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. <u>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".</u>

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. <u>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".</u>

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.

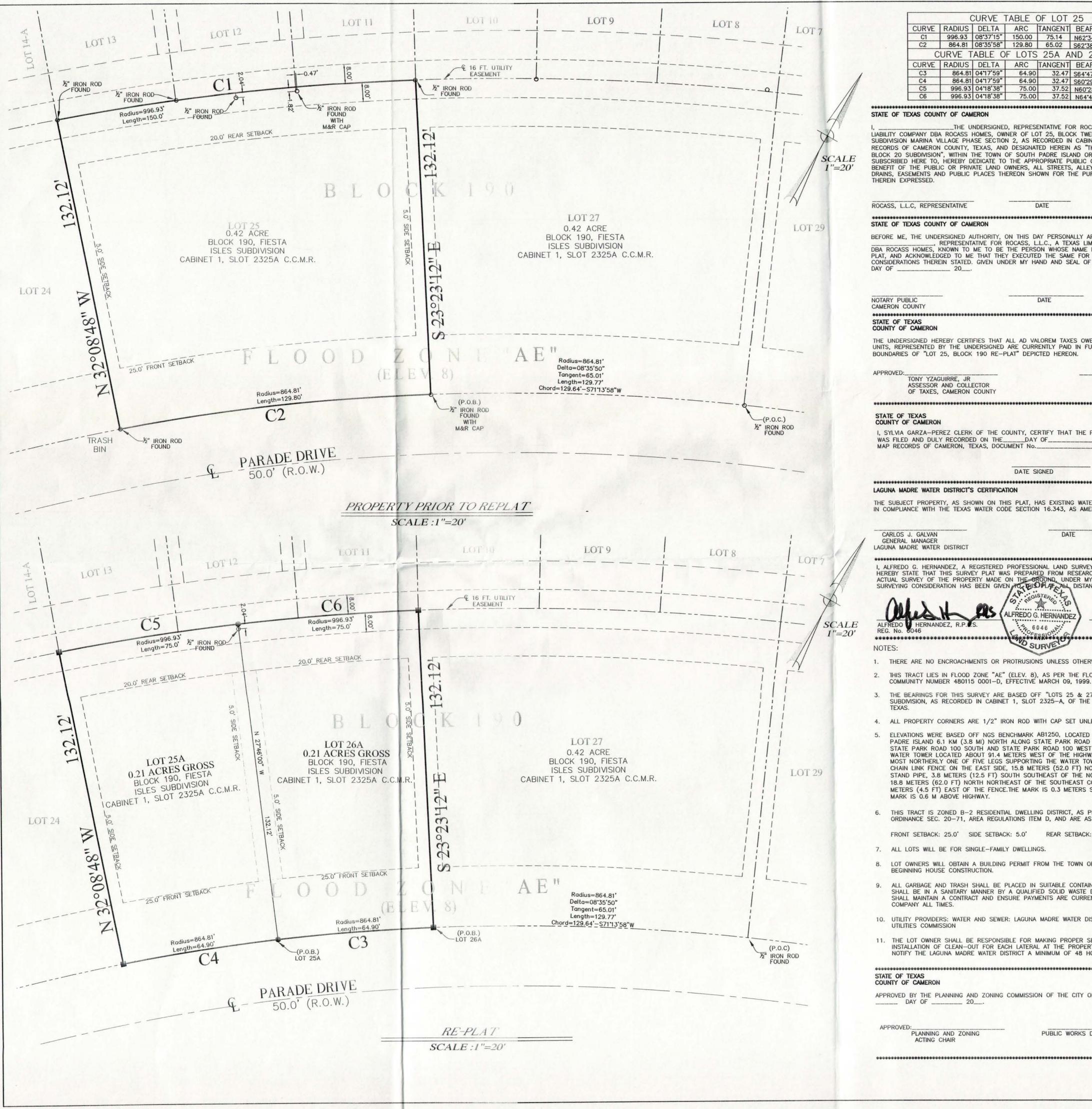
Planning and Zoning Commission Minutes October 15, 2015 Page 2 of 2

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7.	Arti	ournment	ľ
		COLL SEASIONS	۰

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							

PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

MEETING	MEETING DATE: December 17, 2015			ITEM: 5					
TO: Planning and Zoning Commission									
FROM: Sungman Kim, Director of Development Services									
ITEM DESCRIPTION: Discussion and action regarding the proposed "Replat of Lots 25 in Block 190, Fiesta Isles Subdivision to "Lots 25A and 26A".									
DISCUSSI	ON:			-					
	e plat have been is not require					ewalk pared and ready.			
STAFF RE	COMMENDA	ATION							
street, acces preliminary	nt submitted and s drive, and/or plat as submit st track proces	utility install ted; and, per S	ation; staff do	es not require	any changes i	in the			
COMMISSION ACTION:									
MOTION:		***************************************							
BY:	BY: SECOND BY:								
McNulty Yes No Abstain	Huffman Yes No Abstain	Vance Yes No Abstain	Bujanos Yes No Abstain	Judah Yes No Abstain	Marra Yes No Abstain	Olle Yes No Abstain			



CURVE TABLE OF LOT 25 CURVE RADIUS DELTA ARC TANGENT BEARING CHORD C1 996.93 08'37'15" 150.00 75.14 N62'34'53"E 149.86 C2 864.81 08'35'58" 129.80 65.02 S62'38'04"W 129.68 CURVE TABLE OF LOTS 25A AND 26A CURVE RADIUS DELTA ARC TANGENT BEARING CHORD 864.81 04'17'59" 64.90 32.47 \$64'47'04"W 64.88 864.81 04'17'59" 64.90 32.47 \$60'29'05"W 64.88 996.93 04'18'38" 75.00 37.52 N60'25'34"E 74.9 996.93 04'18'38" 75.00 37.52 N64'44'12"E 74.9

STATE OF TEXAS COUNTY OF CAMERON

_THE UNDERSIGNED, REPRESENTATIVE FOR ROCASS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY DBA ROCASS HOMES, OWNER OF LOT 25, BLOCK TWENTY (20), THE SHORES SUBDIVISION MARINA VILLAGE PHASE SECTION 2. AS RECORDED IN CABINET 1, PG 2832-B. OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND DESIGNATED HEREIN AS "THE SHORES MARINA LOT 25 BLOCK 20 SUBDIVISION", WITHIN THE TOWN OF SOUTH PADRE ISLAND OR IT'S E.T.J AND WHOSE NAME IS SUBSCRIBED HERE TO, 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

ROCASS, L.L.C, REPRESENTATIVE

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REPRESENTATIVE FOR ROCASS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY DBA ROCASS HOMES. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "LOT 25, BLOCK 190 RE-PLAT" DEPICTED HEREON.

TONY YZAGUIRRE, JR ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY

I. SYLVIA GARZA-PEREZ CLERK OF THE COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE____DAY OF____ MAP RECORDS OF CAMERON, TEXAS, DOCUMENT No ._

DATE SIGNED

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.

LAGUNA MADRE WATER DISTRICT I. ALFREDO G. HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT ALL DISTANCES ARE IN FEET. ALFREDO G. HERNANDEZ

THERE ARE NO ENCROACHMENTS OR PROTRUSIONS UNLESS OTHERWISE SHOWN.

- THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8), AS PER THE FLOOD INSURANCE RATE MAP OF
- 3. THE BEARINGS FOR THIS SURVEY ARE BASED OFF "LOTS 25 & 27, BLOCK 190 FIESTA ISLE SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 2325-A, OF THE MAP RECORDS OF CAMERON COUNTY,

SURVE

- 4. ALL PROPERTY CORNERS ARE 1/2" IRON ROD WITH CAP SET UNLESS OTHERWISE NOTED.
- ELEVATIONS WERE BASED OFF NGS BENCHMARK AB1250, LOCATED 6.1 KM (3.8 MI) NORTH FROM SOUTH PADRE ISLAND 6.1 KM (3.8 MI) NORTH ALONG STATE PARK ROAD 100 NORTH FROM THE JUNCTION OF STATE PARK ROAD 100 SOUTH AND STATE PARK ROAD 100 WEST IN SOUTH PADRE ISLAND TO THE WATER TOWER LOCATED ABOUT 91.4 METERS WEST OF THE HIGHWAY AND ABOUT IN LINE WITH THE MOST NORTHERLY ONE OF FIVE LEGS SUPPORTING THE WATER TOWER AND SET ON THE OUTSIDE OF CHAIN LINK FENCE ON THE EAST SIDE, 15.8 METERS (52.0 FT) NORTHEAST OF THE CENTER OF THE STAND PIPE, 3.8 METERS (12.5 FT) SOUTH SOUTHEAST OF THE NORTHEAST CORNER OF THE FENCE, 18.8 METERS (62.0 FT) NORTH NORTHEAST OF THE SOUTHEAST CORNER OF THE FENCE, AND 1.3 METERS (4.5 FT) EAST OF THE FENCE. THE MARK IS 0.3 METERS SOUTH FROM A WITNESS POST. THE MARK IS 0.6 M ABOVE HIGHWAY.
- 6. THIS TRACT IS ZONED B-2 RESIDENTIAL DWELLING DISTRICT, AS PER CIT OF SOUTH PADRE ISLAND ORDINANCE SEC. 20-71, AREA REGULATIONS ITEM D, AND ARE AS FOLLOW:

FRONT SETBACK: 25.0' SIDE SETBACK: 5.0' REAR SETBACK: 20.0'

- 7. ALL LOTS WILL BE FOR SINGLE-FAMILY DWELLINGS.
- 8. LOT OWNERS WILL OBTAIN A BUILDING PERMIT FROM THE TOWN OF SOUTH PADRE ISLAND BEFORE BEGINNING HOUSE CONSTRUCTION.
- 9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED SOLID WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY ALL TIMES.
- 10. UTILITY PROVIDERS: WATER AND SEWER: LAGUNA MADRE WATER DISTRICT ELECTRICITY: TEXAS PUBLIC
- 11. THE LOT OWNER SHALL BE RESPONSIBLE FOR MAKING PROPER SEWER TAP. THIS INCLUDES THE INSTALLATION OF CLEAN-OUT FOR EACH LATERAL AT THE PROPERTY LINE. THE CONTRACTOR SHALL NOTIFY THE LAGUNA MADRE WATER DISTRICT A MINIMUM OF 48 HOUR PRIOR TO COMMENCING WORK.

STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUTH PADRE ISLAND, THIS _____ DAY OF _____ 20__.

PLANNING AND ZONING ACTING CHAIR

PUBLIC WORKS DIRECTOR

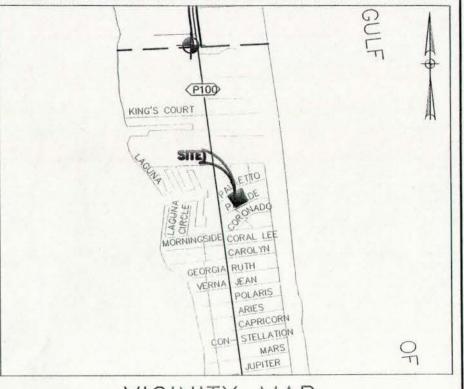
LEGEND

- SET 1/2" IRON ROD WITH AGH CAP
- SET CONCRETE MONUMENT

(P.O.C) POINT OF COMMENCING

(P.O.B) POINT OF BEGINNING FND ½" IRON ROD UNLESS NOTED

OTHERWISE



VICINITY MAP SCALE 1:2000

METES AND BOUNDS LOT 25

A 0.42 ACRE OF LAND MORE OR LESS BEING COMPRISED OF LOT 25, OF THE REPLAT OF LOT 25 AND 27 OF BLOCK 190, FIESTA ISLES SUBDIVISION, AS DESCRIBED IN CABINET 1, 2325-A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

- · COMMENCING, AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 29, AND SOUTHEAST CORNER OF LOT 27 BLOCK 190 OF THE FIESTA ISLES SUBDIVISION, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 864.81 FEET, AND AN ARC LENGTH OF 129.77 FEET, WITH A CHORD BEARING SOUTH 71 DEGREES 13 MINUTES 58 SECONDS WEST, WITH A CHORD DISTANCE OF 129.64 FEET, TO A 1/2" IRON ROD FOUND WITH M&R CAP, FOR A POINT ON THE NORTH RIGTH-OF-WAY LINE OF PARADE DRIVE (50 FEET R.O.W.), AND POINT OF BEGINNING.
- THENCE, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, HAVING A RADIUS OF 864.81 FEET, AND AN ARC LENGTH OF 129.80 FEET (C2), WITH A CHORD BEARING SOUTH 62 DEGREES 38 MINUTES 04 SECONDS WEST, WITH A CHORD DISTANCE OF 129.68 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.
- . THENCE, LEAVING THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND ALONG THE COMMON LINE OF LOT 24, OF PADRE BEACH SECTION XII, IN THE TOWN OF SOUTH PADRE ISLAND TEXAS, AS DESCRIBED IN MAP RECORDED IN VOLUME 17, PAGE 43, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, NORTH 32 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 132.12 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, AND FURTHERMORE ALSO BEING THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 996.93 FEET, AND AN ARC LENGTH 150.00 FEET (C1).
- THENCE, ALONG SAID CURVE TO THE RIGHT, AND THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, HAVING A CHORD BEARING NORTH 62 DEGREES 34 MINUTES 53 SECONDS EAST, WITH A CHORD OF 149.86 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, ALONG THE COMMON LINE OF LOT 27 AND LOT 25 OF THE REPLAT OF LOTS 25 & 27, BLOCK 190 FIESTA ISLES SUBDIVISION, AS DESCRIBED IN CABINET 1, SLOT 2325-A OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, SOUTH 23 DEGREES 23 MINUTES 12 SECONDS EAST, A DISTANCE OF 132.12 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.89 ACRES OF LAND MORE

METES AND BOUNDS LOT 25A

A 0.21 ACRES OF LAND MORE OR LESS OUT OF LOT 25, BLOCK 190, FIESTA ISLES SUBDIVISION, AS DESCRIBED IN CABINET 1, 2325-A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING, AT A 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF LOT 29, AND SOUTHEAST CORNER OF LOT 27 BLOCK 190 OF THE FIESTA ISLES SUBDIVISION, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 864.81 FEET, AND AN ARC LENGTH OF 129.77 FEET, WITH A CHORD BEARING SOUTH 71 DEGREES 13 MINUTES 58 SECONDS WEST, WITH A CHORD DISTANCE OF 129.64, TO A SET CONCRETE MONUMENT, FOR THE SOUTHEAST CORNER OF LOT 26A, AND A POINT ON THE NORTH RIGTH-OF-WAY LINE OF PARADE DRIVE (50 FEET R.O.W.).

THENCE, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND SOUTH LINE OF SAID LOT 26A HAVING A RADIUS OF 864.81 FEET, AND AN ARC LENGTH OF 64.90 FEET (C3), WITH A CHORD BEARING SOUTH 64 DEGREES 47 MINUTES 04 SECONDS WEST, WITH A CHORD DISTANCE OF 64.88 FEET, TO A SET 1/2" IRON ROD IN CONCRETE WITH AGH CAP, FOR THE SOUTHWEST CORNER OF SAID LOT 26A, AND THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE 0.21 ACRE TRACT HEREIN DESCRIBED.

THENCE, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE (50.0' R.O.W), AND ALONG THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, A CURVE TO THE LEFT, HAVING A RADIUS OF 864.41 FEET, AND AN ARC LENGTH OF 64.90 FEET (C4), WITH A CHORD BEARING SOUTH 60 DEGREES 29 MINUTES 05 SECONDS WEST, WITH A CHORD DISTANCE OF 64.88 FEET, TO A SET CONCRETE MONUMENT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, LEAVING THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND ALONG THE COMMON LINE OF LOT 24, OF PADRE BEACH SECTION XII, IN THE TOWN OF SOUTH PADRE ISLAND TEXAS, AS DESCRIBED IN MAP RECORDED IN VOLUME 17, PAGE 43, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND 0.21 ACRE TRACT HEREIN DESCRIBED, NORTH 32 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 132.12 FEET TO A SET CONCRETE MONUMENT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT.

THENCE, ALONG SAID CURVE TO THE RIGHT, ALSO BEING THE NORTH BOUNDARY OF THE SAID 0.21 ACRE TRACT, HAVING A RADIUS OF 996.93 FEET, AND AN ARC LENGTH OF 75.00 FEET (C5), WITH A CHORD BEARING NORTH 60 DEGREES 25 MINUTES 34 SECONDS EAST, WITH A CHORD DISTANCE OF 74.98 FEET, TO A SET 1/2" IRON ROD WITH AGH CAP FOR THE NORTHEAST CORNER OF THE 0.21 ACRE TRACT HEREIN DESCRIBED, AND FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 25 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 2.04 FEET.

THENCE, SOUTH 27 DEGREES 46 MINUTES OO SECONDS EAST, A DISTANCE OF 132.12 FEET TO THE SET 1/2" IRON ROD WITH AGH CAP AND THE POINT OF BEGINNING CONTAINING 0.21 ACRES OF LAND MORE OR LESS.

METES AND BOUNDS LOT 26A

A 0.21 ACRES OF LAND MORE OR LESS OUT OF LOT 25, BLOCK 190, FIESTA ISLES SUBDIVISION, AS DESCRIBED IN CABINET 1, 2325-A, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

COMMENCING, AT A 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF LOT 29, AND SOUTHEAST CORNER OF LOT 27 BLOCK 190 OF THE FIESTA ISLES SUBDIVISION, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 864.81 FEET, AND AN ARC LENGTH OF 129.77 FEET, WITH A CHORD BEARING SOUTH 71 DEGREES 13 MINUTES 58 SECONDS WEST, WITH A CHORD DISTANCE OF 129.64, TO A SET CONCRETE MONUMENT, FOR THE POINT OF BEGINNING, OF THE TRACT HEREIN DESCRIBED, AND A POINT ON THE NORTH RIGTH-OF-WAY LINE OF PARADE DRIVE (50 FEET R.O.W.).

THENCE, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND SOUTH LINE OF THE TRACT HEREIN DESCRIBED, HAVING A RADIUS OF 864.81 FEET, AND AN ARC OF 64.90 FEET (C3), WITH A CHORD BEARING SOUTH 64 DEGREES 47 MINUTES 04 SECONDS WEST, WITH A CHORD DISTANCE OF 64.88 FEET, FOR A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PARADE DRIVE, AND TO A SET 1/2" IRON ROD WITH AGH CAP, FOR THE SOUTHWEST CORNER OF THE 0.21 ACRE TRACT HEREIN DESCRIBED.

THENCE, LEAVING THE SAID NORTH RIGHT-OF-WAY LINE OF PARADE DRIVE, AND ALONG THE COMMON LINE OF LOT 25A, AND THE 0.21 ACRE TRACT HEREIN DESCRIBED, NORTH 27 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 132.12 FEET TO A SET 1/2" IRON ROD WITH AGH CAP, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, AND FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 25 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 2.04 FEET, AND FURTHERMORE BEING THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT.

THENCE, ALONG SAID CURVE TO THE RIGHT, ALSO BEING THE NORTH BOUNDARY LINE OF THE SAID 0.21 ACRE TRACT, HAVING A RADIUS OF 996.93 FEET, AND AN ARC LENGTH OF 75.00 FEET (C6), WITH A CHORD BEARING NORTH 64 DEGREES 44 MINUTES 12 SECONDS EAST, WITH A CHORD DISTANCE OF 74.98 FEET, TO A SET CONCRETE MONUMENT, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE SOUTH 23 DEGREES 23 MINUTES 12 SECONDS EAST, A DISTANCE OF 132.12 FEET TO THE POINT OF BEGINNING CONTAINING 0.21 ACRES OF LAND MORE OR LESS.

LOTS 25A, & 26A BLOCK 190

BEING A RE-PLAT OF LOT 25, BLOCK 190, FIESTA ISLES SUBDIVISION, AS DESCRIBED IN MAP RECORDED IN CABINET 1, SLOT 2325-A, OF THE MAP RECORDS OF CAMERON, COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 20304, PAGE 64, OF THE DEED RECORDS OF CAMERON

COUNTY, TEXAS.

DECEMBER, 2015

Tel. (956) 574-8300

AGH NO. 2015-0159 ENGINEERING

& SURVEYING P.O. BOX 4180 Brownsville, Texas 78523-4180 6305 Paredes Line Road 78526

FAX. (956) 574-8305 TBPE FIRM No. F-5197 TBLS FIRM No. 100840-00 Drawn By: Edgardo Garcia Reviewed By: Poblo Bernal

SHEET

PLANNING & ZONING COMMISSION AGENDA REQUEST FORM

MEETING DATE: December 17, 2015 ITEM: 6 **TO:** Planning and Zoning Commission FROM: Sungman Kim, Director of Development Services ITEM DESCRIPTION: 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". DISCUSSION: Errors on the plat have been fixed through staff review. Required improvements including sidewalk have already been prepared and ready. STAFF RECOMMENDATION The applicant submitted an assurance of the sidewalk construction; the replat is not requiring street, access drive, and/or utility installation; staff does not require any changes in the preliminary plat as submitted; and, per Section 23.10, staff recommends approving this item through a fast track process. COMMISSION ACTION: MOTION: SECOND BY: BY: Huffman Olle McNulty Vance Bujanos Judah Marra

Yes

No

Abstain

Yes

Abstain

No

Yes

No

Abstain

METES & BOUNDS DESCRIPTION

0.256 ACRE (11,152 SQ. FT.) BEING ALL OF LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, 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

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;

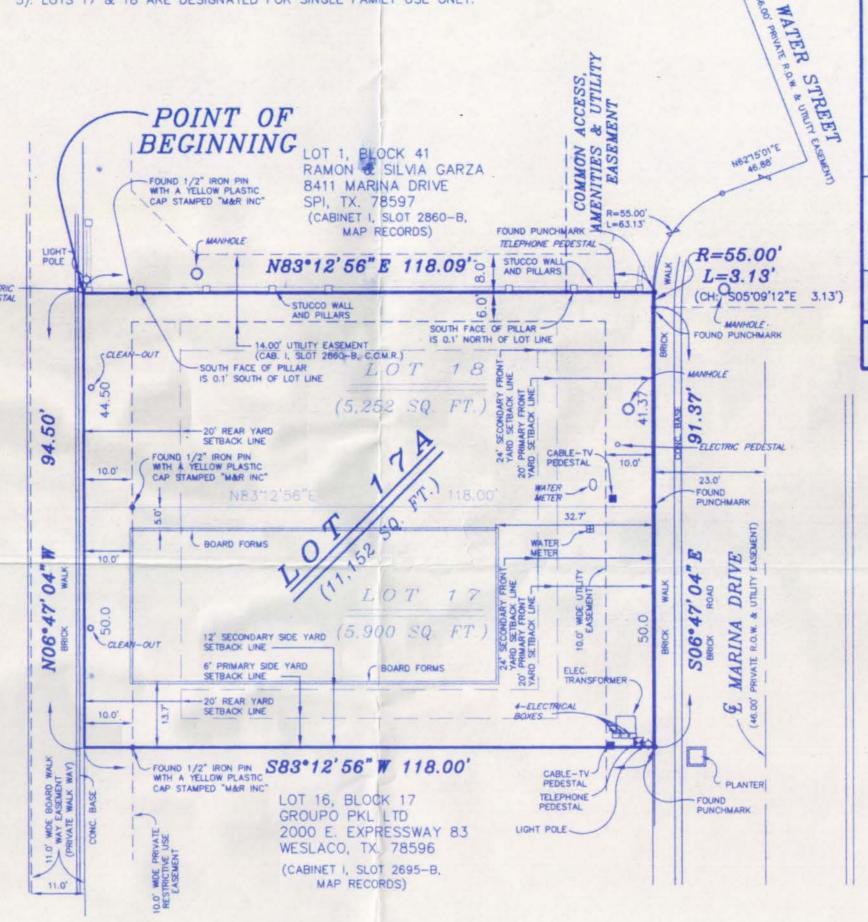
THENCE, SOUTH 83 DEGREES 12 MINUTES 56 SECONDS WEST, AT A DISTANCE OF 108.00 FEET A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 118.00 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHWEST CORNER

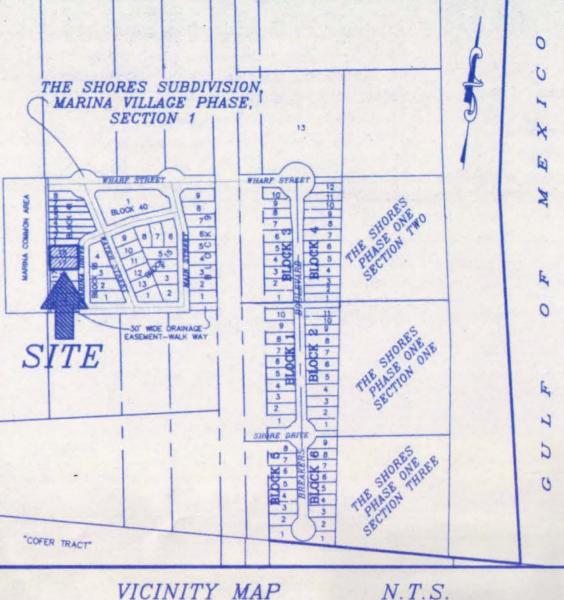
THENCE, ALONG THE EAST LINE OF A MARINA COMMON AREA, NORTH 06 DEGREES 47 MINUTES 04 SECONDS WEST, A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING

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 APPROXIMATLEY 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

PRELIMINARY PLAT

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

BEING A RE-PLAT OF

LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, 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

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

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

3900 REGISTERED PROFESSIONAL LAND SURVEYOR NO.





MARINA

METES & BOUNDS DESCRIPTION

0.256 ACRE (11,152 SQ. FT.) BEING ALL OF LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I 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

THENCE, NORTH83 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

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



PROFESSIONAL LAND SURVEYOR

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 I", DEPICTED HEREON.

APPROVED: ____

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.

DATE 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 _____ 20__

PLANNING AND ZONING COMMISSION CHAIR

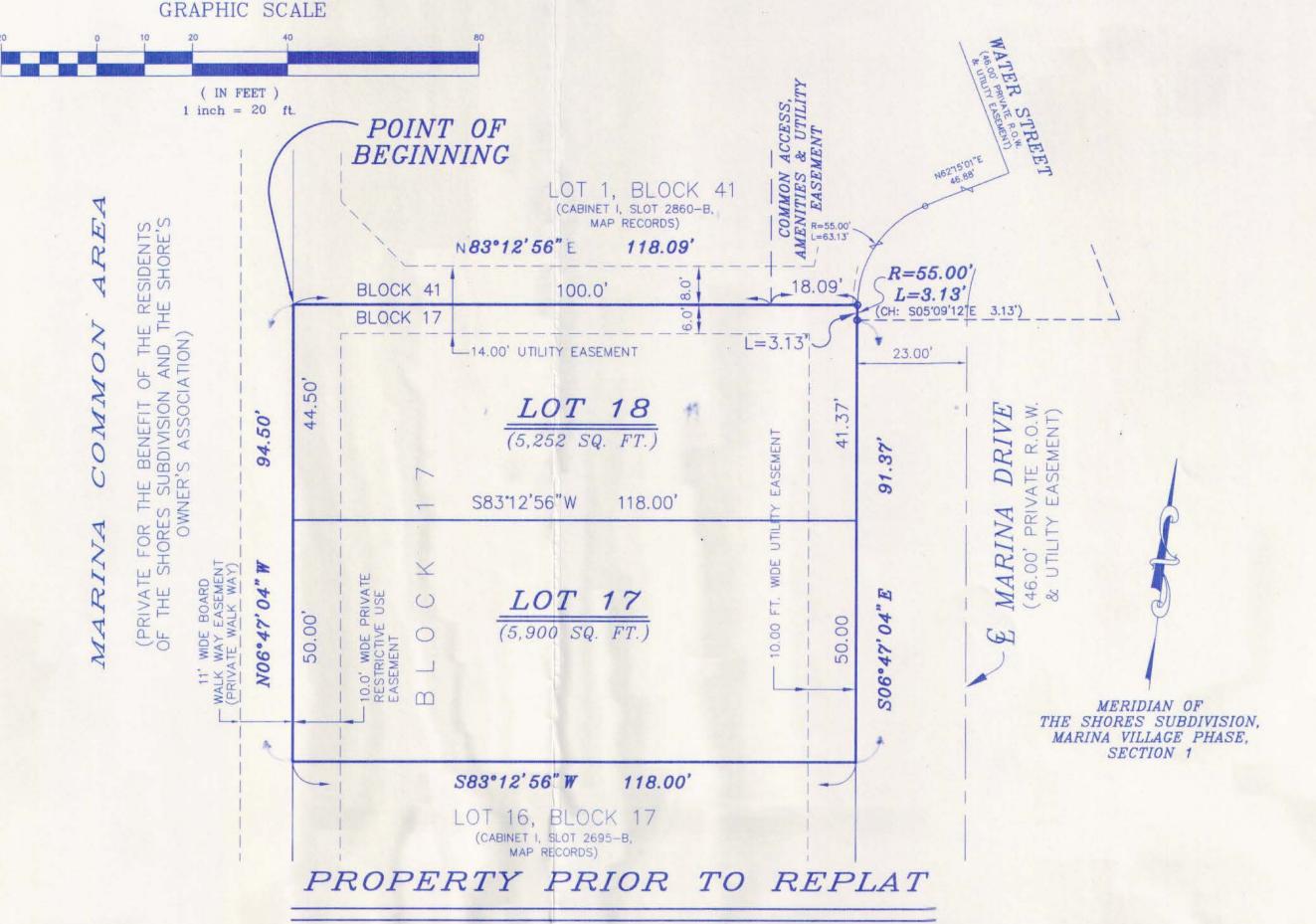
PUBLIC WORKS DIRECTOR

************** 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 _, 2015 at _____ O'clock ____ M in the Map Records of

Cameron County, Texas, Document No.

By: _____ Deputy

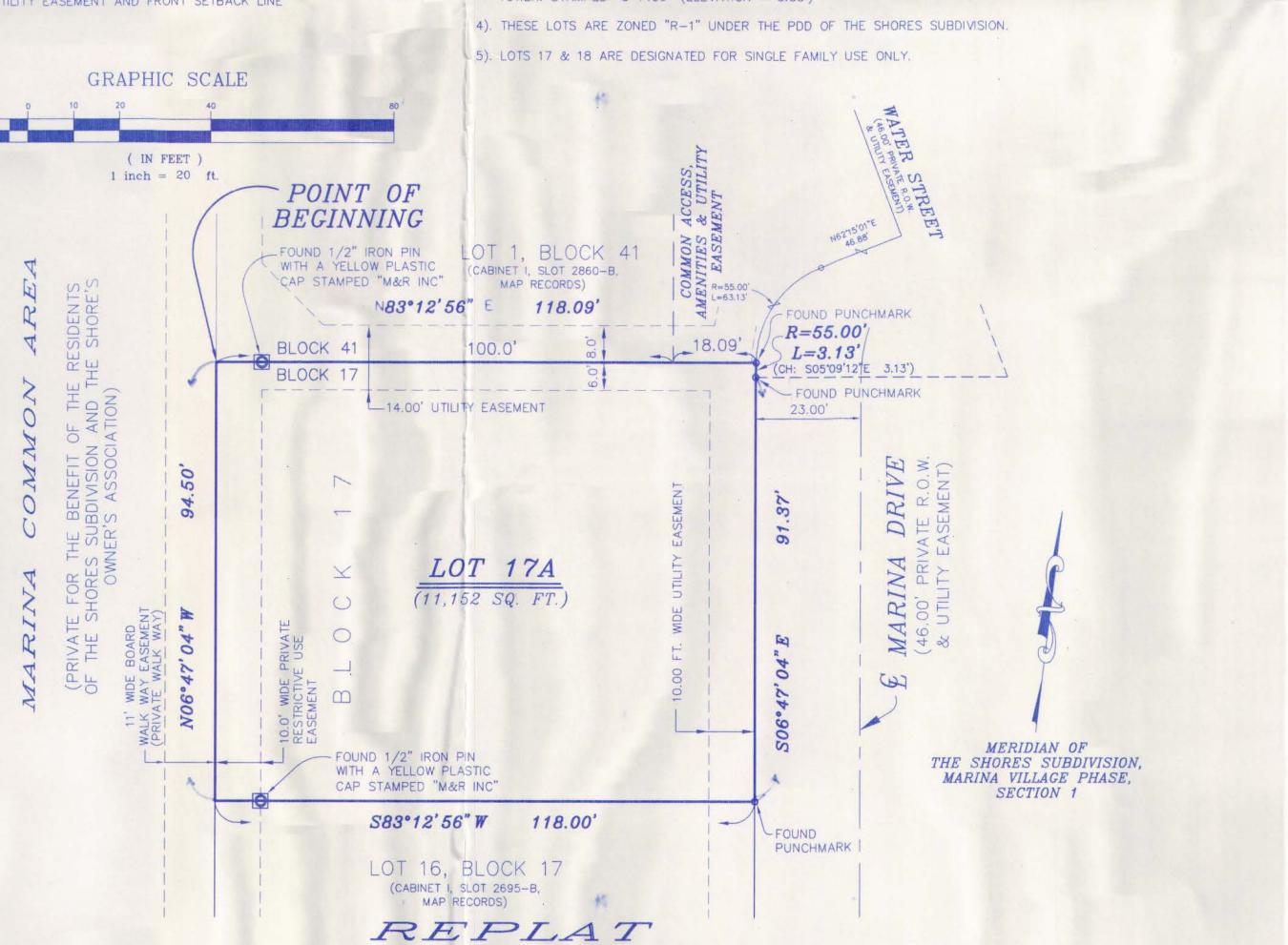


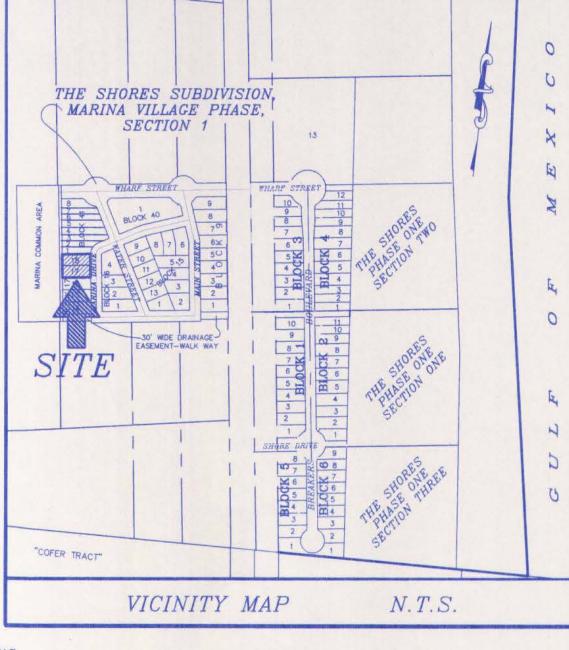
(SCALE: 1"= 20")

LEGEND - MONUMENTATION

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

- 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.
- 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 APPROXIMATLEY 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')





STATE OF TEXAS

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 I", 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)

ROSA LAURA 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.

NOTARY PUBLIC

METES & BOUNDS DESCRIPTION (EXISTING LOT 18)

0.121 ACRE (5,252 SQ FT.) BEING LOT NUMBER EIGHTEEN (18), BLOCK NUMBER SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, IN THE CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN CABINET I, SLOT 3363, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.121 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS; BECKNINGS 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 DECREES 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 NORTHEAST CORNER OF LOT 17, BLOCK 17, FOR THE SOUTHEAST 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 OF 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 SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, 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 0.135 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

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 NORTHEAST CORNER OF LOT 16, BLOCK 17, FOR THE SOUTHEAST 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 OF 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

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

BEING A RE-PLAT OF

LOT NUMBERS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBER SEVENETEEN (17), THE SHORES SUBDIVISION, MARINA VILLAGE PHASE, SECTION I, 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

OWNER: ROLA, L.L.C.

2808 CALAW COVE

AUSTIN,

TEXAS 78746 (956) 544-3022 PHONE

(956) 544-3068 FAX

(LOTS 17 & 18)

Mejia & Rose, Incorporated

Engineering 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

Surveying