FENCE SURROUNDING A WATER TOWER BEING APPROXIMATELY 3.8 MILES NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST TO THE SOUTH PADRE ISLAND WATER TOWER. STAMPED "U 1406" (ELEVATION = 3.88')
- 4). THESE LOTS ARE ZONED "R-1" UNDER THE PDD OF THE SHORES SUBDIVISION.
- 5). LOTS 17 & 18 ARE DESIGNATED FOR SINGLE FAMILY USE ONLY.



OWNER: ROLA, L.L.C.
2808 CALAW COVE
AUSTIN,
TEXAS 78746
(956) 544-3022 PHONE
(956) 544-3068 FAX
(LOTS 17 & 18)

MERIDIAN OF
THE SHORES SUBDIVISION,
MARINA VILLAGE PHASE,
SECTION 1

PRELIMINARY PLAT OF "LOT 17A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1"

BEING A RE-PLAT OF
LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET I, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

ROLA, L.L.C.

SEPTEMBER 24, 2015

The undersigned hereby certifies that the survey described hereon was made on the ground on 08-06-15; 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



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. 19631
S.TROWBRIDGE

METES & BOUNDS DESCRIPTION

0.256 ACRE (11,152 SQ. FT.) BEING ALL OF LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.256 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, ALSO BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 17, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, AT A DISTANCE OF 10.0 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.09 FEET TO A PUNCH MARK FOUND, AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 41 BEING ON A CURVE WITH A RADIUS OF 55.00 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET (CH: S05°09'12"E 3.13'), A DISTANCE OF 3.13 FEET TO A PUNCHMARK FOUND AT THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0' R.O.W.), FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 91.37 FEET, A PUNCHMARK FOUND AT THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.256 ACRES, 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

STATE OF TEXAS COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOTS 17 AND 18, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", DEPICTED HEREON.

APPROVED:

TONY YZAGUIRRE, JR. DATE
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 DATE
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 _____ 20____.

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 _____, 2015 at _____ O'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____.

By: _____ Deputy



MARINA COMMON AREA

(PRIVATE FOR THE BENEFIT OF THE RESIDENTS
OF THE SHORES SUBDIVISION AND THE SHORE'S
OWNER'S ASSOCIATION)

11' WIDE BOARD
WALK EASEMENT
(PRIVATE WALK WAY)

10.0' WIDE PRIVATE
RESTRICTIVE USE
EASEMENT

10.00 FT. WIDE UTILITY EASEMENT

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PROPERTY PRIOR TO REPLAT

(SCALE: 1" = 20')

LEGEND - MONUMENTATION

- - FOUND PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- - SET PUNCHMARK ON CONCRETE BASE OR BRICK WALK
- ☑ - SET 1/2" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M&R INC" ALONG REAR UTILITY EASEMENT AND FRONT SETBACK LINE



MARINA COMMON AREA

(PRIVATE FOR THE BENEFIT OF THE RESIDENTS
OF THE SHORES SUBDIVISION AND THE SHORE'S
OWNER'S ASSOCIATION)

11' WIDE BOARD
WALK EASEMENT
(PRIVATE WALK WAY)

10.0' WIDE PRIVATE
RESTRICTIVE USE
EASEMENT

10.00 FT. WIDE UTILITY EASEMENT

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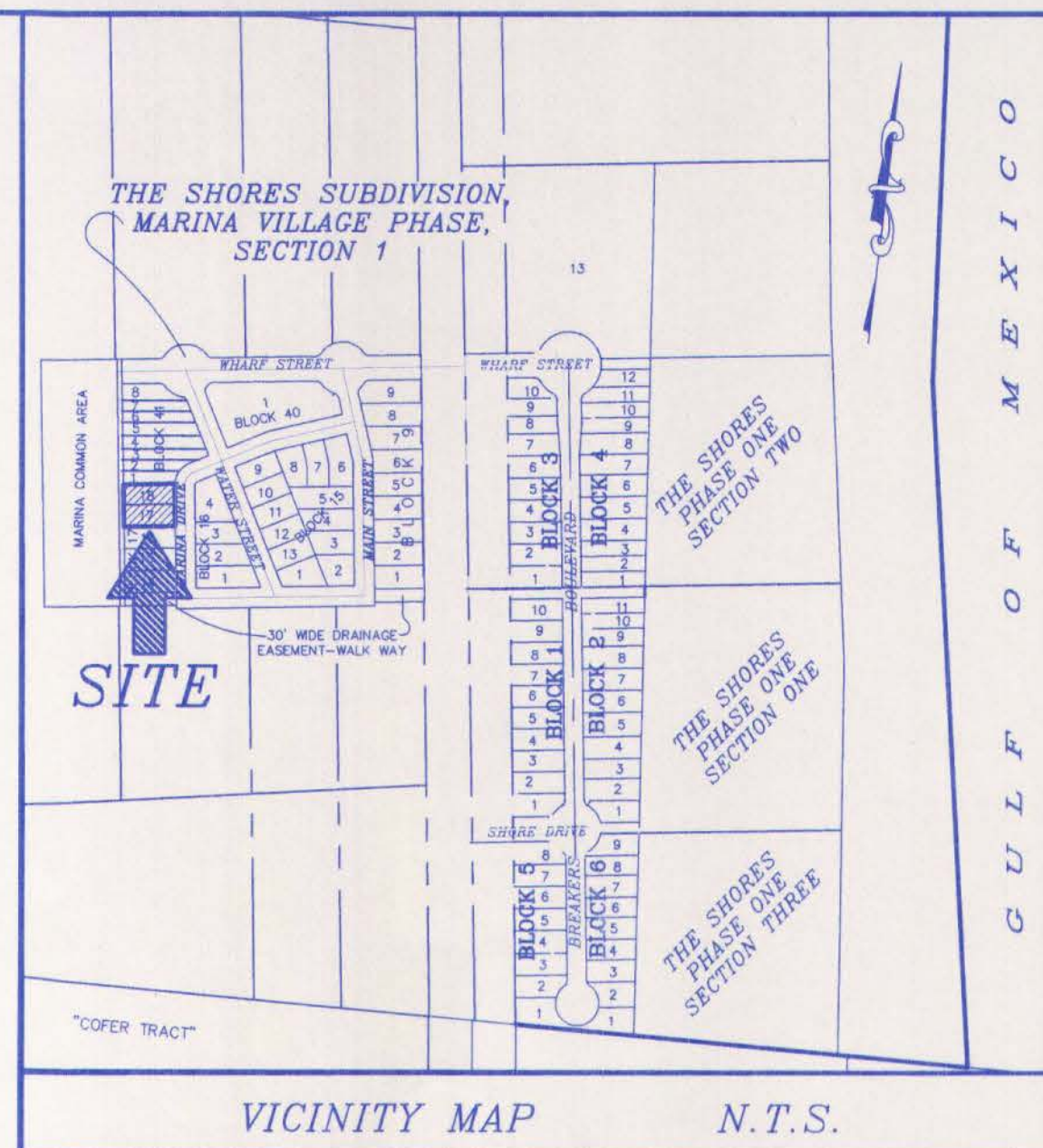
10.00 FT. WIDE UTILITY EASEMENT

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10.00 FT. WIDE UTILITY EASEMENT

REPLAT

(SCALE: 1" = 20')



STATE OF TEXAS COUNTY OF CAMERON

I, THE UNDERSIGNED, ROSA LAURA ELIZONDO GARZA, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C.", OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 17A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1", 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. (OWNER OF LOTS 17 & 18, BLOCK 17)

ROSALaura Elizondo Garza, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C." DATE

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROSA LAURA ELIZONDO GARZA, AUTHORIZED REPRESENTATIVE OF "ROLA, L.L.C.", KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

COUNTY

METES & BOUNDS DESCRIPTION (EXISTING LOT 18)

0.121 ACRE (5,252 SQ. FT.) BEING LOT NUMBER EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.121 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 41, ALSO BEING THE NORTHWEST CORNER OF LOT 18, BLOCK 17, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.09 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 41 BEING ON A CURVE WITH A RADIUS OF 55.00 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 55.00 FEET (CH: S05°09'12"E 3.13'), A DISTANCE OF 3.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE (46.0' R.O.W.), FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 41.37 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.121 ACRES, MORE OR LESS.

METES & BOUNDS DESCRIPTION (EXISTING LOT 17)

0.135 ACRE (5,900 SQ. FT.) BEING LOT NUMBER SEVENTEEN (17), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.135 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

BEGINNING, AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 17, ALSO BEING THE NORTHWEST CORNER OF LOT 17, BLOCK 17, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 83 DEGREES 12 MINUTES 56 SECONDS EAST, A DISTANCE OF 118.09 FEET TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 17, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF MARINA DRIVE, SOUTH 06 DEGREES 47 MINUTES 04 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, A DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING, 0.135 ACRES, MORE OR LESS.

FINAL PLAT OF

"LOT 17A, BLOCK 17, THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1"

BEING A RE-PLAT OF

LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENTEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION 1, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 20'
PREPARED FOR:

ROLA, L.L.C.

SEPTEMBER 24, 2015

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