

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

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 SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

MONDAY, OCTOBER 10, 2016
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

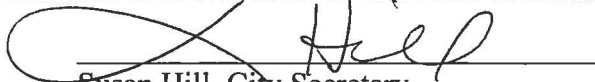
1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force 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 Shoreline Task Force meeting]*
4. Approval of minutes of the September 12, 2016 regular meeting.
5. Discussion & action to approve:
 - a. Excused absence for Member Virginia Guillot from 9-12-16 regular meeting.
6. Discussion and possible action to recommend City Council approves a Memorandum of Understanding between PARTRAC and the City of South Padre Island geared towards obtaining external funding for beach nourishment studies. (Barrineau)
7. Discussion and possible action to recommend City Council approves a proposal submitted by HDR to complete bathymetric survey of the beach and nearshore area. (Barrineau)
8. Discussion and possible action to recommend City Council issues a Beach-Dune permit for the mitigation efforts at Las Costas. (Barrineau)
9. Discussion and possible action to approve submitting Beach-Dune Application to the GLO for the construction of a balcony and deck structures at 4704 Gulf Blvd. (Hill)
10. Discussion and possible action to approve submitting Beach-Dune Application to the GLO for the construction of a dune walkover at Marisol. (Barrineau)
11. Discussion and possible action regarding a letter received from the Texas General Land Office citing violations of the open beaches act. (Hill)
12. Discussion regarding the 2016 CMP Cycle 22 Grant Applications submitted September 21st 2016 (Giles)
13. Discussion regarding red tide conditions and response (Giles)
14. Adjournment.

DATED THIS THE 7TH DAY OF OCTOBER 2016


Susan Hill, City Secretary



I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE 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 OCT. 7, 2016 AT/OR BEFORE 3:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF AID 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) 761-1025.

MINUTES
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE COMMITTEE

MONDAY, SEPTEMBER 12, 2016

3:00 P.M. AT THE MUNICIPAL BUILDING,

CITY COUNCIL CHAMBERS, 2ND FLOOR

4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. *Call to Order.*

- a. The Shoreline Task Force Committee of the City of South Padre Island, Texas held a regular meeting on Monday, Sept. 12, 2016, at the Municipal Complex Building, 2nd Floor, and 4601 Padre Boulevard, South Padre Island Texas. Chairman Giles called the meeting to order at 3:00 p.m. A quorum was present. City staff members present were Shoreline Program & Project Mgr. Brandon Hill, Shoreline Management Director Patrick Barrineau and Interim City Mgr. Darla Jones.

2. *Pledge of Allegiance.*

- a. Chairman Giles led the Pledge of Allegiance.

3. *Public Comments and Announcements*

- a. Public comments were given at this time.

4. *Approval of minutes of the August 22, 2016 regular meeting.*

- a. Shoreline Task Force Member Rob Nixon made a motion to accept minutes as written, seconded by Committee Member Ron Pitcock. Motion passed unanimously.

5. Discussion and possible action to forward approval of the construction of a gazebo structure for an Eagle Scout project in the Butterfly Garden on to City Council. (Barrineau)
Motion to approve the application made by Ron Pitcock, second by Charlie Brommer.
Motion passed unanimously.

6. Discussion and possible action to submit a beach-dune application from the City to the GLO for the installation of a mobile access mat at the Seabreeze I Condominiums. (Barrineau)
Motion to approve submission of the application to the GLO made by Rob Nixon, second by Neil Rasmussen. Motion passed unanimously.

7. Discussion and possible action to submit a beach-dune application from the City to the GLO for a low concrete ramp walkway at Park Shores condominiums. (Barrineau)
Motion to approve submission of the application to the GLO made by Ron Pitcock, second by Charlie Brommer. Motion passed unanimously.

8. Discussion and possible action to reject submitted bids for the Queen Isabella Causeway boardwalk repairs, and re-issue the call for bids. (Barrineau)
Motion to approve rejection of bids made by Ron Pitcock, second by Rob Nixon. Motion passed unanimously.

9. *Adjournment.*

Since the Task Force had no further business to discuss, Chairman Giles adjourned the meeting at 4:20 p.m.

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: Oct.10, 2016

NAME & TITLE: Patrick Barrineau, Shoreline Director

ITEM

Approve an excused absence for member Virginia Guillot from the Sept. 12, 2016 regular meeting.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: ~~September 26, 2016~~ *October 10, 2016*

NAME & TITLE: Patrick Barrineau

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action to recommend City Council approve a Memorandum of Understanding between PARTRAC and the City of South Padre Island geared towards obtaining external funding for beach nourishment studies.

ITEM BACKGROUND

Shoreline Staff were contacted by Dr. Patrick Friend, of PARTRAC Ltd., in July to discuss collaborations for investigating sediment movements along the beach and within roughly 100-200 yards of the shoreline. PARTRAC is an environmental consultancy firm based in the United Kingdom. Over the past two months, staff have repeatedly met with Dr. Friend and discussed potential opportunities for collaborations between the Shoreline Department and PARTRAC. The cost of a full-scale investigation performed by PARTRAC is prohibitively expensive for the Shoreline Department, but Dr. Friend has indicated he is willing to collaborate with the City on grant applications to seek funding for a full-scale study. Shoreline staff ask the SLTF to recommend this memorandum be forwarded to City Council for their approval, so Shoreline staff and Dr. Friend may begin pursuing various funding opportunities.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.

Memorandum of Understanding

Between Partrac Ltd. and the City of South Padre Island

Date: September 12th 2016

Parties:

- Partrac Ltd., 440 Baltic Chambers, 50 Wellington Street, Glasgow G2 6HJ, United Kingdom
- City of South Padre Island, South Padre Island City Hall, 4601 Padre Blvd, South Padre Island, TX 78597, United States

Overview

This document defines the mutually beneficial relationship (partnership) between the above parties, Partrac Ltd. ('Partrac') and The City of South Padre Island ('SPI'), formalized by signing this Memorandum of Understanding.

This Memorandum of Understanding has come about due to a desire by Partrac and SPI to work together as partners to obtain grant or other funding from one or more sources for a project or projects to better understand the coastal zone processes that affect the management of South Padre Island beaches and the coastal zone in and around South Padre Island.

The primary benefits arising from this relationship will be:

- Partrac will benefit from the association with SPI through the funding via contract(s) upon successful grant application(s) of appropriate work and project opportunities aimed at better understanding South Padre Island and surrounding area coastal zone processes;
- SPI will benefit from the mutual association with Partrac in terms of the potential for conducting joint work with Partrac which is intended to lead to a better understanding of processes affecting the beaches and coastal zone on

South Padre Island, thereby enhancing the ability of SPI to better manage, in a more cost effective manner, the coastal zone under its jurisdiction.

The initial period of this agreement is 1 year, after which it may be extended for a period agreed to by both parties. This agreement can be cancelled by either party at any stage by giving not less than one month's notice in writing.

For the purpose of trying to develop the business relationship between the Parties, each Party has agreed to the undertakings in the terms set out below.

Working Relationship

To form a productive and commercially sound working relationship, both parties agree to the following:

- Periodic meetings will be arranged between Partrac and SPI, including any parties contracted by SPI to assist with grant or other funding opportunities, in order to direct and focus the timely writing of grant applications to whichever grant funding authorities are deemed appropriate by both parties.
- Partrac and SPI may communicate by email, phone or any other way deemed appropriate in order to fulfill the objectives set out in this Memorandum of Understanding.
- Appendix 1 sets out the principal partitioning of work between Partrac and SPI leading up to the submission of one or more grant applications.

Remuneration

SPI will act as lead partner concerning contracts with the funding agency or agencies relating to the distribution of funds and other matters during and following a successful grant application (s).

SPI will remunerate Partrac according to the provisions of contract (s) between SPI and Partrac, to be finalized and agreed upon by both parties upon the successful award of a grant or a number of grants to undertake coastal zone work as described above.

Confidentiality

SPI will at all times respect the commercial confidentiality of Partrac, its products and private information, trade secrets and trade registrations. Partrac will, if the need arises, highlight specific areas which SPI needs to recognize as confidential, particularly with reference to its particle tracking technology. In this respect, Partrac may require SPI and its employees and contractors directly involved in any grant application to sign a Mutual Non Disclosure Agreement.

Liability

SPI will not be liable for the activities, practices and any arising consequences that Partrac undertakes during delivery of any activities associated with work conducted within a funded project or during proposal development unless explicitly detailed.

Partrac will not be responsible for the activities, practices, and arising consequences that SPI undertakes during delivery of any activities with or on behalf of Partrac.

Governing Law and Jurisdiction

The provisions hereof shall be governed and construed by Texas law, and each Party agrees to submit to the exclusive jurisdiction of the Texas Courts.

Signed:

.....

Kevin Black, Director, Partrac Ltd.

Signed:

.....

Name, Authority to sign,

City of South Padre Island

Appendix I

SPI and Partrac will use their best endeavors to produce a timely grant or grant applications to obtain funding to achieve the objectives set out in this Memorandum of Understanding;

SPI will provide Partrac with a specific list of issues of concern and questions regarding coastal erosion, accretion and beach management on South Padre Island and the surrounding coastal zone;

SPI will provide digital or hard copies of any data or publications belonging to SPI or any other public data or publications that may assist in the writing of a grant proposal or proposals described in this Memorandum of Understanding;

During the term of this Memorandum of Understanding, SPI will provide to Partrac representative, Dr. Patrick L. Friend, office space and access to data and publications described above as necessary.

Partrac will evaluate the specific issues of concern to SPI and using all available data and information provide substantial input to a grant proposal detailing proposed workflows to be undertaken in a project or projects to achieve the objectives set out in this Memorandum of Understanding.

Partrac will work with SPI to produce a conceptual model of coastal zone processes to be used as part of any grant application;

SPI will assist Partrac with any environmental or other permitting requirements before or after successful award of a grant or grants to fund coastal zone work as described in this Memorandum of Understanding;

SPI will provide Partrac with a sample or samples of beach sand from South Padre Island;

During the course of writing the grant or grant applications as described in this Memorandum of Understanding, contractor to SPI, PARC, may provide timely advice and guidance to both parties as to best practice and content for procuring a successful grant application from whichever grant authorities are deemed appropriate funding bodies.

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: ~~September 26, 2016~~ OCT. 10, 2016

NAME & TITLE: Patrick Barrineau

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action to recommend City Council approves a proposal submitted by HDR to complete bathymetric survey of the beach and nearshore area.

ITEM BACKGROUND

On 9/12/16, Shoreline Staff received a proposal from HDR, Inc. for an annual bathymetric monitoring survey. The GLO and City typically alternate sponsoring bathymetric surveys of the nearshore every year, so that the State pays for odd-year surveys and the City pays in even years. This survey will measure bathymetry between the surf zone and a depth of 25-30 feet, at 500-1,000 foot intervals, for the entire City shoreface, at a cost of \$64,000. The amount budgeted in the upcoming fiscal year for nearshore surveys is \$60,000, so this action will necessitate a budget transfer of \$4,000.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.



September 12, 2016

10044103

Mr. Patrick Barrineau, Shoreline Management Director
City of South Padre Island
4601 Padre Boulevard
South Padre Island, TX 78597

**RE: PROPOSAL FOR TOPOGRAPHIC AND BATHYMETRIC MONITORING SURVEY
FOR THE BEACH NOURISHMENT PROJECT AT SOUTH PADRE ISLAND, TX**

Dear Patrick:

Thank you for this opportunity to submit a proposal to the City of South Padre Island (City) for monitoring survey services for the ongoing Beach Nourishment Project at South Padre Island. Pursuant to recent discussions, the City is requesting an annual monitoring survey of the City of South Padre Island beaches, similar to recently performed surveys for the Texas General Land Office. The project will be performed under the existing Multiple Project Agreement (MPA) between the City of South Padre Island and HDR Engineering, Inc. (HDR), dated June 16, 2010 (attached). The following provides a scope of services to perform the requested work:

SCOPE OF SERVICES

Task 1: Closure-Depth Beach Profile Survey of Gulf Beach

HDR will conduct a closure-depth beach profile survey supported by use of a sea sled, personal watercraft, and/or other suitable methods for surveying in the surf zone and deep water. The survey will extend approximately 6.5 miles north from the north jetty at Brazos Santiago Pass and consist of 53 beach cross sections collected alongshore.

Survey transect locations will re-occupy historical stations, with spacing varying from approximately 500 feet (within the typical beach nourishment areas) to approximately 1,100 feet. Survey transects will extend from the building line out to a depth of 25 to 30 feet. Survey shots along each section will be taken at approximately 10 feet to 20 feet maximum spacing, although shot spacing will be less as required to delineate significant bathymetric features. State coastal boundary delineation or other surveying of the vegetation line are not included. The survey data will be placed in an existing RMAP beach profile database for data archiving. An analysis of shoreline change trends will be updated and provided along with the survey drawings in a letter report.

FEE

We propose to perform the services described above on a lump sum fee basis as follows:

Task 1: Closure-Depth Beach Profile Survey of Gulf Beach \$64,600

Total Fee: \$64,600

PROJECT TIMELINES

Task 1: HDR will endeavor to complete these services within **90** days of execution of this Task Order

DELIVERABLES

Task 1: Survey Drawings and Letter Report

All services will be provided in accordance with the Terms and Conditions provided in the existing MPA. Any additional assignments authorized by the City will be billed on a time and expense basis in accordance with the enclosed Schedule of Rates (1-16) or at an agreed to fixed fee. This Proposal is valid for 30 days.

If you are in agreement with the above, please execute the attached Task Order No. 6 and return one signed copy to us.

We look forward to working with you on this effort. Thank you for letting us help.

Sincerely,

HDR ENGINEERING, INC.



M. Cameron Perry, P.E.
Coastal Program Leader



Arthur B. Colwell, P.E.
Vice President, Managing Principal

Enclosures: Existing Multiple Project Agreement dated June 16, 2010
Schedule of Rates (1-16)
Task Order No. 6

MULTIPLE PROJECT AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made as of this 16th day of June, 2010, between City of South Padre Island, hereinafter referred to as "OWNER", and HDR Engineering, Inc., hereinafter referred to as "CONSULTANT," for consulting services as described in this Agreement.

WHEREAS, OWNER desires to retain CONSULTANT, a professional consulting firm, to provide professional consulting and related services ("Services") on one or more projects in which the OWNER is involved; and

WHEREAS, CONSULTANT desires to provide such services on such projects as may be agreed, from time to time, by the parties;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION I. PROJECT TASK ORDER

- 1.1 This Agreement shall apply to, as many projects as OWNER and CONSULTANT agree will be performed under the terms and conditions of this Agreement. Each project CONSULTANT performs for OWNER hereunder shall be designated by a "Task Order". No Task Order shall be binding or enforceable unless and until it has been properly executed by both OWNER and CONSULTANT. Each properly executed Task Order shall become a separate supplemental agreement to this Agreement.
- 1.2 In resolving potential conflicts between this Agreement and the Task Order pertaining to a specific project, the terms of the Task Order shall control.
- 1.3 CONSULTANT will provide the Scope of Services as set forth in Part 2.0 of each Task Order.

SECTION II. RESPONSIBILITIES OF OWNER

In addition to the responsibilities described in paragraph 6 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services", OWNER shall have the responsibilities described in Part 3.0 of each Task Order.

SECTION III. COMPENSATION

Compensation for CONSULTANT's Services shall be in accordance with Part 5.0 of each Task Order, and in accordance with paragraph 11 of the attached "HDR Engineering, Inc. Terms and Conditions for Professional Services".

SECTION IV. TERMS AND CONDITIONS OF CONSULTING SERVICES

The "HDR Engineering, Inc. Terms and Conditions for Professional Services", which are attached hereto, are incorporated into this Agreement by this reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF SOUTH PADRE ISLAND

"OWNER"

BY:

NAME:

Joni Clarke

TITLE:

City Manager

ADDRESS:

4601 Padre Blvd.

South Padre Island, TX 78597

HDR ENGINEERING, INC.

"CONSULTANT"

BY:

NAME:

GERALD J. HAUSKE

TITLE:

VICE PRESIDENT

ADDRESS:

555 N. Carancahua

Suite 1650

Corpus Christi, TX 78401

HDR Engineering, Inc.

Terms and Conditions for Professional Services

1. STANDARD OF PERFORMANCE

The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. INSURANCE

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation Insurance as required by statute; Employer's Liability of \$250,000; Automobile Liability Insurance of \$1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability Insurance of \$1,000,000 combined single limit for personal injury and property damage; and Professional Liability Insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. Upon request, OWNER shall be made an additional insured on Commercial General and Automobile Liability Insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for the claims covered by ENGINEER's insurance.

3. OPINIONS OF PROBABLE COST (COST ESTIMATES)

Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. CONSTRUCTION PROCEDURES

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be entitled to review all construction contract documents and to require that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. CONTROLLING LAW

This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. SERVICES AND INFORMATION

OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any OWNER-furnished Standard Details, Standard

Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. SUCCESSORS AND ASSIGNS

OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other.

8. RE-USE OF DOCUMENTS

All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees, arising or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT

OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice, if the other party substantially fails to fulfill its obligations under the Agreement through no fault of the terminating party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY

If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES

ENGINEER will submit monthly invoices for services rendered and OWNER will make prompt payments in response to ENGINEER's invoices.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date of the invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement.

The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION

In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS

OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous

materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION

This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and OWNER, superseding and controlling over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. LIMITATION OF LIABILITY

ENGINEER's and its employees' total liability to OWNER for any loss or damage, including but not limited to special and consequential damages arising out of or in connection with the performance of services or any other cause, including ENGINEER's and its employees' professional negligent acts, errors, or omissions, shall not exceed the greater of \$50,000 or the total compensation received by ENGINEER hereunder, except as otherwise provided under this Agreement, and OWNER hereby releases and holds harmless ENGINEER and its employees from any liability above such amount.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against

ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

**SCHEDULE OF RATES**

These rates are effective through December 2016

PROFESSIONAL STAFF HOURLY RATE

Engineer I.....	\$117.00
Engineer II.....	\$128.00
Engineer III.....	\$143.00
Engineer IV.....	\$159.00
Engineer V.....	\$174.00
Engineer VI.....	\$194.00
Engineer VII.....	\$214.00
Engineer VIII.....	\$235.00
Principal Engineer.....	\$255.00
Sr. Principal Engineer.....	\$274.00
Program Director.....	\$295.00
Project Biologist/GIS Specialist.....	\$139.00
Environmental Biologist.....	\$159.00
Sr. Environmental Biologist.....	\$179.00
Environmental Manager.....	\$198.00

PARA-PROFESSIONAL STAFF HOURLY RATE

Administrative Assistant.....	\$85.00
Drafter.....	\$88.00
Technician I.....	\$101.00
Technician II.....	\$113.00
Technician III.....	\$125.00
Designer Tech IV.....	\$137.00

EQUIPMENT/IT

GPS RTK Survey Equipment.....	250.00/Day
GPS Hand Held (Sub Meter).....	135.00/Day
Tow Vehicle.....	65.00/day + IRS rate + 10%
Survey Boat	750.00/Day
GPS Hydrographic Survey Equip	250.00/Day
Acoustic Doppler Velocimeter (ADV) ...	1,000.00/Wk
Water Level Logger.....	300.00/Wk
IT Equip/Services.....	3.70/Hr

EXPENSES

Automobile (other than rental car).....	IRS rate + 10%
In house reproduction.....	prevailing commercial rates
Outside consultants	cost plus 15% handling
Outside technical services.....	cost plus 15% handling
All other expenses.....	cost plus 15% handling

1. Charges are due and payable within thirty (30) days of receipt of the invoice. A charge of 1% per month will be added for late payments.
2. Construction administration staff will be billed at an equivalent grade, depending upon qualifications.
3. Unlisted scientists and other non-engineer professionals will be billed at the rate of a comparable engineer grade.
4. Overtime for para-professional and non-registered survey staff will be billed at 125% of the hourly rate and overtime will apply for hours worked in excess of 8 hours per day or 40 per week.
5. Time spent preparing for and providing depositions or courtroom testimony will be billed at 150% of the hourly rate.

hdrinc.com

TASK ORDER NO. 6

This Task Order pertains to the Multiple Project Agreement for Professional Services by and between the City of South Padre Island, ("OWNER"), and HDR Engineering, Inc. ("CONSULTANT"), dated June 16, 2010, ("the Agreement"). CONSULTANT shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 6

PROJECT NAME: 2016 Beach Monitoring Survey and Analysis

PART 1.0 PROJECT DESCRIPTION: The South Padre Island Beach Nourishment Project is located on the Gulf of Mexico shoreline in Cameron County. This erosion response project will provide beach profile surveying in support of ongoing monitoring.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY CONSULTANT ON THE PROJECT:

PART 2.1: CONSULTANT will conduct a closure-depth beach profile survey supported by use of a sea sled, personal watercraft, and/or other suitable methods for surveying in the surf zone and deep water. The survey will extend approximately 6.5 miles north from the north jetty at Brazos Santiago Pass and consist of 53 beach cross sections collected alongshore.

Survey transect locations will re-occupy historical station, with spacing varying from approximately 500 feet (within the typical beach nourishment areas) to approximately 1,100 feet. Survey transects will extend from the building line out to a depth of 25 to 30 feet. Survey shots along each section will be taken at approximately 10 feet to 20 feet maximum spacing, although shot spacing will be less as required to delineate significant bathymetric features. State coastal boundary delineation or other surveying of the vegetation line are not included. The survey data will be placed in an existing RMAP beach profile database for data archiving. An analysis of shoreline change trends will be updated and provided along with the survey drawings in a letter report.

PART 3.0 OWNER'S RESPONSIBILITIES:

3.1 Provide CONSULTANT with available information on the project to enable the CONSULTANT to perform the Scope of Work.

- 3.2 Be available to respond to inquiries from the CONSULTANT in a timely fashion.
- 3.3 If appropriate, provide CONSULTANT with access to the property and be available to accompany the CONSULTANT to the site when needed.

PART 4.0 PERIODS OF SERVICE:

- 4.1 CONSULTANT shall be available to begin work after the execution of this Task Order and will endeavor to complete the work within 90 days of execution of this Task Order.

PART 5.0 PAYMENTS TO CONSULTANT:

- 5.1 OWNER shall pay the CONSULTANT on a lump sum basis. The estimated cost of this Task Order is \$64,600. CONSULTANT shall not exceed this amount without prior authorization from OWNER.

PART 6.0 OTHER:

- 6.1 This Task Order includes only those items identified in Part 2.0, Scope of Services.

This Task Order is executed this _____ day of _____, 20__.

CITY OF SOUTH PADRE ISLAND.

"OWNER"

HDR ENGINEERING, INC.

"CONSULTANT"

BY: _____

BY: _____

NAME: _____

NAME: _____

Arthur B. Colwell

TITLE: _____

TITLE: _____

Managing Principal

ADDRESS: _____

4601 Padre Boulevard

ADDRESS: _____

555 N. Carancahua

Suite 1600

South Padre Island, TX
78597

Corpus Christi, TX 78401

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: ~~September 26, 2016~~ OCT. 10, 2014

NAME & TITLE: Patrick Barrineau

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action to recommend City Council issue a Beach-Dune permit for the mitigation efforts at Las Costas.

ITEM BACKGROUND

The GLO has approved the attached mitigation proposal for Las Costas condominiums, and a new Beach-Dune permit must be issued that accounts for the changes in design from the originally-intended structure to the as-built product. So, the SLTF must approve of the mitigation proposed by the property owners and be issued a new Beach-Dune permit before they may proceed implementing the mitigation efforts.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

September 6, 2016

Via Electronic Mail

Patrick Barrineau
Shoreline Management Director
City of South Padre Island
P.O. Box 3410
4601 Padre Blvd.
South Padre Island, Texas 78597-3410

Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island

Site Address: 1900 Gulf Boulevard, South Padre Island
Legal Description: Lot 5, Block 11, Amended Padre Beach, Section 1
Lot Applicant: Las Costas Condominiums c/o Peter Ravella
GLO ID No.: BDSPI-16-0277

Dear Mr. Barrineau:

The General Land Office (GLO) has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. On July 21, 2016, the GLO issued a Notice of Noncompliance to the applicant for constructing a dune walkover in a manner that adversely impacted dunes and dune vegetation. The activities were conducted outside the scope of an issued permit from the City of South Padre Island (GLO I.D. No. BDSPI-16-0063). The notice required the applicant to develop and submit a compliance plan to the GLO in order to bring the above-mentioned site into compliance.

Currently, the applicant proposes to remove the unpermitted "wing area extensions" that extend wider than the permitted 7'8" width of the walkover, and to install a Mobi-mat that extends from the seaward terminus of the existing walkover to the beach. In compensation for dunes and dune vegetation damaged by the walkover being constructed significantly below the permitted height above the dunes, the applicant will work with the City of South Padre Island to modify and enhance the neighboring Gulf Circle beach access path.

In addition to the construction activities being proposed now, the applicant will work in partnership with the City of South Padre Island to apply for a separate beachfront construction certificate and dune protection permit to realign the adjacent Gulf Circle beach access path. The applicant will bring in 50 cubic yards of beach-quality sand and 3,500 native dune plants comprising of bitter panicum and sea oats to be planted in the existing beach access pathway. The applicant will also purchase the necessary Mobi-mat to be placed in the newly aligned Gulf Circle beach access path extending from the Historic Building Line to the line of vegetation, and provide a Mobi-chair for enhanced disabled access.

According to the Bureau of Economic Geology, the proposed construction is located in an area that is stable. Based on the compliance plan and the application materials forwarded to our office for review, we have the following comments:

- The activities proposed under this permit application are only a portion of the compliance plan agreed upon by the applicant, the City of South Padre Island and the GLO. The applicant has six months from the date this permit is issued to complete the mitigation activities, the beach access modifications, and mobility enhancement purchases outlined above. After that time, the Land Commissioner may begin formal enforcement proceedings authorized by the Texas Natural Resource Code § 63.181 and 63.1811. Under these sections, the Land Commissioner may assess administrative penalties in the amount of \$50 to \$2,000 per day for each day the violation occurs or continues.
- Construction activities must not impact the public's ability to use or access the beach.
- During construction activities, the applicant must avoid any adverse effects to dunes or dune vegetation.¹ If, after the initiation of construction it becomes clear that dunes or dune vegetation will be impacted, the applicant must contact the City of South Padre Island and the GLO to discuss the minimization and mitigation requirements.
- The proposed construction activities must not result in the potential for increased flood damage to the proposed construction site or adjacent property, result in runoff or drainage patterns that aggravate erosion, cause significant changes to dune hydrology, adversely effect dune complexes or dune vegetation, or significantly increase the potential for washovers or blowouts to occur.²
- The proposed construction activities must minimize impacts on natural hydrology and not cause erosion of adjacent properties, critical dune areas, or the public beach.³
- The City shall provide written notification to the GLO after determining that the compensation is complete. The GLO may conduct a field inspection to verify compliance.⁴

If you have any questions, please contact me by phone at (512) 463-0413 or by email at natalie.bell@glo.texas.gov.

Sincerely,



Natalie Bell
Team Lead, Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

¹ 31 TAC §15.4(f)(3).

² 31 Tex. Admin. Code § 15.4(d).

³ 31 Tex. Admin. Code § 15.6(g).

⁴ 31 Tex. Admin. Code § 15.4(g)(4).

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Patrick Barrineau, Director of Shoreline Management

DATE: August 22, 2016

RE: Preliminary determination on the mitigation proposal for noncompliance in the design and construction of a private dune walkover at Las Costas condominiums

The preliminary determination of this mitigation, designed to rectify violations in design and construction of a dune walkover, is that the proposed activities appear to be consistent with the Texas Administrative Code and the City's Beach & Dune Regulations.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach. The landing of the walkover will approach the end of the vegetation line, however there will be no or minimal impacts to the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity involves the placement of dune material and vegetation in an abandoned walkway, but the proposed mitigation will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces. [TAC 15.5 (d)(1)]

With consideration given to dune protection, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties. In fact, it will more than likely improve flood protection.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site. Rather, these efforts should reduce aeolian and wave- and surge-driven erosion.
3. It is expected that there will be some changes to the existing dune hydrology east of the Historic Building Line. However, as the primary change will be the addition of vegetation and sand displaced by the walkover's original construction, these changes will most likely be positive and no induce any sort of negative feedback.

MEMORANDUM

4. The proposed activity will result in minimal adverse effects on dune complexes of vegetation. This mitigation will result in the placement of 3500 native dune plants, 50 CY of beach quality sand, and a mobile access mat on the adjacent Gulf Circle public beach access walkway. The plant species used in this mitigation were determined by local vegetation experts to minimize any disturbance to the vegetation communities.
5. The proposed activity will not significantly increase the potential for washover or blowouts. The City's eventual redesign of the Gulf Circle public beach access walkway, enabled by the proposed activity, will allow for the installation of a new mobile access mat at a higher elevation than that currently observed at this access. Additionally, the 3500 plants and 50 CY of beach-quality sand will result in a net addition of vegetation and sand to the system. As a result, the beach-dune system's ability to protect against storm-driven erosion will be enhanced.



Patrick Barrineau



Beach & Dune Application

City of South Padre Island
4801 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: Lot 5, Blk 11 Amended Padre Bch Sec 1 Cameron County, Tx Physical Address: 1900 Gulf Blvd

Property Owner Information

Name: Las Costas
Mailing Address: 4800 Padre Blvd
City: SPI State: Texas
Zip: 78597 Country: United States
Phone Number: 956 761 6861
Fax Number:
E-Mail Address:

Applicant / Agent for Owner

Name: Peter A. Ravella Consulting, LLC
Mailing Address: 4107 Wildwood Rd
City: Austin State: Texas
Zip: 78722 Country: United States
Phone Number: 512-784-3565
Fax Number:
E-Mail Address: peteravella@mac.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here _____)

Owner(s) Signature(s):
Date:

Applicant Signature: Peter Ravella
Date: 5/15/2016

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

Please see attachment for project description. This permit (1) authorizes the as-built Las Costas walkover with two changes (a) removal of walkover "wings" and (b) installation of sufficient mobi-mat to reach the LOV; (2) Requires the applicant to undertake the following mitigation actions upon city re-alignment of the existing Gulf Circle pathway:

(a) provide 50 cu yards of beach quality sand to be placed in the existing Gulf Circle pathway upon realignment; (b) restore the dune vegetation in the existing Gulf Circle pathway by installation of 3,500 plants; (c) purchase and provide to the city sufficient mobi-mat for the realigned public pathway to reach the LOV; and (d) purchase and provide to a new mobi-chair. The Applicant will coordinate and cooperate with the city on the mitigation actions when the city moves forward with the realignment of the Gulf Circle pathway. The realignment and mitigation will occur within 6 months of permit issuance.

Total Square Footage of Footprint of Habitable Structure: n/a

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): n/a

Percentage Impervious Surface [(Impervious surface / habitable footprint) * 100]: n/a

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: 10 Days for removal of walkover wings immediately upon approval and mitigation action s(10 days) to occur within 6 months

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: n/a

Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

☒ No change in the drainage on site.

☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

☐ No damage to dune vegetation whatsoever.

☒ The proposed construction will impact _____ % of the dune vegetation site. (An explanation of the "impact" will be required.)

☐ The proposed construction will require the removal and relocation of _____ % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: By shading existing vegetation, the as-built walkover impacted 851 square feet of dune vegetation along 84 feet of the 220 foot length of the 7.75' wide walkover. The Applicant will compensate for this loss by installing 3,500 native dune plants in the Gulf Circle pathway at the time it is realigned by the city.

2. How will the proposed construction alter the dune size/shape at the project site?

☐ No change to dune size/shape whatsoever.

☒ The proposed construction will change _____ % of the size/shape of dunes on site. (Details will be required.)

☐ The proposed construction will require the removal and relocation of _____ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: The as built Walkover indirectly impacted dune volume by failing to provide sufficient clearance above the dune. The Applicant will provide 50 cu.yds of beach quality sand for the current public pathway and purchase and provide mobs-mat for the new Gulf Circle pathway at the time it is realigned by the city.

3. How will the proposed construction change the hydrology of the dunes at the project site?

☒ No change to dune hydrology whatsoever.

☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

The location of the as-built walkover was selected to avoid interference with the Gulf Circle public pathway. Consistent with SPI practice, the walkover height and width was select ensure ADA access for the elderly Las Costas Condo residents. Walkover widths of 6-8 ft are permitted for multi-unit buildings. The walkover "wings" will be removed.

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

The current location of these-built walkover does not impact the adjacent beach access pathway from Gulf Circle in any instance. As part of the resolution of the permit issues, the city intends to reassign the Gulf Cir. pathway and the applicant will (1) provide mobs-mat for the new pathway, restore the dune volume and vegetation in the old pathway.

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: The current location allows for the walkover was constructed with minimal impact to the dune system. Due to low walkover clearance over the dune, the Applicant will, as mitigation, provide 50 cu yds of beach quality sand and 3,500 dune plants to restore the current Gulf Circle pathway when the city realigns the pathway. This mitigation of volume and plants will occur within 6 months of the permit. The applicant will also going to buy the one Mobi-chair.

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: _____ Date of Submission: _____

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☐ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☐ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☐ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☐ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☐ 5. Location of proposed structure(s) - If proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☐ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☐ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☐ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☐ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.

Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas

Project Description:

To accommodate property owners and guests with special needs a 219 linear foot ADA walkover at width of 7'8" was installed. The structure was built under the beach dune permit dated 1/21/16 and building permit number 20160141. Jaime Ortiz of Ortiz Construction who was the applicant for the permit also constructed the walkover. Unfortunately the contractor chose to construct the walkover different from what was originally permitted including the location. The property owners understand this was inconsistent with the original permit and wishes to rectify the situation with the proposed mitigation and public access improvements to the adjacent Gulf Circle access point. Changes to existing structure include removing the "wing area extensions" that extend wider than the 7'8" width and the installation of additional mobi-mat to reach the existing line of vegetation. The property owner also wishes to realign the Gulf Circle access walkway with the assistance of the City. The property owner will purchase and donate the necessary mobi-mat to realign the path as shown in the mitigation map. The property owner will also bring in 50 cubic yards of beach quality sand to raise the existing pathway and vegetate the area using plants transplanted from the new public access route and install an additional 3,500 plugs of bitter panicum and sea oats. The installation of the mobi-mat at both sites will further protect the dune system from pedestrian traffic which will eventually lead to future erosion caused by aeolian transport and pedestrian trampling leading to weak points in the City's continuous dune line.

**Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas**

Impacts to Beach/Dune System:

1. The construction of the walkover, as built -- directly impacted 0% of the dune vegetation site. Indirectly, the walkover clearance above grade was less than 3 feet for a portion of the length, as specified in the Table below. The Applicant proposes, as a corrective action, to mitigate this vegetation impact by transplanting the vegetation from the realignment of the Gulf Circle pathway and the professional installation of 3,500 plugs consisting of sea oats and bitter panicum.

Dune Vegetation Indirect Impact			
	LF	Width	Sq Ft
Length of impact	84'	7.75'	651

2. The construction of the walkover, as built, directly impacted 0% of the size/shape of dunes on site. Indirectly, the walkover clearance above grade was less than 3 feet for a portion of the length, as specified in the Table below. The Applicant proposes, as a corrective action, to mitigate this dune impact by importing 50 cubic yards of new beach quality sand to the site for placement in the Gulf Circle pathway. Sand source will be approved by City and GLO prior to installation.

Dune Volume Indirect Impact				
	LF of Walkover	Depth Impacted	Width	Cubic Yards
Impact A	24'	3'	7.75'	20.6
Impact B	60'	1.5'	7.75'	25.8
Total Cubic Yardage of required mitigation				46.3

**Corrective Action/Mitigation Plan
Dune Walkover
Las Costas Condominium, 1900 Gulf Blvd, SPI, Texas**

Mitigation Plan:

The property owner proposes the following actions to improve both the public's access and protect the dune system as mitigation for the indirect impact to 651 SQFT of vegetation and 46.3 CY of sand.

- Realign the adjacent public access pathway at Gulf Circle maintaining the dune contour and elevation to the extent consistent with surrounding dune system
- Purchase and donate the necessary mobi-mat for the realigned Gulf Circle pathway to provide improved public access to the line of vegetation.
- Provide 50 cubic yards of beach quality sand, to be approved by City and GLO, to raise the elevation of the existing Gulf Circle pathway.
- Purchase and professional installation of an additional 3,500 plugs of bitter panicum and sea oats.
 - While the indirectly impacted area equals 651 sqft. The applicant proposes to mitigate above and beyond even the entire walkover square footage of 1698.
- The installation of the mobi-mat at both sites will further protect the dune system from pedestrian traffic which will eventually lead to future erosion caused by aeolian transport and pedestrian trampling leading to weak points in the City's continuous dune line.

Time Limit:

Mitigation will occur in conjunction with the City's realignment of Gulf Circle pathway but will be completed no later than 6 months from date of issuance.

Mitigation
1000 Gulf Blvd

Legend
Gulf Circle
Mitigation Area
Mobil-Mat

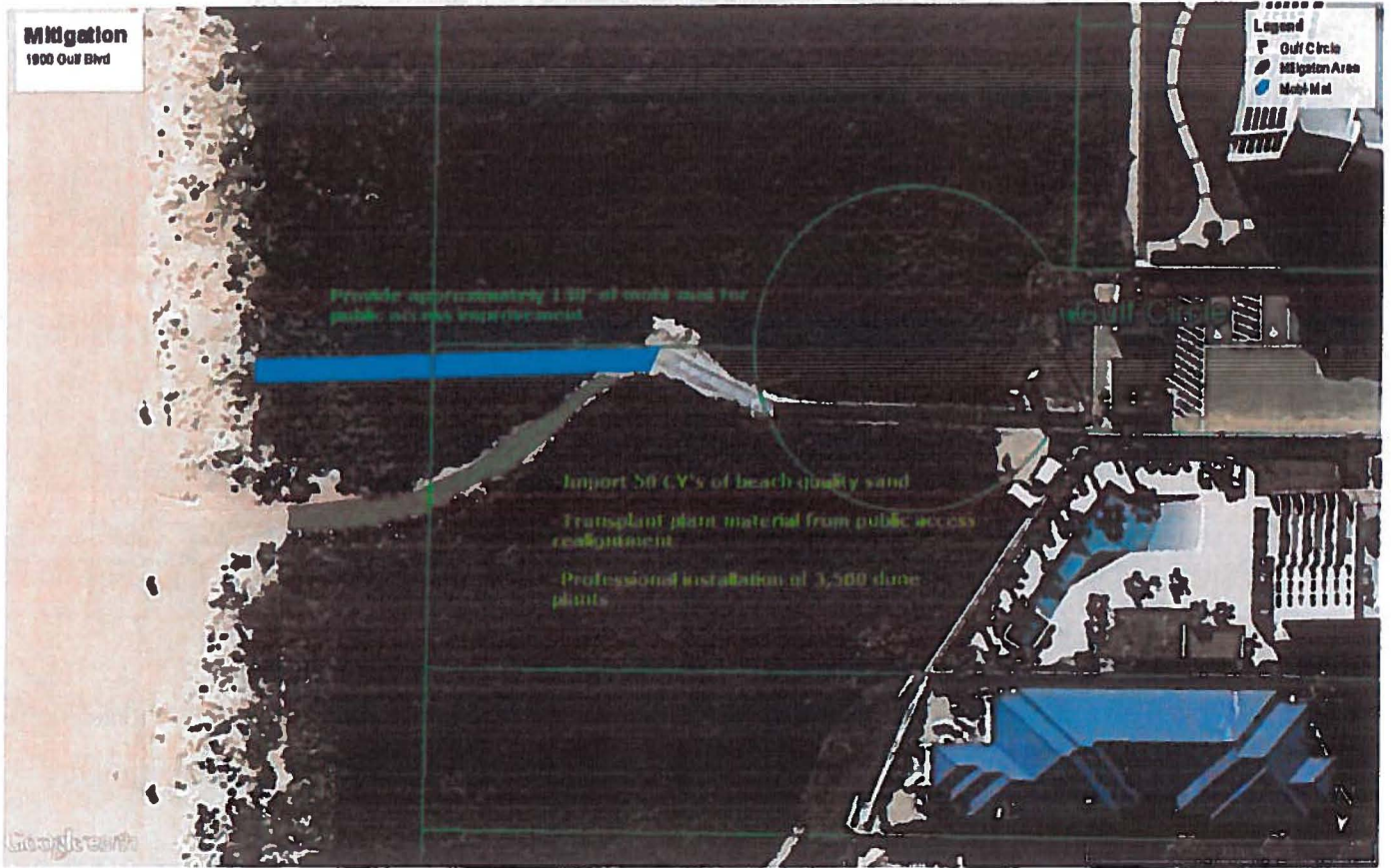
Provide approximately 1,500' of mobil-mat for public access and emergency access

Import 50 CY's of beach quality sand

Transplant plant material from public access realignment

Professional installation of 3,500 dune plants

Google Earth



Las Costas Walkover Impact Mitigation Plan

This two-part Walkover Impact Mitigation Plan set forth below compensates for dune volume and dune plant impacts resulting from construction of the as-built Las Costas walkover. Except for actual realignment of the Gulf Circle pathway, all mitigation actions will be the responsibility of Las Costas Condominium using Shelby Bessette, a qualified dune restoration specialist.

Part 1: Mitigation of Las Costas Walkover Vegetation and Dune Volume Impacts; Mitigation site to be Existing Gulf Circle Public Pathway, upon realignment by the City

- Fill existing pathway with 50 CY of beach grade sand and contour the new sand to conform to shape and elevation of adjacent dune. Dune shape (50 cu.yds.) to be inspected and approved by city prior to planting.
- Prep existing pathway for planting -- Las Costas condo will provide water to soak new sand dune area prior to planting
- Upon realignment of pathway, Las Costas will install 3,500 plants in existing pathway (Bitter Panicum & Sea Oats) at two plants per hole; one foot on center over 1,530 sq ft pathway area
- Irrigation of Dune Plant Mitigation Area -- Las Costas will irrigate plants, as needed, over a period of 14 days. Survival rate is guaranteed to be 75% based on inspection by the City. Las Costas will replant, as necessary, after six-month City inspection.



Figure 1: Existing Gulf Circle Public Pathway looking SE from Las Costas Walkover. Pathway is 153 in length with an average width of 10ft. (Path area is approximately 1,530 sq ft)



Figure 2: Existing Gulf Circle Public Pathway looking SW from Las Costas walkover. Average width 10ft, length of 153 ft bare sand until reaching MobiMat.



Figure 3 & 4: Example of planting equipment and holes one foot on center.



Figure 5 - Example installation of dune plants by Shelby Bessette

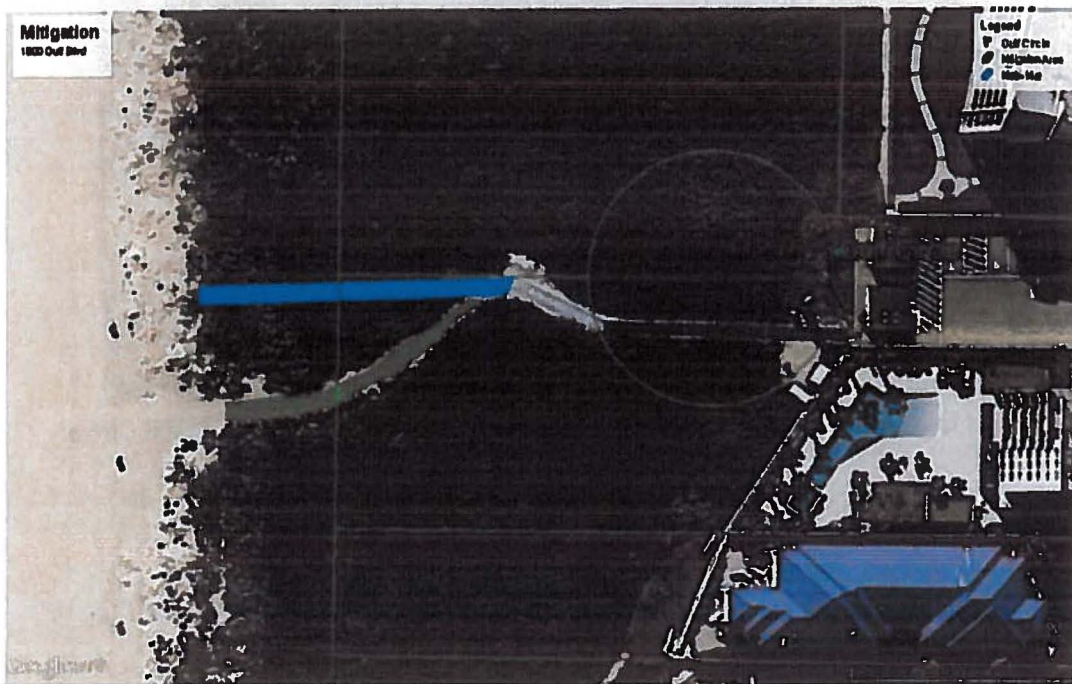


Figure 6: Mitigation Map. Green area shows the current location of the existing Gulf Circle Public pathway. The blue area shows the approximate location of the realigned pathway. Realignment to be undertaken by the city. Las Costas will (1) purchase and provide Mobimat for the realigned pathway (2) relocate all plants in the new alignment to a location specified by the city. Dune volume in the realignment pathway to be maintained, though some reshaping is likely to be required.

Part 2: Realignment of Gulf Circle Access Pathway and Relocation of Dune Plants

- Upon realignment of pathway, dune plants in the new path location will be relocated/transplanted by Las Costas to a new location selected by the City. As specified by the city, relocated plants may be used to fill existing pathway, patch foredunes, or installed at a location otherwise selected by the City.
- New pathway alignment to be selected and realignment to be undertaken by the city.
- Las Costas to provide Mobimat for the realigned pathway of sufficient length to reach the LOV, as determined by the city
- Dune contour and elevation along the new pathway alignment to be maintained to reduce storm surge risk through the realigned pathway.
- Pathway realignment, plant relocation, and Mobimat installation to be completed within six months of permit issuance at a time determined by the city.



Figure 6: End of Las Costas walkover, looking South toward beach entry point of Gulf Circle public pathway.



Figure 7: Foredune complex adjacent to Las Costas walkover (facing north). Applicant will install new mobi-mat at the terminus of the Las Costas Walkover to the LOV, as determined by the city.

Figures 8 - 11: Looking south from the Las Costas Walkover, photo sequence shows the Gulf Circle public pathway from the beach landward to the connecting Mobimat.

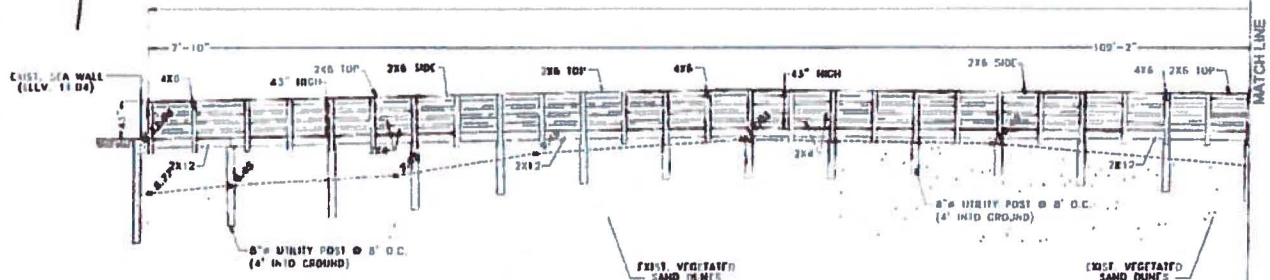




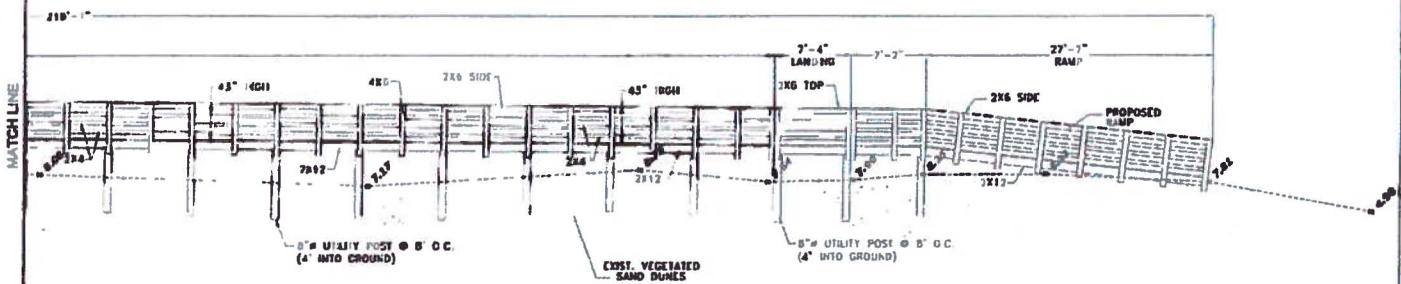




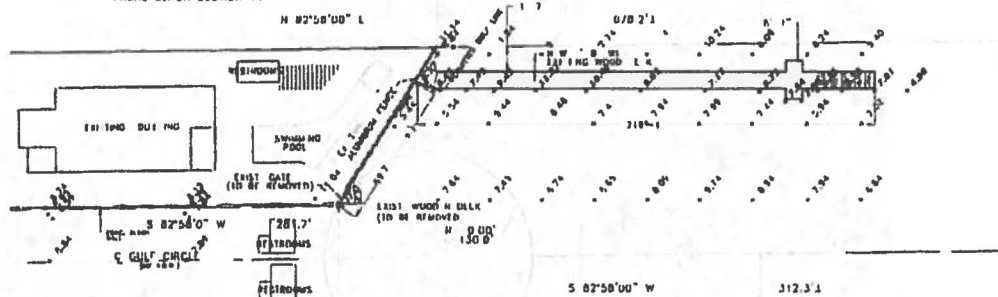
PROJECT SUMMARY - IMPROVE TO GARDEN VILLAGE POND & ADJACENT TYPH POND - 100' x 100' x 10' DEEP 100' x 100' x 10' DEEP 100' x 100' x 10' DEEP 100' x 100' x 10' DEEP	
DESIGNED BY: J.B. Smith CHECKED BY: J.B. Smith APPROVED BY: J.B. Smith	DATE: 12/31/2024 SHEET: 2 OF 2



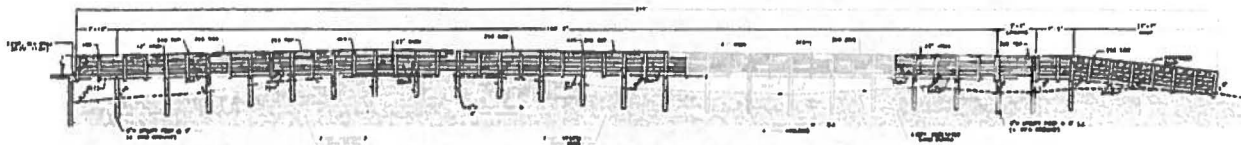
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1 SOUTH ELEVATION (AS BUILT)
SCALE: 1/4"=1'-0"



ENLARGED
2 SOUTH ELEVATION (AS BUILT)
SCALE: 1/4"=1'-0"



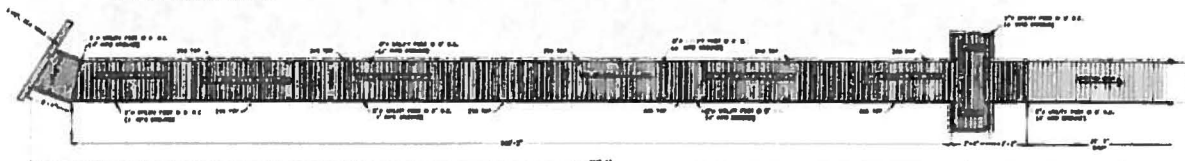
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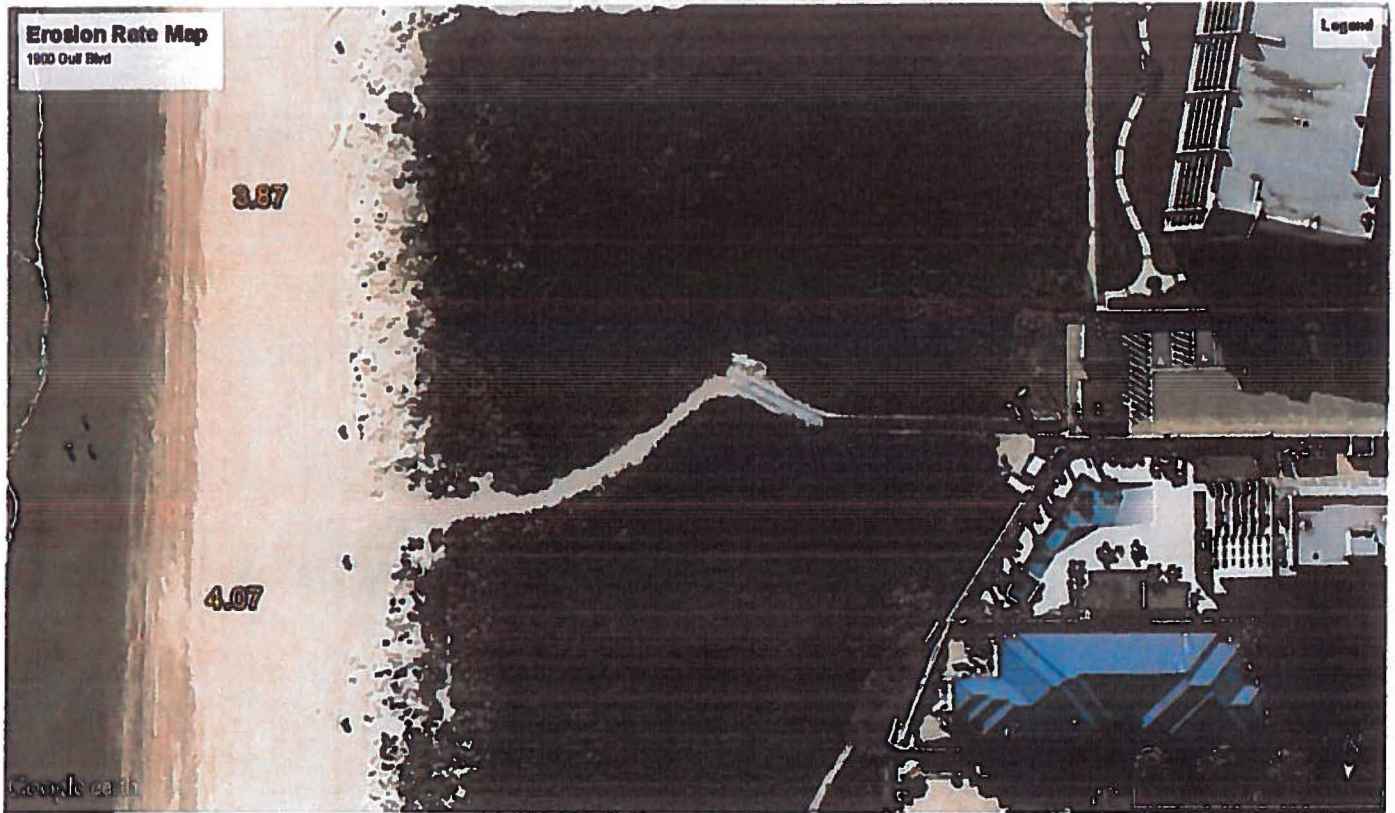
SCALE 1/8"=1'-0"

ENGINEER'S NOTE.

- 1.) ALL NUTTING SCREWS AND/OR NUTS AND BOLTS ARE STAINLESS STEEL.
- 2.) ALL EXISTING LUMBER IS WATER PROOF.
- 3.) EXISTING DECK FRAMING CONSISTS OF 2X12 EXTERIOR BANG AND 2X10 INTERIOR AND 2X6 FLOORING ON TOP.



SCALE: 1/8"=1'-0"



**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: ~~September 26, 2016~~ OCT. 10, 2016

NAME & TITLE: Patrick Barrineau

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action to approve submitting Beach-Dune Application to the GLO for the construction of a balcony and deck structures at 4704 Gulf Blvd.

ITEM BACKGROUND

The property owners at 4704 Gulf Blvd. wish to construct additions to the east and west side of the building, consisting of interior additions, a balcony, and decks. While these activities do alter the footprint of the building, they are also taking place above existing impervious concrete pads. So, although the structure is changing and it is to the east of Gulf Blvd., there will be no damage directly caused by these activities to the dunes or dune vegetation.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager

DATE: September 12, 2016

RE: Preliminary determination on the impact of the proposed Addition to Current Condo Units at 4704 A&B Gulf Blvd SPI Texas by H2O construction on behalf of Trish Smith

The enclosed application materials present plans for an addition to the current condo units at 4704 A&B Gulf Blvd SPI Texas. The preliminary determination of the Shoreline Management Department is that the proposed activity will have no impact on dune vegetation and minimal impact on drainage and water flow.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces. [TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will result in minimal adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached mitigation plan.
5. The proposed activity will not significantly increase the potential for washover or blowouts.

Brandon N. Hill

Project Description

The property owners at 4704 A&B Gulf Blvd wish to construct additions to the east and west side of the condo structures. This construction will necessitate a beach and dune permit due to the property existing east of Gulf Boulevard and that the construction, at least in part will be increasing or altering the footprint of the existing structure (B&D Ord. Section 22-7). On the west side of the condos the structure located on lot 4-A will have an addition added that measures approximately 148 sq. ft. The west side will also have a balcony added that measures approximately 111 sq. feet. On the East side of the condo both structures on lots 4-A and 4-B will have new decks each measuring approximately 258.5 sq. ft. This construction does classify as altering and increasing the footprint of these existing structures however the construction will take place over existing concrete pads. While classifies as changing the structure, no damage will directly befall the dune habitat or plants. The alterations of the structure may slightly alter the drainage off of the building, however any change ought to only be superficial and ultimately negligible.



Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone (956) 761-3044
Fax (956) 761-3898

Site for Proposed Work

Legal Description

1-74^(B) Block 41/Port Beach Section

Physical Address:

4704 A + B Gulf Blvd S/PD Texas

Property Owner Information

Name: Trish Smith
Mailing Address: 9415 Lee Blvd
City: Leawood, KS State: KS
Zip: 66206 Country: USA
Phone Number: (913) 526 9003
Fax Number: _____
E-Mail Address: Trish.smith49@gmail.com

Applicant / Agent for Owner

Name: H2O Construction
Mailing Address: P.O. Box 532845
City: Harlingen State: TX
Zip: 78553 Country: USA
Phone Number: (956) 995-6953
Fax Number: _____
E-Mail Address: charmy2136@aol.com

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here) TS

Owner(s) Signature(s): Trish Smith

Applicant Signature: [Signature]

Date: 8/29/16

Date: 8/30/16

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

addition to current condo units (see plans)

Total Square Footage of Footprint of Habitable Structure: 2858, 2458

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 622, 622

Percentage Impervious Surface ((impervious surface / habitable footprint) * 100): 21.76%, 25.31%

Please Note: the percentage of impervious surface cannot exceed 6% in an eroding area.

Approximate Duration of Construction: 3 months

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: Survey, Architecture/Engineering

Date Submitted: 9/2/16

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

- ☒ No change in the drainage on site.
- ☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

- ☒ No damage to dune vegetation whatsoever.
- ☐ The proposed construction will impact _____% of the dune vegetation site. (An explanation of the "impact" will be required.)
- ☐ The proposed construction will require the removal and relocation of _____% of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

2. How will the proposed construction alter the dune size/shape at the project site?

- ☒ No change to dune size/shape whatsoever.
- ☐ The proposed construction will change _____% of the size/shape of dunes on site. (Details will be required.)
- ☐ The proposed construction will require the removal and relocation of _____% of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

3. How will the proposed construction change the hydrology of the dunes at the project site?

- ☒ No change to dune hydrology whatsoever.
- ☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation

Explanation / Other Information _____

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant

Type of Plan Submitted _____

Date of Submission: _____

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

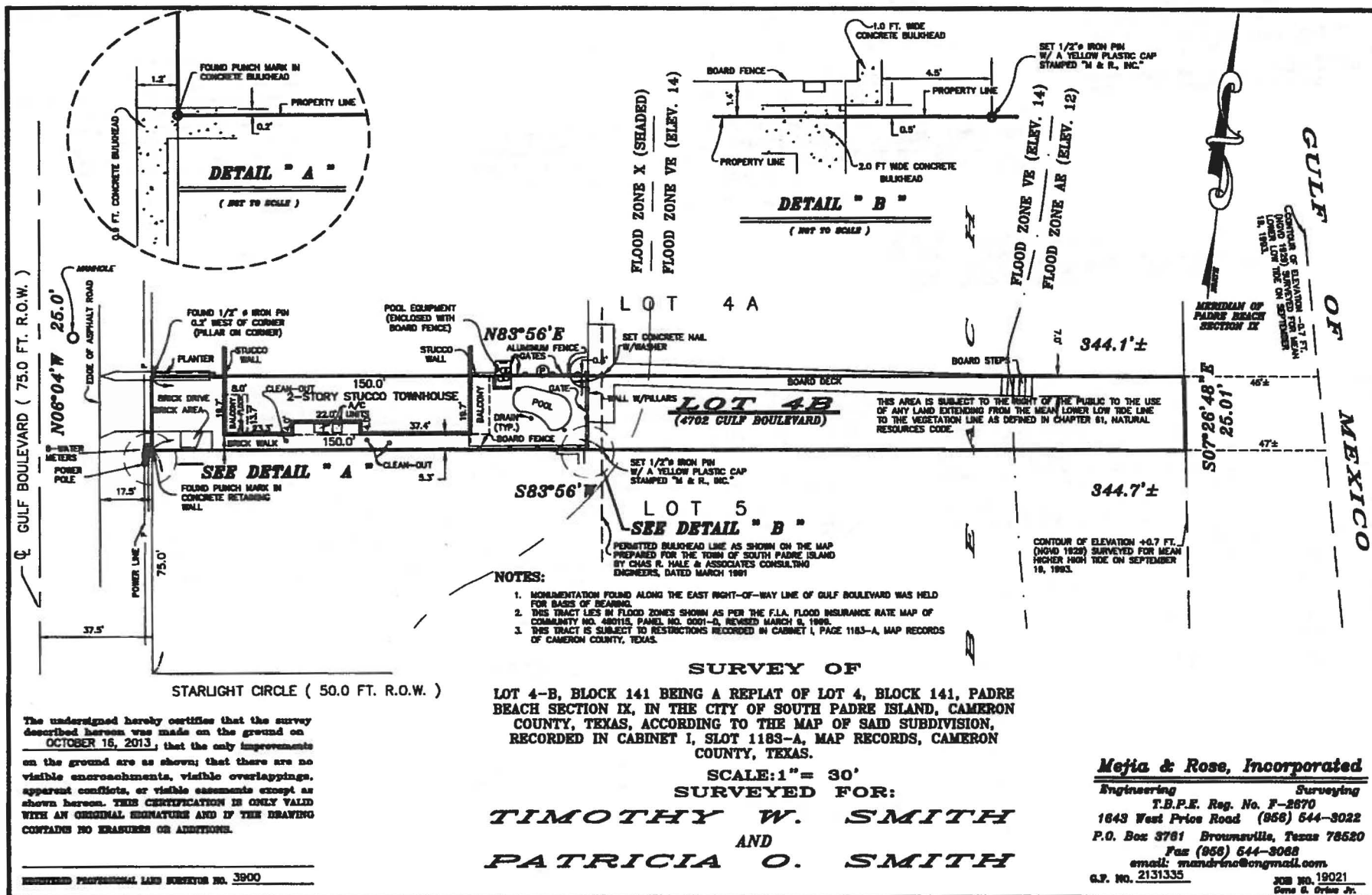
- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☒ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☒ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☒ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall
- ☒ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☒ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☒ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

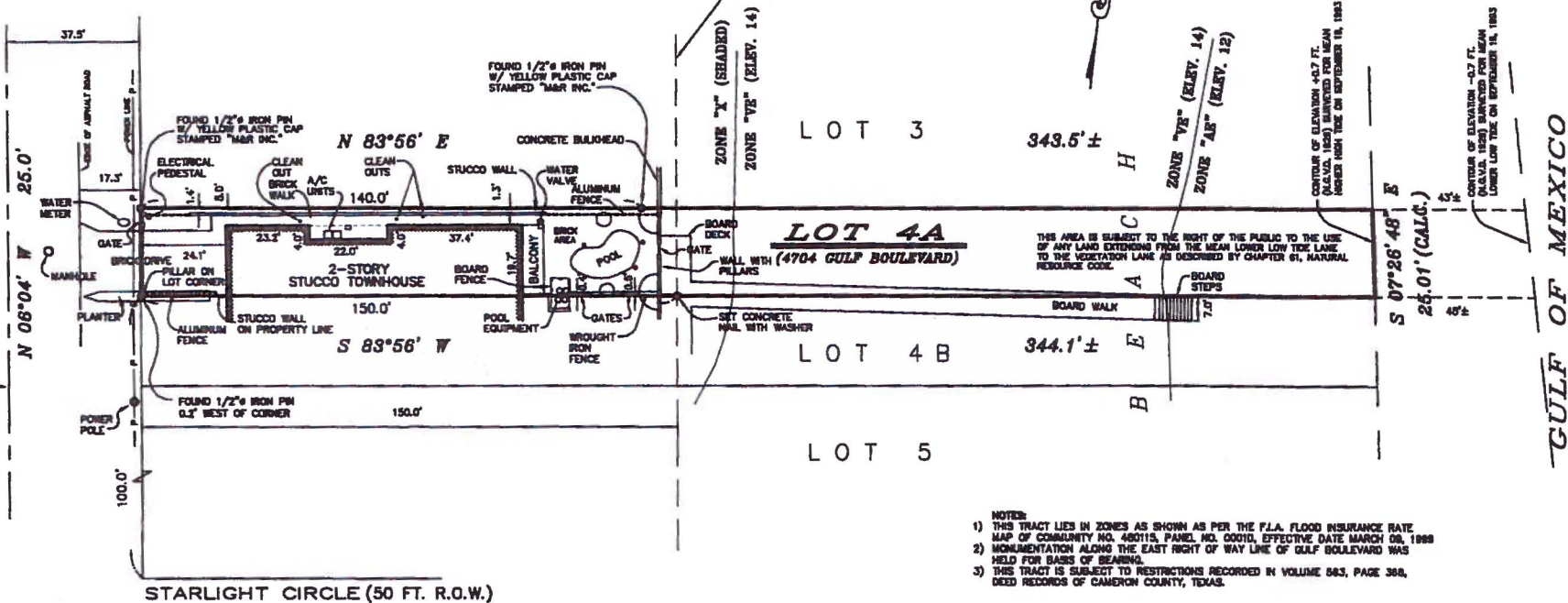
- ☒ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months
- ☐ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA GOV - Map Search)
- ☐ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☐ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.



← E GULF BOULEVARD (75 FT. R.O.W.)



The undersigned hereby certifies that the survey described herein was made on the ground on OCTOBER 16, 2013, 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 herein. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

SURVEY OF
LOT 4-A, BLOCK 141, BEING A REPLAT OF LOT 4, BLOCK 141, PADRE BEACH, SECTION IX, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN CABINET 1, SLOT 1183-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 30'

SURVEYED FOR:

TIMOTHY W. SMITH
AND
PATRICIA O. SMITH

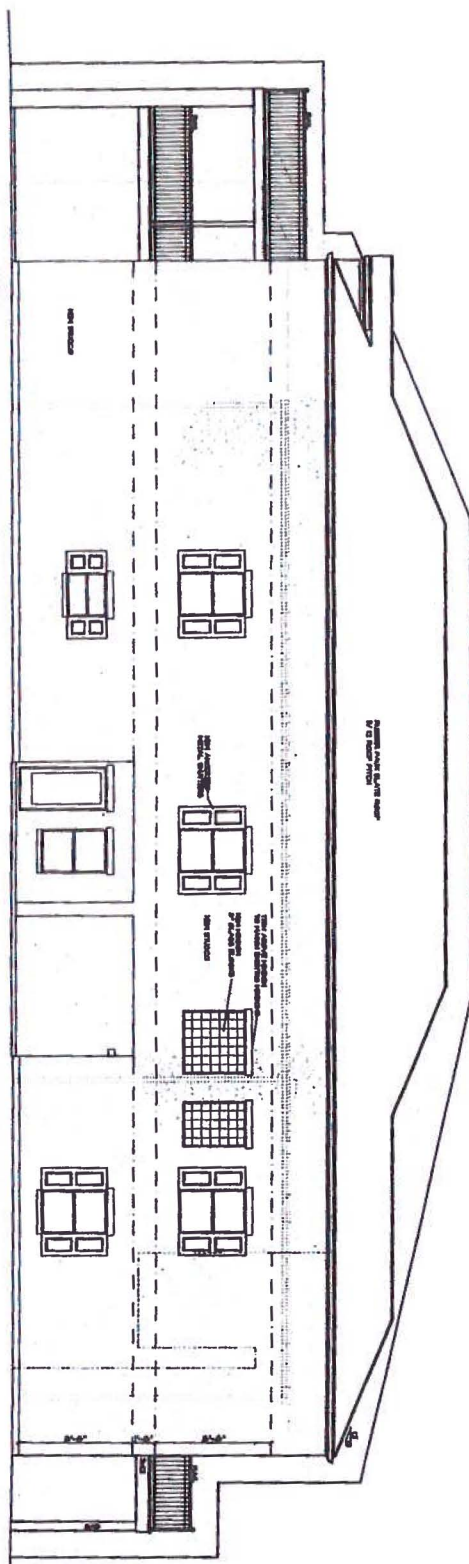
Mejia & Rose, Incorporated
Engineering Surveying
T.B.P.E. Reg. No. P-2670
1849 West Price Road (956) 544-3022
P.O. Box 3781 Brownsville, Texas 78520
Fax (956) 544-3068
email: man@mejiaandrose.com
C.P. NO. 2131343 JOB NO. 19022
S.TOWNORIDGE



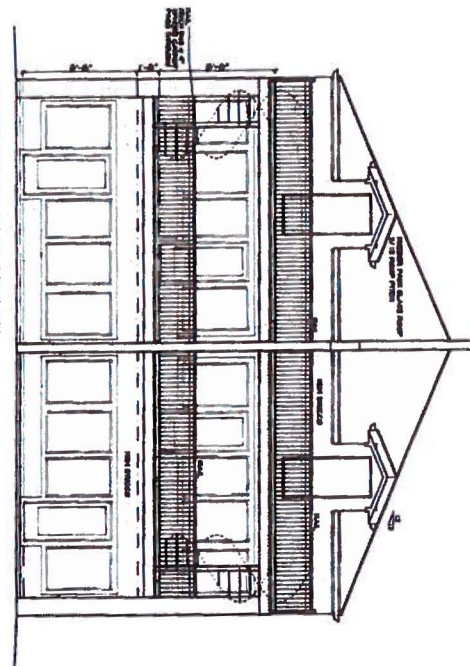
ARCHITECTURAL

elswood smith carson
architects, p.a.
7133 weddell street
suite 200
overland park, ks 66212
ph: 913 648-7157
fx: 913 648-9259

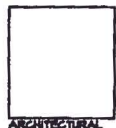
LEFT/NORTH ELEVATION



REAR/EAST ELEVATION



copyright©
project no. 15046
date drawn JAN. 24, 2016
revised
designer by JH.
drawn by MLC/JLD.
struct. by
sheet no. 2 OF 5



TIM & TRISHA SMITH
SOUTH PADRE ISLAND, TEXAS

elswood smith carlson
architects, p.a.
7133 west 86th street
suite 200
overland park, ks 66212
ph: 913 649-7537
fax: 913 649-0210

NOTICE DUTY OF COOPERATION
The undersigned hereby certifies that the drawings were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed architect in the State of Kansas. The undersigned further certifies that the drawings were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed architect in the State of Kansas. The undersigned further certifies that the drawings were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed architect in the State of Kansas.

[illegible]

ARCHITECTURAL

elswood smith carlson
architects, p.a.
7133 west 58th street
suite 200
overland park, ks 66212
ph: 913 648-7357
fax: 913 648-4329

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4. H. C. ALI, "WATER OF DAMAGED CONCRETE: FOR STRUCTURAL DEFECTS," *CONCRETE*, 42, 11(3), 1253 (2000)
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1. All models are based on a linear relationship between the dependent variable and the independent variable.
2. The dependent variable is continuous and the independent variable is categorical.
3. The dependent variable is measured on a scale from 0 to 100.
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SPACING (in. o.c.)	STANDARD	STANDARD	STANDARD
12"	12" PLATE HORIZONTAL OR VERTICAL	12" PLATE HORIZONTAL OR VERTICAL	12" PLATE HORIZONTAL OR VERTICAL
16"	ALL LOAD BEARING HORIZONTAL OR VERTICAL	ALL LOAD BEARING HORIZONTAL OR VERTICAL	ALL LOAD BEARING HORIZONTAL OR VERTICAL
24"	NON-LOAD BEARING HORIZONTAL OR VERTICAL	NON-LOAD BEARING HORIZONTAL OR VERTICAL	NON-LOAD BEARING HORIZONTAL OR VERTICAL

WAL SCHEDULE

[illegible]

SAMPLING LOCATION			
SPACING (m. or ft.)	DATA	SPACING (m. or ft.)	DATA
12"	18-0"	24-7"	18-7"
16"	10-11"	12-3"	15-0"
24"	14-9"	10-2"	12-10"

SAMPLING LOCATION			
SPACING (m. or ft.)	DATA	DATA	
	DOWN	DOWN	
12"	18-0"	24-7"	18-7"
16"	10-11"	12-3"	15-0"
24"	14-9"	10-2"	12-10"

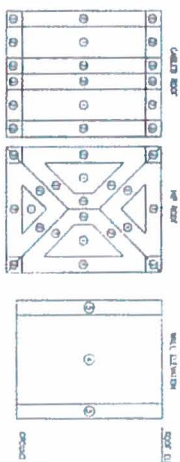
JOSEPH WILLIAM HALL IS LISTED ON OF PROB REC, DATE 1897-11 AND 1902-5 (1) WITH UNDERWRITING ARTICLES WITH CANT STUBBART, LATE LTJAO = 1897F AND FACT LATE LTJAO OF 1899F.

CONCRETE MASONRY

- [illegible]

COMPONENTS AND CLADDING REQUIREMENTS

- [illegible]



QUALITY OF WORK

WALL ELEVATION

000000

Time Area	TSC: end of cycle for test		
	Time ①	Time ②	Time ③
50.17	-21.8	-58.7	-24.1
10	+17.5	+17.5	+17.5
50	-38.5	-46.1	-46.1
100	-25.7	-40.7	-40.7
	+12.4	+12.4	+12.4

		LITERO		
TEMP		WIND RECORD		
		10 FT ²	50 FT ²	100 FT ²
①	-21.0	-21.8	-28.4	
②	+38.6	+37.2	+25.8	
③	-43.7	-34.3	-31.4	
④	+30.4	+27.2	+25.9	

BUILDING COMPONENTS AND CLADDING PRESTRESSERS

CASA



CPA/SEC 159

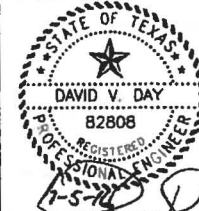
- 51.0 GENERAL NOTES
- 52.0 FOUNDATION PLAN
- 53.0 FOUNDATION DETAILS
- 54.0 FIRST FLOOR FRAMING PLAN
- 54.1 SECOND FLOOR FRAMING PLAN
- 55.0 ROOF PLAN
- 56.0 GENERAL FRAMING DETAILS

GENERAL NOTES

S1.0 of 7

PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

STRUCTURAL ENGINEER
CASA
ENGINEERING, L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1117 N. STUART PLACE, RD. Suite E
HARLAND, TX 78557 (956) 428-7900
www.casaei.com
TEXAS REGISTERED ENGINEERING FIRM F-8483



THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY DAVID V. DAY, P.E.
NO OTHER ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN OFFENSE UNDER
THE TEXAS ENGINEERING PRACTICE ACT

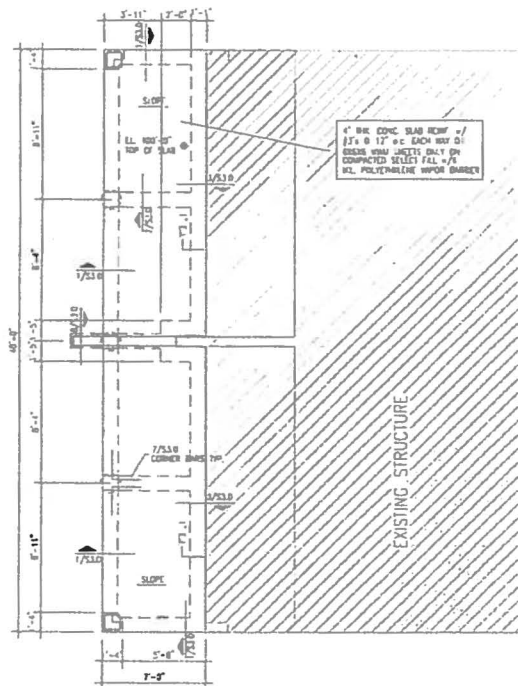
CONTRACTOR

SHEETS
S1.0 GENERAL NOTES
S2.0 FOUNDATION PLAN
S3.0 FOUNDATION DETAILS
S4.0 FIRST FLOOR FRAMING PLAN
S4.1 SECOND FLOOR FRAMING PLAN
S5.0 ROOF PLAN
S6.0 GENERAL FRAMING DETAILS

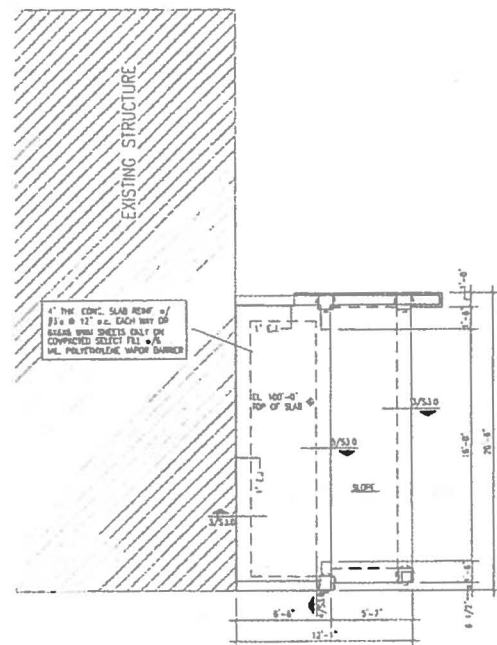
REVISION	DESCRIPTION	DATE
PROJECT NO.	15309B-01	
DATE	07-05-2016	
DESIGNED BY	WMD, ALR	
DRAWN BY	DVD	

DRAWING FILE:
FOUNDATION PLAN

SHEET NO.
S2.0 OF 7



- FOUNDATION PLAN**
SCALE: 1/8"=1'-0"
- NOTES
1. EL. 100'-0" IS FOR REFERENCE ONLY. REFER ARCHITECTURAL/CIVIL DRAWINGS FOR ACTUAL ELEVATION.
 2. CONTRACTOR VERIFY ALL SLAB DEPRESSIONS AND HOLED AREAS WITH ARCHITECTURAL PLANS.
 3. CONTRACTOR FIELD VERIFY ALL DIMENSIONS.
 4. FOR PLUMBING FIXTURES AND FLOOR DRAIN LOCATIONS REFER TO ARCHITECTURAL PLANS.



PATRICIA SMITH
4704 GOLF BLVD
SOUTH PLAKE, ISLAND, TX

CASA
ENGINEERING, LLC
CIVIL AND STRUCTURAL ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
NO. 135088
EXPIRATION DATE 07-05-2015
OFFICE: 135088
PHONE: (940) 437-1800
FAX: (940) 437-1801
EMAIL: info@casa-engineering.com
WEBSITE: www.casa-engineering.com

THE SEAL, APPROVED OR NOT APPROVED, OF THE REGISTERED PROFESSIONAL ENGINEER, SHALL BE A CONDITION OF THE CONTRACT. NO ALTERATION OF THE SEAL OR THE REGISTERED PROFESSIONAL ENGINEER'S NAME SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE BOARD OF ENGINEERING. THE BOARD OF ENGINEERING SHALL HAVE THE FINAL AUTHORITY IN ALL MATTERS.

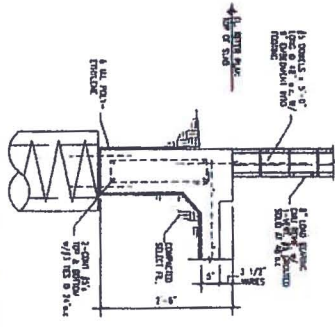
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
DAVID V. DAY
82808
135088

510 GENERAL NOTES
520 FOUNDATION PLAN
530 FOUNDATION DETAILS
540 FIRST FLOOR FRAMING PLAN
550 SECOND FLOOR FRAMING PLAN
560 ROOF FRAMING PLAN
570 GENERAL FRAMING DETAILS

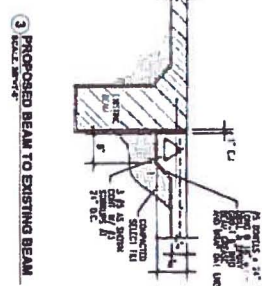
REVISION	DESCRIPTION	DATE
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2	REVISED FOR DVD	07-05-2015

S3.0 OF 7

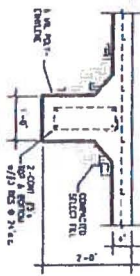
**FOUNDATION
DETAILS**



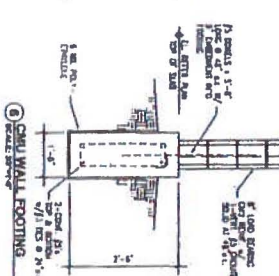
② TYP. END BEAM AT GARAGE



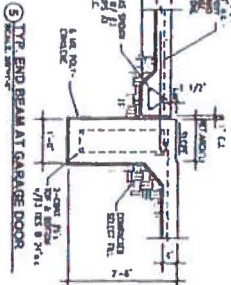
③ PROPOSED BEAM TO EXISTING BEAM



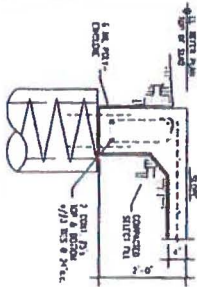
② TYP. INTERIOR BEAM



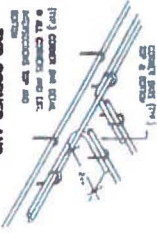
② TYP. END BEAM AT GARAGE DOOR



② TYP. END BEAM AT GARAGE DOOR



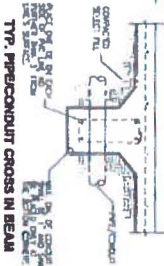
① TYP. END BEAM



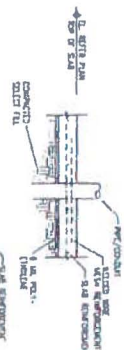
⑦ TYP. CORNER AND INTERSECTION REINFORCEMENT



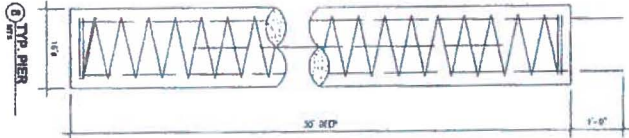
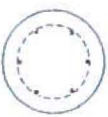
CONDUIT IN SLAB



TYP. PRECONCRETE CROSS IN BEAM



TYP. PRECONCRETE CROSS IN SLAB



⑧ TYP. PIER

1. The experimental procedure was approved by the Institutional Review Board at the University of Illinois at Chicago.
2. All participants gave their informed consent before participating in the study.
3. The study was funded by the National Institute of Mental Health (NIMH) Grant R01MH068888.

	1st DOG	2nd DOG *
AGE	25	25
1990 PLOD	42	70
1992 AGE & COUNTRY	100	5

CONCRETE

- [illegible]

800

5. A GROUP OF 100 STUDENTS OF THE COLLEGE, LISTED IN ORDER FROM 1 TO 100, ARE INVITED TO ATTEND A MEETING OF THE FACULTY. THE FACULTY WOULD LIKE TO HAVE 25 STUDENTS ATTEND THE MEETING. THE FACULTY HAS DECIDED TO INVITE THE STUDENTS IN THE FOLLOWING ORDER: 1. ALL STUDENTS WHOSE NAMES ARE LISTED FIRST, SECOND, THIRD, AND FOURTH ON THE LIST.
6. STUDENTS WHOSE NAMES ARE LISTED FIFTH THROUGH EIGHTH ON THE LIST.
7. STUDENTS WHOSE NAMES ARE LISTED NINTH THROUGH TWELTH ON THE LIST.
8. STUDENTS WHOSE NAMES ARE LISTED THIRTEENTH THROUGH SIXTEENTH ON THE LIST.
9. STUDENTS WHOSE NAMES ARE LISTED SEVENTEENTH THROUGH TWENTY ON THE LIST.
10. STUDENTS WHOSE NAMES ARE LISTED TWENTY-ONE THROUGH TWENTY-FOUR ON THE LIST.
11. STUDENTS WHOSE NAMES ARE LISTED TWENTY-FIVE THROUGH TWENTY-EIGHT ON THE LIST.
12. STUDENTS WHOSE NAMES ARE LISTED TWENTY-NINE THROUGH THIRTY-TWO ON THE LIST.
13. STUDENTS WHOSE NAMES ARE LISTED THIRTY-THREE THROUGH THIRTY-SIX ON THE LIST.
14. STUDENTS WHOSE NAMES ARE LISTED THIRTY-SEVEN THROUGH FORTY ON THE LIST.
15. STUDENTS WHOSE NAMES ARE LISTED FORTY-ONE THROUGH FORTY-FOUR ON THE LIST.
16. STUDENTS WHOSE NAMES ARE LISTED FORTY-FIVE THROUGH FORTY-EIGHT ON THE LIST.
17. STUDENTS WHOSE NAMES ARE LISTED FORTY-NINE THROUGH FIFTY-TWO ON THE LIST.
18. STUDENTS WHOSE NAMES ARE LISTED FIFTY-THREE THROUGH FIFTY-SIX ON THE LIST.
19. STUDENTS WHOSE NAMES ARE LISTED FIFTY-SEVEN THROUGH SIXTY ON THE LIST.
20. STUDENTS WHOSE NAMES ARE LISTED SIXTY-ONE THROUGH SIXTY-FOUR ON THE LIST.
21. STUDENTS WHOSE NAMES ARE LISTED SIXTY-FIVE THROUGH SIXTY-EIGHT ON THE LIST.
22. STUDENTS WHOSE NAMES ARE LISTED SIXTY-NINE THROUGH SEVENTY-TWO ON THE LIST.
23. STUDENTS WHOSE NAMES ARE LISTED SEVENTY-THREE THROUGH SEVENTY-SIX ON THE LIST.
24. STUDENTS WHOSE NAMES ARE LISTED SEVENTY-SEVEN THROUGH EIGHTY ON THE LIST.
25. STUDENTS WHOSE NAMES ARE LISTED EIGHTY-ONE THROUGH EIGHTY-FOUR ON THE LIST.
26. STUDENTS WHOSE NAMES ARE LISTED EIGHTY-FIVE THROUGH EIGHTY-EIGHT ON THE LIST.
27. STUDENTS WHOSE NAMES ARE LISTED EIGHTY-NINE THROUGH NINETY-TWO ON THE LIST.
28. STUDENTS WHOSE NAMES ARE LISTED NINETY-THREE THROUGH NINETY-SIX ON THE LIST.
29. STUDENTS WHOSE NAMES ARE LISTED NINETY-SEVEN THROUGH HUNDRED ON THE LIST.

2. **DISCOUNT RATE** Shall be the rate of interest established by the Federal Reserve Bank of New York for the discounting of commercial paper.

1. The following information is being furnished to you for your information and is not intended to constitute an offer of insurance or any other financial product. It is provided for your information only and should not be relied upon as a basis for any investment decision. It is not intended to be a substitute for professional advice. You should consult your broker or other professional advisor for more information. The information is provided for your information only and should not be relied upon as a basis for any investment decision. It is not intended to be a substitute for professional advice. You should consult your broker or other professional advisor for more information.

WEEDS FROM PROVIDING FOR STRUCTURE

- [illegible]

ROOF FRAMING

- [illegible]

1. What is the purpose of the study?

STATION (N. 63)	WETTER MILL	EXTENSION MILL	STEAM MILL
12"	12" PAUL HIGHT OR COUNTER	12" PAUL HIGHT OR COUNTER	12" PAUL HIGHT OR COUNTER
16"	ALL LOOS BLANK	ALL EXTENSION MILLS	ALL STEAM MILLS
24"	NON-LOOS MILLS	NONE	NONE

WAL SCHEDULE

[illegible]

	五	六	七	八	九	十	十一	十二	十三	十四	十五	十六	十七	十八	十九	二十	二十一	二十二	二十三	二十四	二十五	二十六	二十七	二十八	二十九	三十	三十一	三十二	三十三	三十四	三十五	三十六	三十七	三十八	三十九	四十	四十一	四十二	四十三	四十四	四十五	四十六	四十七	四十八	四十九	五十	五十一	五十二	五十三	五十四	五十五	五十六	五十七	五十八	五十九	六十	六十一	六十二	六十三	六十四	六十五	六十六	六十七	六十八	六十九	七十	七十一	七十二	七十三	七十四	七十五	七十六	七十七	七十八	七十九	八十	八十一	八十二	八十三	八十四	八十五	八十六	八十七	八十八	八十九	九十	九十一	九十二	九十三	九十四	九十五	九十六	九十七	九十八	九十九	一百
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[illegible][illegible][illegible]

PAFTERUOST BPAN TABLES

SPIN MOLD FOR SP7/2 LUMBER			
SPINNING (h ac)	JOIST	$\frac{Z_{R1}}{Z_{R2}}$	JOIST
		RAFTER	RAFTER
12"	18"-9"	14"-4"	24"-7"
10"	10"-11"	12"-5"	22"-4"
24"	14"-9"	10"-2"	18"-9"
			12"-10"

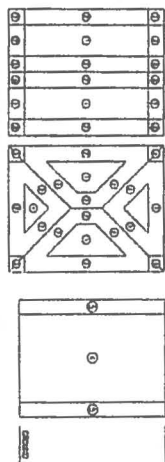
CONCRETE MASONRY

- [illegible]

1. All printed material was pasted into the notebook.

- [illegible]

CASTLE ROCK



WHEELING, W. VA.

area	Zone (1)	Zone (2)	Zone (3)
50.7	-77.8	-56.7	-56.7
	0.125	0.175	0.125
10	-78.0	-66.1	-66.1
	0.128	0.158	0.139
50	-78.2	-60.7	-60.7
	0.124	0.134	0.124
100			

WALL ELEVATION

BOLD PRELISCAT		
20 T ²	50 T ²	100 T ²
-11.0	-20.8	-28.4
+20.0	+27.2	+24.8
48.7	-34.3	-11.0
+20.0	+27.2	+24.8

BUILDING COMPONENTS AND CLADDING PRESSURE

PATRICIA SMITH
4701 GOLF BLVD
SOUTH PLAKE BLVD, TX

S1.0 GENERAL NOTES
S2.0 FOUNDATION PL

- S4.0 FIRST FLOOR FRAMING PLAN
S4.1 SECOND FLOOR FRAMING PLAN
S5.0 ROOF PLAN
S6.0 GENERAL FRAMING DETAILS

GENERAL NOTES

S1.0 of 7

PATRICK SMITH
4701 DUFF BLVD
SOUTH PHOENIX ISLAND, TX

CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1111 N. STUART PLACE, SUITE 1
AUSTIN, TEXAS 78703
(512) 444-1111
FAX (512) 444-1112
WWW.CASAEENGINEERING.COM



THIS SEAL AUTHORIZES THE ENGINEER TO SEAL AND SIGN FOR THE PREPARED WORK. IT IS THE ENGINEER'S DUTY TO SEE THAT THE WORK IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS ENGINEERING ACT. THE SEAL IS VOID IF THE ENGINEER'S LICENSE IS REVOKED OR SUSPENDED.

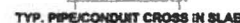
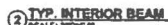
- NOTES:**
- S1.0 GENERAL NOTES
 - S2.0 FOUNDATION PLAN
 - S3.0 FOUNDATION DETAILS
 - S4.0 FIRST FLOOR FRAMING PLAN
 - S4.1 SECOND FLOOR FRAMING PLAN
 - S5.0 ROOF PLAN
 - S6.0 GENERAL FRAMING DETAILS

REVISION	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	07-05-2016
02	REVISED FOR PERMIT	07-05-2016
03	REVISED FOR PERMIT	07-05-2016
04	REVISED FOR PERMIT	07-05-2016
05	REVISED FOR PERMIT	07-05-2016
06	REVISED FOR PERMIT	07-05-2016
07	REVISED FOR PERMIT	07-05-2016
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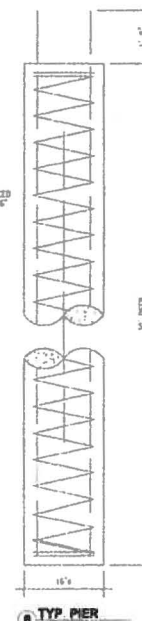
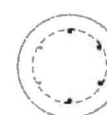
FOUNDATION PLAN



FOUNDATION PLAN
SHEET NO. S2.0 OF 7



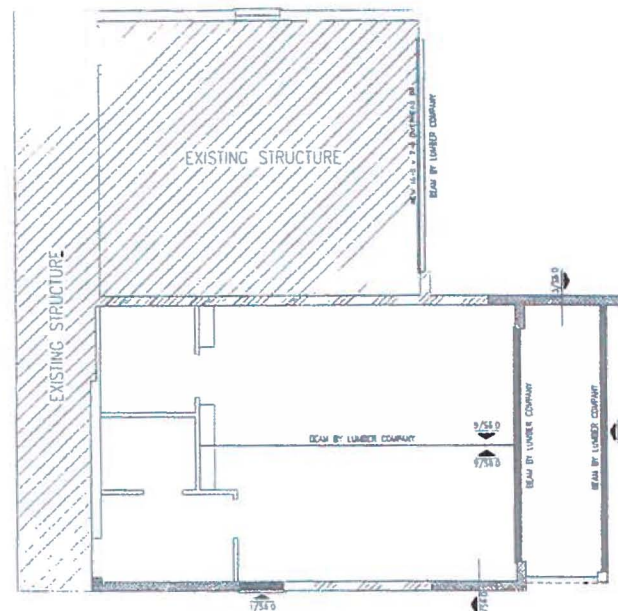
1. PIERS SHALL BE 18"Ø AND SHALL BE FOUNDED @ A DEPTH OF 30'-0" BELOW EXISTING GRADE
2. 18"Ø PIERS SHALL BE RCD #11-18" AND 13 SPAN



S3.0 OF 7

FIRST FLOOR FRAMING PLAN
SCALE: 1/2" = 1'-0"

NOTES:
CONTRACTOR FIELD VERIFY ALL DIMENSIONS.



PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

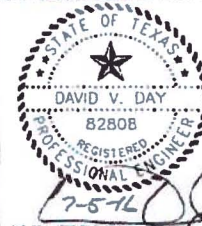
STRUCTURAL ENCODED

CASA

ENGINEERING L.L.C.
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CIVIL AND STRUCTURAL ASSOCIATES
1117 N. STUART PLACE RD. Suite E
HARLINGEN TX 78552 (956) 428-7900
www.csa-engineers.com
TEXAS REGISTERED ENGINEERING FIRM F-8481

TEXAS REGISTERED ENGINEERING FORM F-8482



THE SEAL APPEARING ON THIS DOCUMENT
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RESPONSIBLE ENGINEER IS AN OFFENSE UNDER
THE TEXAS ENGINEERING PRACTICE ACT.

CONTRACTOR

SPECTR

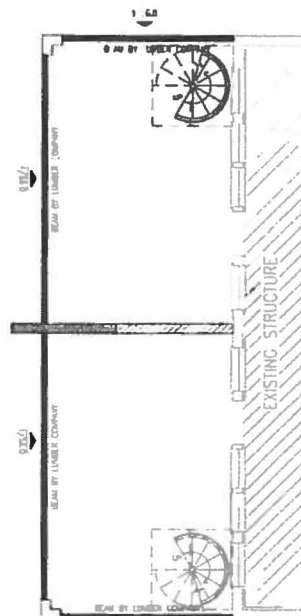
S1.0 GENERAL NOTES
S2.0 FOUNDATION PLAN
S3.0 FOUNDATION DETAILS
S4.0 FIRST FLOOR FRAMING PLAN
S4.1 SECOND FLOOR FRAMING PLAN
S5.0 ROOF PLAN
S6.0 GENERAL FRAMING DETAILS

REV'S	DESCRIPTION	DATE
PROJECT NO	153098-01	
DATE	07-05-2016	
CASE BY	WMD ALR	
ISSUED BY	DVD	

**FIRST FLOOR
FRAMING
PLAN**

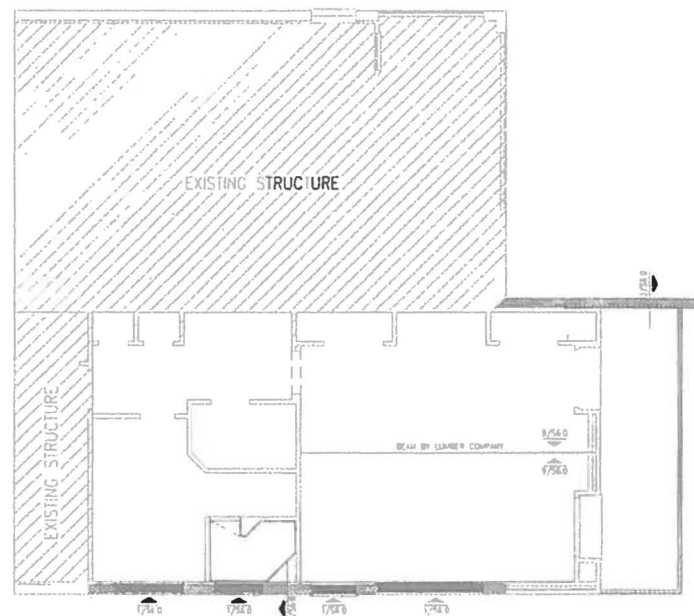
DATE NO.

S4.0 OF 7



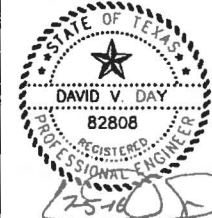
SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

NOTES:
CONTRACTOR FIELD VERIFY ALL DIMENSIONS



PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1117 N. SMART PLACE RD. Suite C
HARLINGEN, TX 79512 (957)478-7900
www.casaeengineering.com
TEXAS REGISTERED ENGINEERING FIRM P-8483



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RESPONSIBLE ENGINEER IS AN OFFENSE UNDER
THE TEXAS ENGINEERING PRACTICE ACT

CONTRACTOR

SHEETS

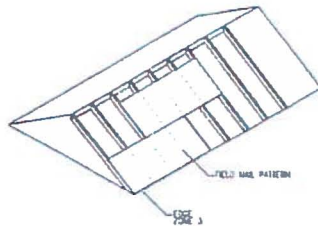
- S1.0 GENERAL NOTES
- S2.0 FOUNDATION PLAN
- S3.0 FOUNDATION DETAILS
- S4.0 FIRST FLOOR FRAMING PLAN
- S4.1 SECOND FLOOR FRAMING PLAN
- S5.0 ROOF PLAN
- S6.0 GENERAL FRAMING DETAILS

REVISION	DESCRIPTION	DATE
PROJECT NO	153098-01	
DATE	07-05-2016	
DRAWN BY	WMD, ALR	
CHECKED BY	DVD	

**SECOND FLOOR
FRAMING
PLAN**

SHEET NO.

S4.1 OF 7



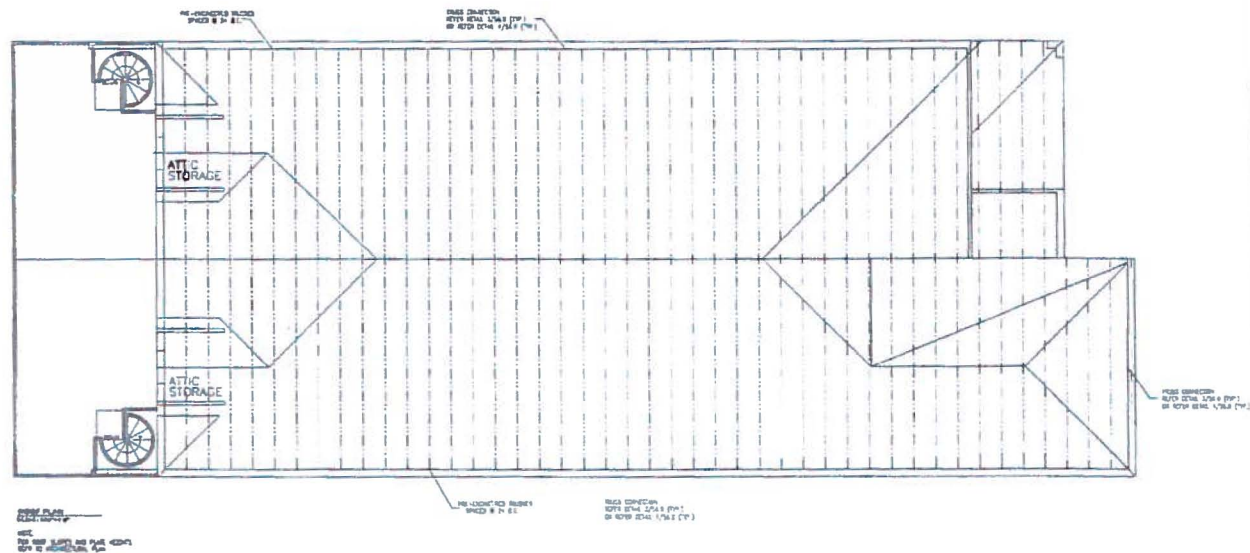
ROOF STRUCTURE SHEATHING AND INS.		PAVEL ROOF SHEATHING		ROOF FLOOR AND SUBFLOOR			
Dim	Notes	PAVEL LOCATION		1	2	3	4
5/8"	BE COMMON	PAVEL FLOOR (1)	6"	6"	4/8"		
		PAVEL FLOOR	6"	6"	8/8"		

(a) EDGE SPACING ALSO APPLIES OVER ROOF FRAMING AT EMBLE END WALLS.

(b) USE 1/2" - 3/4" DIMS IN THIS JOINT IF MOIST ROOF INSULATION IS CHANGING DIRECTION.

(c) THE ROOF FLOORING DIMS ARE SHOWN ABOVE.

- (a) EDGE SMOKING ALSO APPLIES OVER ROOF FROM 47' AT EARLY END WALLS.
- (b) USE RING-SMOKING UNITS IN THIS ZONE IF MEAN ROOF HEIGHT IS GREATER THAN 75'.
- (c) THE ROOF TACKLING ZONES ARE SHOWN ABOVE.



STRUCTURAL ENGINEER

CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1111 N. STURTELL PLACE, RD. Suite C
HARLINGEN TX 78532 (956) 428-7900
www.casaengr.com
TEXAS REGISTERED ENGINEERING FIRM E-6483



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WITHOUT PROPER NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN OFFENSE UNDER
THE TEXAS ENGINEERING PRACTICE ACT.

CONTRACTS

- S1.0 GENERAL NOTES
- S2.0 FOUNDATION PLAN
- S3.0 FOUNDATION DETAILS
- S4.0 FIRST FLOOR FRAMING PLAN
- S4.1 SECOND FLOOR FRAMING PLAN
- S5.0 ROOF PLAN
- S6.0 GENERAL FRAMING DETAILS

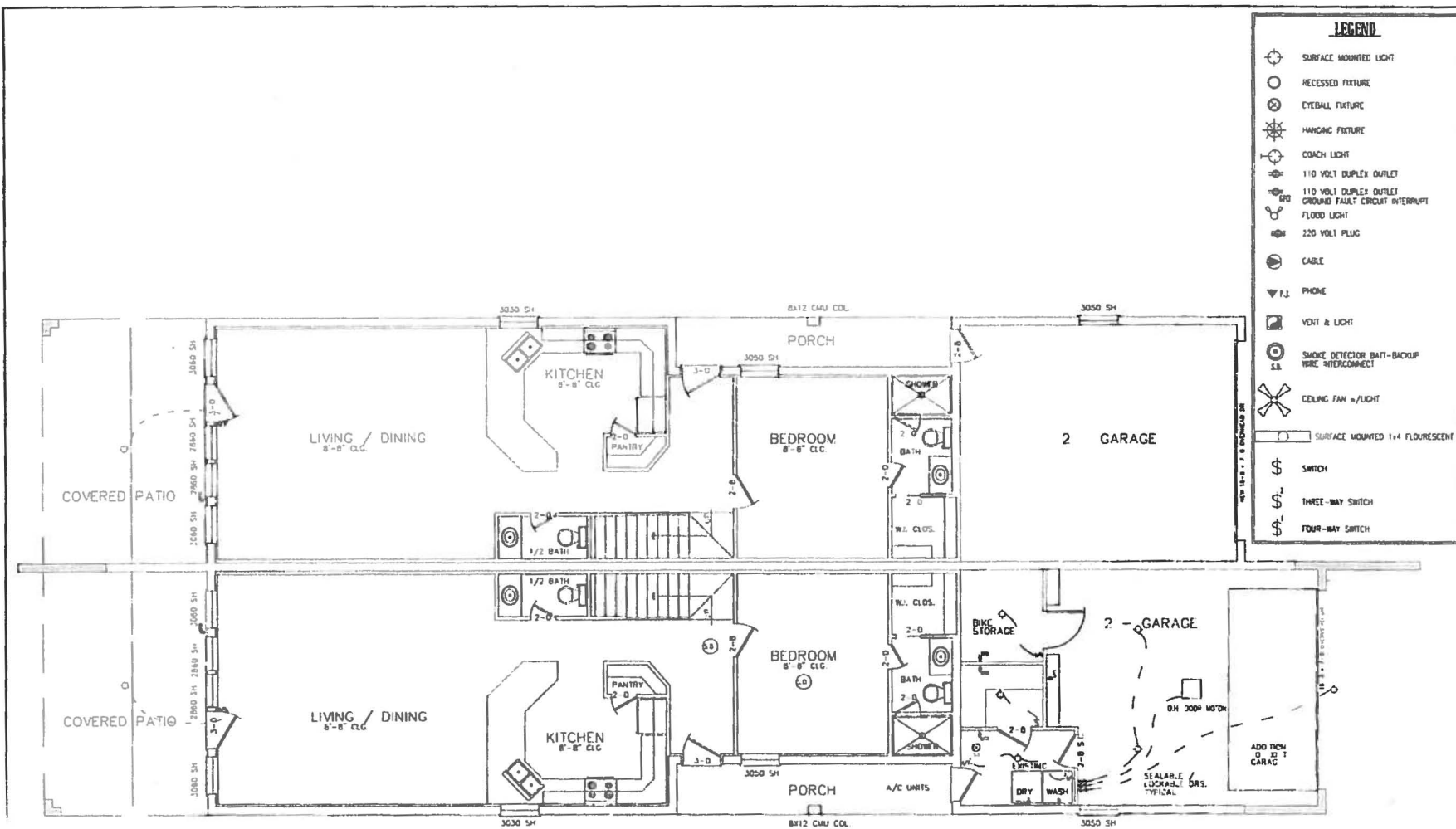
REVISION	DESCRIPTION	DATE
PROJECT NO	153098-01	
DATE	07-05-2016	
CREATED BY	WMD ALR	
DESIGNED BY	DVD	

Column: 1.75

ROOF PLAN

ON 13045

\$5.0 OF 7



LEGEND

- SURFACE MOUNTED LIGHT
- RECESSED FIXTURE
- EYEBALL FIXTURE
- HANGING FIXTURE
- COACH LIGHT
- 110 VOLT DUPLEX OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- FLOOD LIGHT
- 220 VOLT PLUG
- CABLE
- PHONE
- VENT & LIGHT
- SMOKE DETECTOR BATT-BACKUP WIRE INTERCONNECT
- CEILING FAN w/LIGHT
- SURFACE MOUNTED 1x4 FLUORESCENT
- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH

FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/8"=1'-0"

NOTES

1. LICENSED ELECTRICIAN TO INSTALL ALL ELECTRICAL COMPONENTS TO ALL CURRENT ELECTRICAL CODES.
2. THIS ELECTRICAL PLAN IS FOR APPROXIMATE LOCATION OF ELECTRICAL COMPONENTS ONLY. CONTRACTOR OR OWNER MUST CONSULT WITH A LICENSED ELECTRICIAN.

PATRICIA SMITH
 4704 GULF BLVD
 SOUTH PADRE ISLAND, TX

STRUCTURAL LICENSE #

CASA
ENGINEERING LLC
 CIVIL AND STRUCTURAL ASSOCIATES
 1117 N. STUART PLACE, RD. Suite 1
 HARLINGEN TX 79552 (956)428-7900
 www.casaeengineering.com
 TEXAS REGISTERED ENGINEERING FIRM # 0483

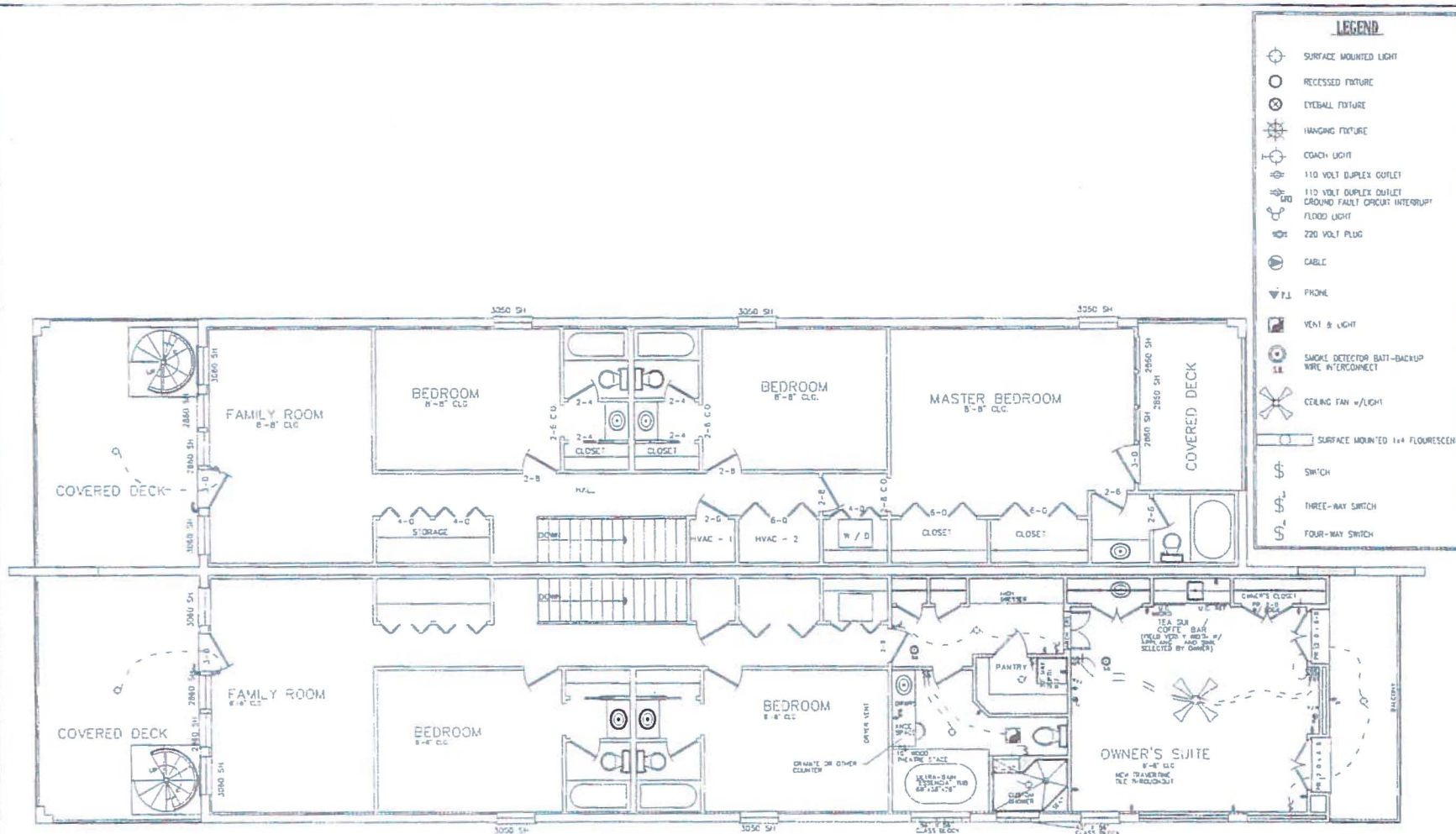
CONTRACTOR

SHEETS

E1.0 FIRST FLOOR ELECTRICAL PLAN
 E2.0 SECOND FLOOR ELECTRICAL PLAN

REVISION	DESCRIPTION	DATE

PROJECT NO: 153098-01
 DATE: 08-22-2016
 DRAWN BY: MAT
 CHECKED BY:
 DESIGN TITLE:
FIRST FLOOR ELECTRICAL PLAN
 SHEET NO:
E1.0 OF 2



SECOND FLOOR ELECTRICAL PLAN SCALE: 1/8" = 1'-0"

NOTE:
1. LOCATED ELECTRICAL TO INSTALL ALL ELECTRICAL COMPONENTS TO ALL CURRENT ELECTRICAL CODES.
2. THIS ELECTRICAL PLAN IS FOR APPROXIMATE LOCATION OF ELECTRICAL COMPONENTS ONLY. CONTRACTOR OR OWNER MUST CONSULT WITH A LICENSED ELECTRICAL ENGINEER.

LEGEND

- SURFACE MOUNTED LIGHT
- RECESSED FIXTURE
- EYEBALL FIXTURE
- HANGING FIXTURE
- COACH LIGHT
- 110 VOLT DUPLEX OUTLET
- 110 VOLT DUPLEX OUTLET GROUND FAULT CIRCUIT INTERRUPTER
- FLOOD LIGHT
- 220 VOLT PLUG
- CABLE
- PHONE
- VENT & LIGHT
- SMOKE DETECTOR BATT-BACKUP WIRE INTERCONNECT
- CEILING FAN w/LIGHT
- SURFACE MOUNTED 1x4 FLUORESCENT
- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH

PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

STRUCTURAL ENGINEER

CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1117 N. STUART PLACE, RD. Suite F
HARLINGEN, TX 78552 (956) 428-7900
www.casadesign.com
TEXAS REGISTERED ENGINEERING FIRM # 6483

CONTRACT NO.

SHEET NO.

#1.0 FIRST FLOOR ELECTRICAL PLAN
#2.0 SECOND FLOOR ELECTRICAL PLAN

REVISION	DESCRIPTION	DATE
PROJECT NO.	153098-01	
DATE	08-22-2016	
DRAWN BY	MAT	
CHECKED BY		

**SECOND FLOOR
ELECTRICAL PLAN**

SHEET NO.

E2.0 OF 2

PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

STRUCTURAL ENGINEER
CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1117 N. STUART PLACE RD. Suite C
HALLINGER TX 78552 (956)478-7900
www.casapengr.com
TEXAS REGISTERED ENGINEERING FIRM 1-8443

CONTRACTOR

SHEETS

P1.0 FIRST FLOOR PLUMBING PLAN
P2.0 SECOND FLOOR PLUMBING PLAN

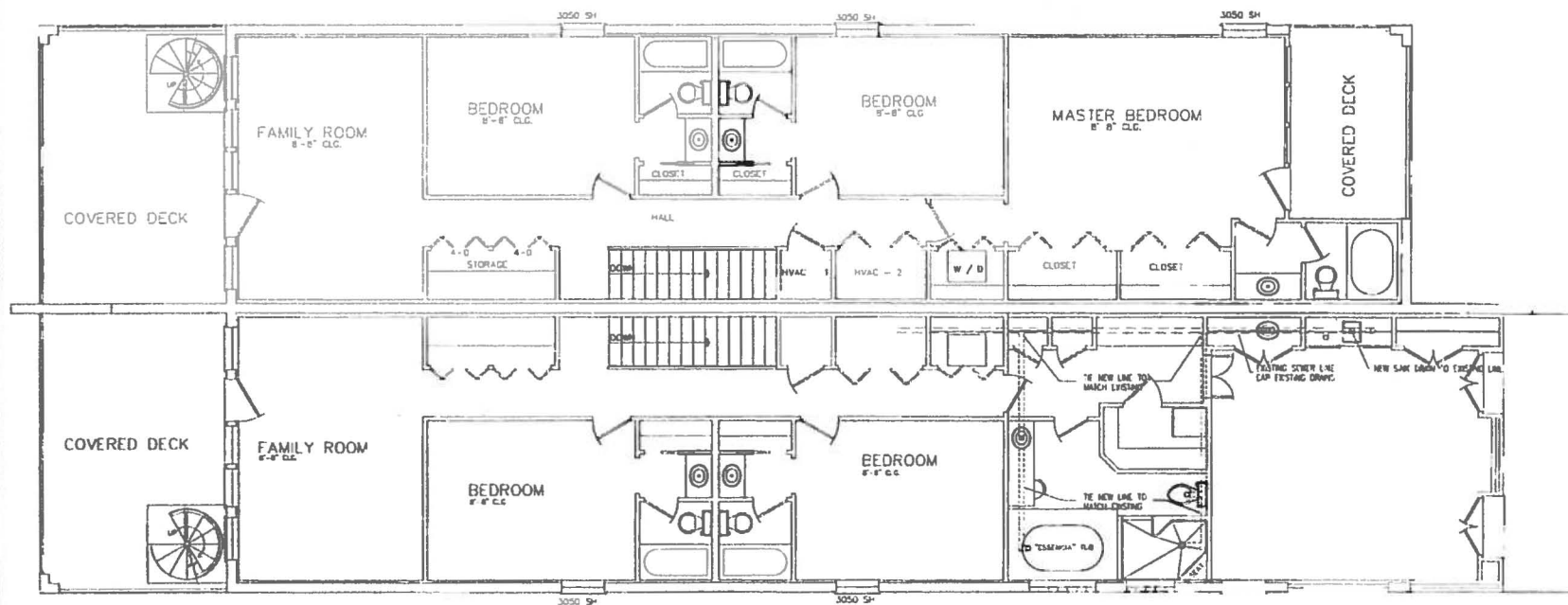
REVISION	DESCRIPTION	DATE
PROJECT NO.	15309B-01	
DATE:	05-22-2016	
DESIGNED BY	MAT	
CHECKED BY		

DRAWING TITLE

**SECOND FLOOR
PLUMBING PLAN**

SHEET NO

P2.0 OF 2



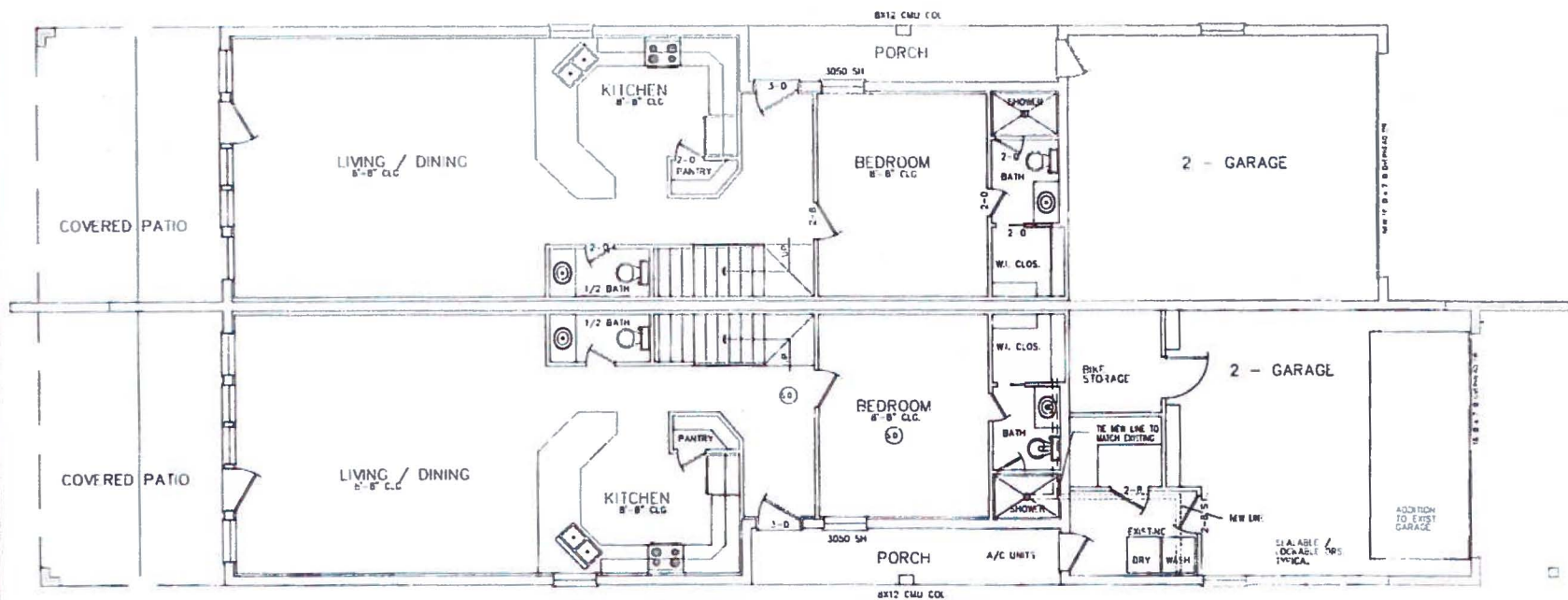
SECOND FLOOR PLUMBING PLAN
SCALE: 1/8"=1'-0"

NOTES

1. LICENSED PLUMBER TO INSTALL ALL PLUMBING LINES AND FIXTURES TO ALL EXISTING PLUMBING FIXTURES.
2. THIS PLUMBING PLAN IS FOR APPROXIMATE LOCATION OF PLUMBING FIXTURES ONLY. CONTRACTOR OR OWNER MUST CONSULT WITH A LICENSED PLUMBER.

PATRICIA SMITH
4704 GULF BLVD
SOUTH PADRE ISLAND, TX

STRUCTURAL ENGINEER
CASA
ENGINEERING L.L.C.
CIVIL AND STRUCTURAL ASSOCIATES
1117 N. STUART PLACE RD, Suite 1
HAULINGEN TX 78552 (850)428-7900
www.casasouthtx.com
TEXAS REGISTERED ENGINEERING FIRM F-8483



FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:
1. LICENSED PLUMBER TO INSTALL ALL PLUMBING LINES AND
FITTINGS TO ALL CURRENT PLUMBING CODES.
2. THIS PLUMBING PLAN IS FOR APPROXIMATE LOCATION OF PLUMBING FIXTURES ONLY.
CONTRACTOR OR OWNER MUST CONSULT WITH A LICENSED PLUMBER.

SHEETS
P1.0 FIRST FLOOR PLUMBING PLAN
F2.0 SECOND FLOOR PLUMBING PLAN

REVISION	DESCRIPTION	DATE
PROJECT NO.	153098-01	
DATE	08-22-2016	
DESIGNED BY	MAT	
CHECKED BY		

DRAWING TITLE
**FIRST FLOOR
PLUMBING PLAN**

SHEET NO.
P1.0 of 2



SIERRA TITLE CO.

GF No. 2102053

NOTICE TO PURCHASERS

The real property, described below, which you are about to purchase, is located in the Laguna Madre Water District. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ 0.0808200 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of Tax, as of this date is \$ 0.0808200 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$ 10,005,00.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ 10,005,00.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available, but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. This district may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$-0-. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The district is located in whole or in part within the corporate boundaries of the Town of South Padre Island, the City of Port Isabel and the Town of Laguna vista. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property, which you are acquiring, is as follows:

Lot 4B, Block 141, PADRE BEACH, Section 9

SELLERS:


DATE:

11/2/2010


Danny Watkins

DATE:

11/2/2010


Alma A. Watkins

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

BUYERS:

DATE:

11/2/2010


Timothy Smith

DATE:

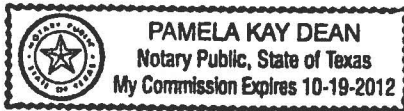
11/2/2010



Patricia Smith

(Acknowledgment)

STATE OF TEXAS
COUNTY OF CAMERON

The instrument was acknowledged before me on the 2nd day of November, 2010 by Danny Watkins and Alma A. Watkins.





Notary Public, State of Texas
Notary's name (printed):
My commission expires

(Acknowledgment)

STATE OF TEXAS
COUNTY OF CAMERON

The instrument was acknowledged before me on the 2nd day of November, 2010, by Timothy Smith and Patricia Smith.




Notary Public, State of Texas
Notary's name (printed):
My commission expires:

AFTER RECORDING RETURN TO:
SIERRA TITLE COMPANY
3311 Padre Blvd., Suite E
South Padre Island, Texas 78597
File No.: 2102053

PREPARED IN THE LAW OFFICE OF:
JOHN ROBERT KING
3409 N. 10th, Suite 100
McAllen, Texas 78501

**WARRANTY DEED WITH
VENDOR'S LIEN****SIERRA TITLE CO.**GF No. 2102053

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Grantor: **DANNY WATKINS AND SPOUSE, ALMA A. WATKINS**

Grantor's Mailing Address:

Grantee: **TIMOTHY SMITH AND SPOUSE, PATRICIA SMITH**

Grantee's Mailing Address: **9415 LEE BLVD., LEAWOOD, KANSAS 66206**

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of the Promissory Note(s) in the original principal sum, being in the amount specified in that certain Deed of Trust referenced below, being of approximate even date herewith, payable to the order of WELLS FARGO BANK, NATIONAL ASSOCIATION, hereinafter called "Mortgagee", and bearing interest at the rate therein provided; said Note(s) containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to DUDLEY BEADLES, TRUSTEE(S).

Property (including any improvements).

LOT 4-B, BLOCK 141 BEING A REPLAT OF LOT 4, BLOCK 141, PADRE BEACH SECTION IX, IN THE TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OF SAID SUBDIVISION, RECORDED IN CABINET 1, SLOT 1183-A, MAP RECORDS, CAMERON COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns, the Payee named in said Note, without recourse on Grantor.

Dated the 2 day of NOVEMBER, 2010

Danny Watkins
DANNY WATKINS

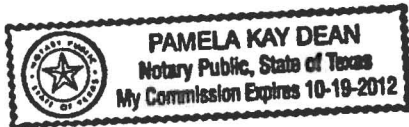
Alma A. Watkins
ALMA A. WATKINS

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF CHAMBERLAIN }

This instrument was acknowledged before me on the 2 day of NOVEMBER, 2010, by
DANNY WATKINS AND SPOUSE, ALMA A. WATKINS.

Pamela Kay Dean
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:



(Acknowledgment)

THE STATE OF _____ }
COUNTY OF _____ }

This instrument was acknowledged before me on the _____ day of _____,
_____, by _____.

Notary Public, State of _____
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
TIMOTHY SMITH
9415 LEE BLVD., LEAWOOD, KANSAS 66206

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: ~~September 26, 2016~~ OCT. 19, 2016

NAME & TITLE: Patrick Barrineau

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action to approve submitting Beach-Dune Application to the GLO for the construction of a dune walkover at Marisol.

ITEM BACKGROUND

The property owners at 1700 Gulf Blvd. wish to construct a beach-dune walkover from their seawall to the public beach. The structure will measure 300' x 5', and follow the path of an existing walkway. As a result, there is very little anticipated mitigation for this project. Shoreline staff ask permission to submit these application materials to the GLO.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.

MEMORANDUM

TO: Shoreline Task Force
Natalie Bell, General Land Office

FROM: Brandon N. Hill, Shoreline Management Department Project and Program Manager

DATE: September 19, 2016

RE: Preliminary determination on the impact of the proposed beach and dune walkover at Marisol Apartments 1700 Gulf Blvd, South Padre Island, TX 78597

The enclosed application materials present plans for a beach and dune walkover extending from the retaining wall of Marisol Apartments. The preliminary determination of the Shoreline Management Department is that the proposed activity will have minimal impact on dune vegetation, drainage and water flow. The walkover will follow the footprint an existing foot path and allow for nominal disruption to be inflicted on the adjacent dunes. Any damages that are incurred will be mitigated as described in this application.

With consideration given to conformance with TAC regulations our preliminary determination is that:

1. The proposed activity will not reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)]
3. The proposed activity will not encroach upon the public beach. [TAC 15.5 (c)(1)]
4. The proposed activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces. [TAC 15.5 (d)(1)]

With consideration given to the City's *Dune Protection and Beach Renourishment and Access Plan* [B&D Ord. Section 22-10]:

1. The proposed activity will not result in the potential for increased flood damage to the subject property or adjacent properties.
2. The proposed activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. The proposed activity will cause no changes to the existing dune hydrology east of the Historic Building Line.
4. The proposed activity will result in minimal adverse effects on dune vegetation. These effects will be mitigated through the actions outlined in the attached mitigation plan.
5. The proposed activity will not significantly increase the potential for washover or blowouts.

Brandon N. Hill

Project Description

The proposed project will be a standard beach and dune walkover consistent with both city ordinances and the GLO's Coastal Dunes Manual. It will be a 300 foot long five foot wide raised wooden plank walkway leading from the properties seawall onto the beach. The preliminary determination of the Shoreline Management Department is that the proposed activity will have minimal impact on dune vegetation, drainage and water flow. The walkover will follow the footprint an existing foot path and allow for nominal disruption to be inflicted on the adjacent dunes. Any damages that are incurred will be mitigated one to one.

Dune Mitigation Plan
Marisol Apartments
1700 Gulf Blvd
South Padre Island, TX

Impacts to Dune System

The construction of the beach dune walkover will adhere to the guidelines specified in the Coastal Dunes Protection and Improvement Manual for the Texas Gulf Coast. Only hand tools will be employed for the placement of pilings. The beach dune walkover will measure five feet wide and extend 300 feet from the property's retaining wall. The existing non-elevated plank walkway and concrete stairs will be removed from the current foot path. The new construction will take place along this foot path as to minimize the impact on sediment and plant life. The included map shows the proposed footprint of the new walkover and the existing cleared foot path. 105 ft² of vegetation impact is projected along this path. Due to the utilization of the existing paths footprint the impact to the adjacent dune height should be minimal. Any sand that is removed including that dug up in placing pilings will be used to fill the Potential Planting Locations for Mitigation as indicated on the attached map.

Proposed Mitigation

In order to offset the displacement of native dune vegetation by the footprint and construction of the beach dune walkover, the city proposes the property owners place removed culms along either side of the walkover. In particular the areas at the entrance to the public beach where the existing footpath has begun to grow wider than five feet. The culms will be placed at a density of two culms per square foot, placed on center. All displaced sand material will also be added to the Potential Planting Locations for Mitigation as indicated on the attached map. This will serve to reinforce the adjacent dunes and build up the toe of the dune field in front of the property.

Marisol Beach Dune Walkover

- Potential Planting Locations for Mitigation
- Projected Footprint of Raised Beach and Dune Walkover
- Surveyed Line of Vegetation 9/8/2016





Beach & Dune Application

City of South Padre Island
4801 Padre Blvd
South Padre Island, TX 78597
Phone (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description

Lots 1-4 - Block 1 - Sunny Isle Subd.

Physical Address

1700 Gulf Blvd
Marisol Condominiums HOA

Property Owner Information

Name

Marisol Condominiums HOA

Mailing Address

1700 Gulf Blvd

City

South Padre Island

State

TX

Zip

78597

Country

USA

Phone Number

161-1193

Fax Number

761-5032

E-Mail Address

manager@marisol-spi.com

Applicant / Agent for Owner

Name

Jaime Ortiz - Ortiz Construction

Mailing Address

PO Box 562

City

Port Isabel

State

TX

Zip

78578

Country

Cameroon

Phone Number

455-4263

Fax Number

E-Mail Address

ORTIZ7464@GMAIL.COM

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here)

Owner(s) Signature(s)

[Signature]

Date

07.19.16

Applicant Signature

[Signature]

Date

07/19/16

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

NEW 5' WIDE X 300' LONG WOODEN DECK.

MARISOL CONDOMOS.

Total Square Footage of Footprint of Habitable Structure:

N/A

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.):

N/A

Percentage Impervious Surface ((Impervious surface / habitable footprint) * 100):

N/A

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction:

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted: NA

Date Submitted: _____

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots

☒ No change in the drainage on site

☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information: _____

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form

1. What damage will this proposed construction have on the dune vegetation located at the project site?

☐ No damage to dune vegetation whatsoever.

☒ The proposed construction will impact 1 (one) % of the dune vegetation site. (An explanation of the "impact" will be required.)

☒ The proposed construction will require the removal and relocation of 1 (one) % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: walkover will be installed by hand no machinery required for the work

2. How will the proposed construction alter the dune size/shape at the project site?

☒ No change to dune size/shape whatsoever.

☐ The proposed construction will change _____ % of the size/shape of dunes on site. (Details will be required.)

☐ The proposed construction will require the removal and relocation of _____ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: _____

3. How will the proposed construction change the hydrology of the dunes at the project site?

☒ No change to dune hydrology whatsoever.

☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information: _____

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation

None

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

None

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation

Explanation / Other Information

*Minimal relocation of adjacent vegetation may occur
Any damage will be mitigated on a one-one basis*

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation taken place as proposed and required of the applicant

Type of Plan Submitted

N/A

Date of Submission

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☒ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property
- ☒ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc
- ☒ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south
- ☒ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south
- ☒ 5. Location of proposed structure(s) - if proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall
- ☒ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas
- ☒ 7. Location of all existing and proposed beach access paths and/or dune walkovers
- ☒ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract
- ☒ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☒ 1. A grading and layout plan showing proposed contours for the final grade.
- ☒ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☒ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months
- ☒ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☒ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☒ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

Application submissions require only three (3) copies of the complete information plus a digital copy.



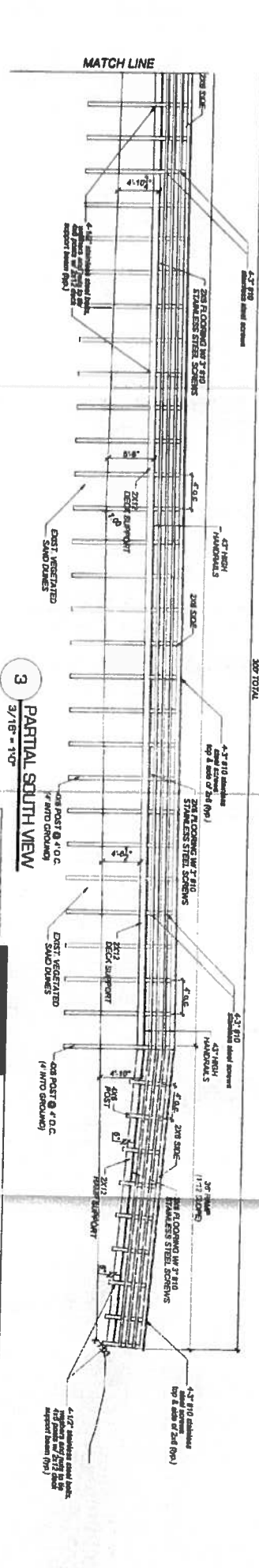
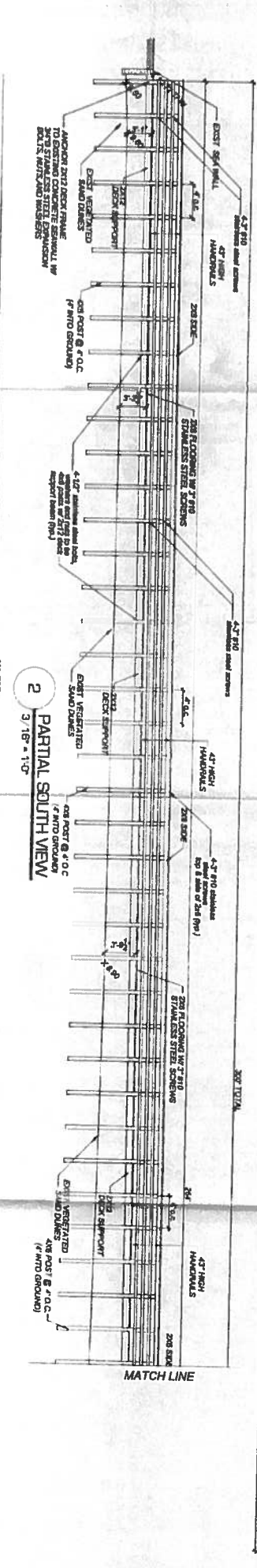
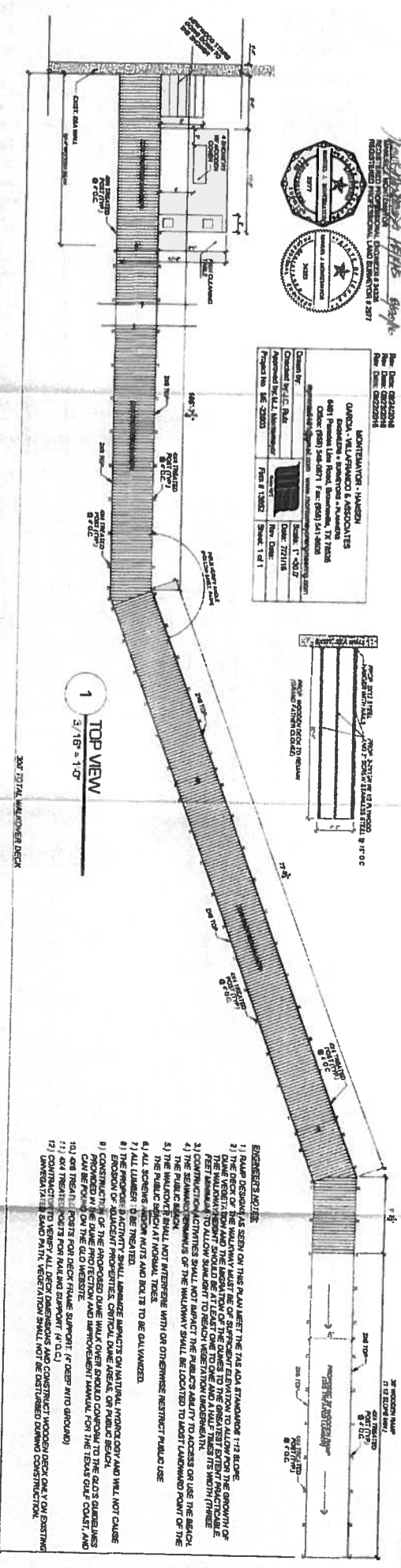
DAVID A. MELNYK & ASSOCIATES
4481 Pasadena Lakeside Drive, Suite 100
Dallas, Texas 75244
Phone: (214) 343-1234
Fax: (214) 343-1235
Email: dmelnyk@melnyk.com
Website: www.melnyk-engineering.com

**NEW 5' WIDE X 300' LONG
WOODEN DECK @ MARISOL CONDOS**

PROJECT DATA

REVISIONS

NOTES



Project No.	10488
Sheet No.	A-1
Date	11/17/18
Author	DAVID A. MELNYK

Check by	DAVID A. MELNYK
Date	11/17/18

Project Address	4481 PASADENA LAKESIDE DRIVE, SUITE 100, DALLAS, TEXAS 75244
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Client Name	MARISOL CONDOS
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Scale	1\"/>
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Notes	1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL MATERIALS SHALL BE AS SPECIFIED. 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
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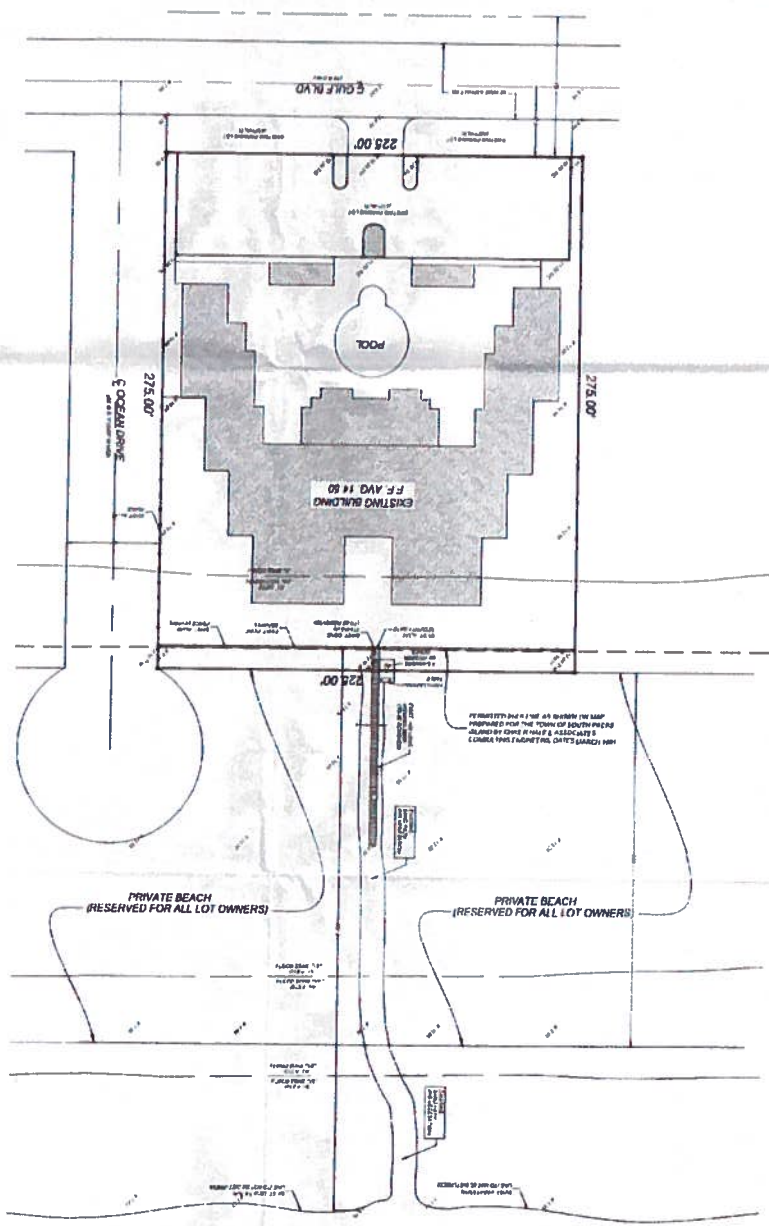
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TOPOGRAPHIC SURVEY OF
LOTS 1-4, BLOCK 1, SUNNY ISLE SUBDIVISION
TOWN OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS ACCORDING
TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 8,
OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR: MARISOL CONDOMINIUMS

COPYRIGHT NOTICE II

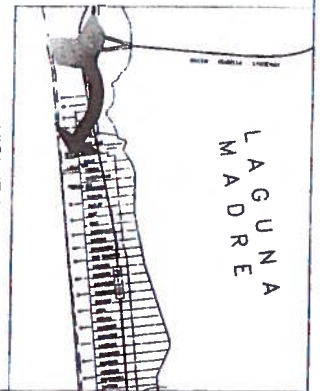
THIS SURVEY WAS PREPARED BY THE SURVEYOR FOR THE PURPOSE OF RECORDING THE SAME IN THE PUBLIC RECORDS OF CAMERON COUNTY, TEXAS. IT IS HEREBY CERTIFIED THAT THE SURVEYOR HAS PERSONALLY CONDUCTED THE SURVEY AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 N. FAY BLVD., SUITE 100, CORPUS CHRISTI, TEXAS 78401. THE SURVEYOR'S LICENSE NO. IS 10000. THE SURVEY WAS COMPLETED ON 03/14/2003. THE SURVEYOR'S SIGNATURE IS AT THE BOTTOM RIGHT OF THE MAP.

NOTES: 1) THIS SUBDIVISION LIES IN FLOOD ZONES AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, EFFECTIVE MARCH 03, 1998.

THIS AREA IS SUBJECT TO THE RIGHT OF THE PUBLIC TO THE USE OF THE BEACH AND TO THE RIGHT OF THE PUBLIC TO THE USE OF THE BEACH AS SHOWN ON THE MAP. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 N. FAY BLVD., SUITE 100, CORPUS CHRISTI, TEXAS 78401. THE SURVEY WAS COMPLETED ON 03/14/2003. THE SURVEYOR'S SIGNATURE IS AT THE BOTTOM RIGHT OF THE MAP.

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BEACH



MONTAÑANO & WARDEN	
SURVEYORS	
4041 Fawcett Lane, Suite 100, Corpus Christi, TX 78403	
Phone: (361) 848-0871 Fax: (361) 848-0803	
Drawn by: J. C. Rios	Checked by: J. C. Rios
Project No.: ME-2003	Sheet: 1 of 1

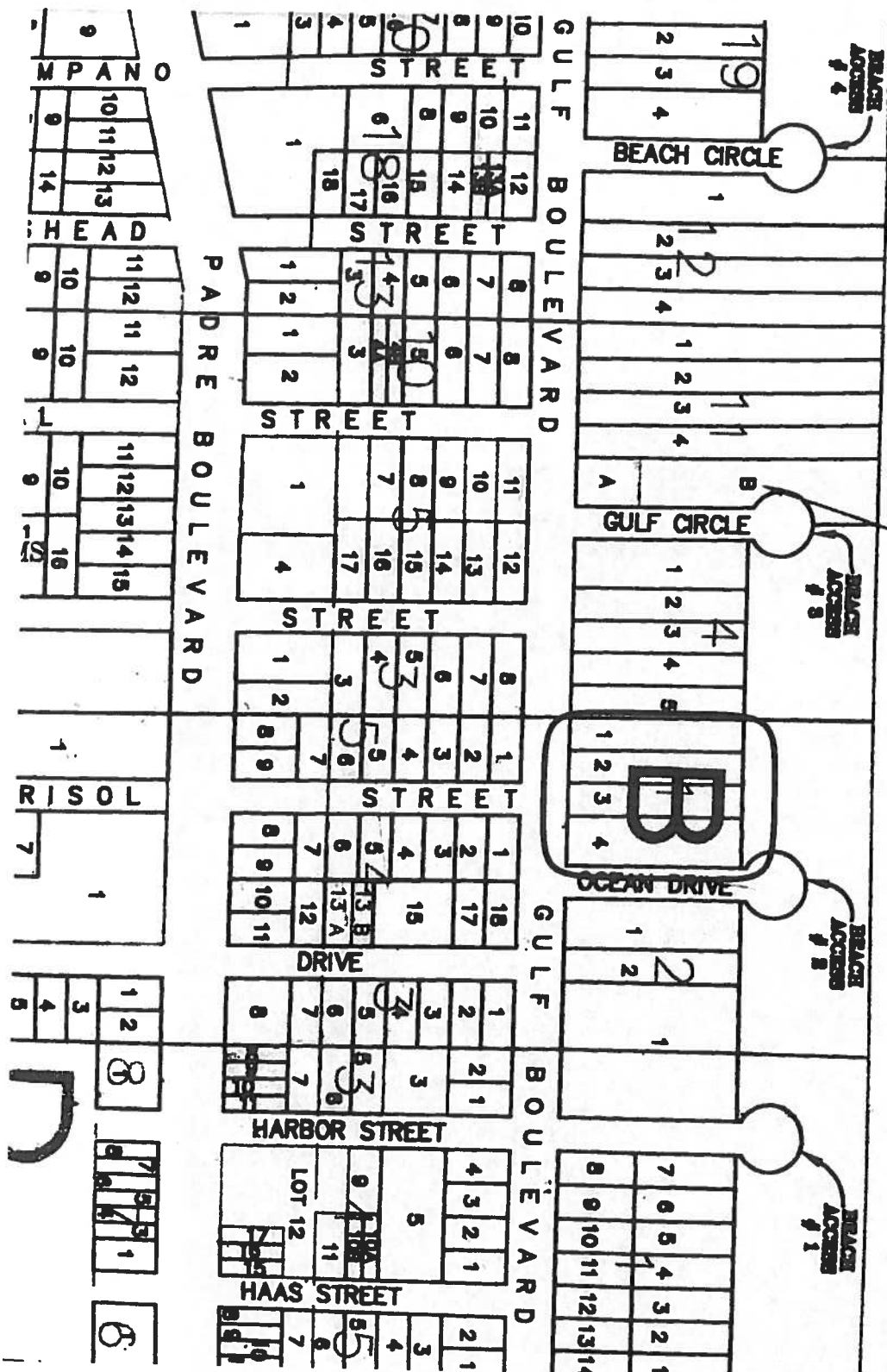
GAMBLE PALMER RESUBDIVISION

PADRE BEACH,
SECTION II

PADRE BEACH,
SECTION I

SUNNY ISLE
SUBDIVISION

HAAS
SUBDIVISION







Patrick Barrineau

From: Paul Y Cunningham Jr. <lawofficepyc@sbcglobal.net>
Sent: Wednesday, August 17, 2016 10:47 AM
To: Patrick Barrineau
Cc: Darla A. Jones; Jay Mitchim; Kathy Cunningham
Subject: Re: Shoreline Management Dept. legally nonconforming structure query

I have no problem with the plan if it is OK with the GLO. They are not modifying the nonconforming structure.

Paul Y. Cunningham, Jr.
Paul Y. Cunningham, Jr., P.C.
P.O. Box 2729
South Padre Island, Texas 78597
Telephone: (956) 761-6476
Facsimile: (956) 761-7812

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From: Patrick Barrineau <PBarrineau@MySPI.org>
To: Paul Cunningham <lawofficepyc@sbcglobal.net>
Sent: Wednesday, August 17, 2016 9:55 AM
Subject: RE: Shoreline Management Dept. legally nonconforming structure query

This is only for a new walkover with stairs leading to the shower pad, there are no plans to alter the footprint or structure as it stands now.

Patrick Barrineau | Shoreline Management Director

City of South Padre Island Shoreline Management
4601 Padre Blvd South Padre Island, Texas 78597
Office: 956-761-8111 | Fax: 956-761-3898 |

E-mail: PBarrineau@myspi.org www.MySPI.org

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From: Paul Y Cunningham Jr. [mailto:lawofficepyc@sbcglobal.net]
Sent: Wednesday, August 17, 2016 9:53 AM
To: Patrick Barrineau <PBarrineau@MySPI.org>

Cc: Kathy Cunningham <lkathyc_law@yahoo.com>

Subject: Re: Shoreline Management Dept. legally nonconforming structure query

Are they planning to do anything to the wash stand area or is this just for the new walk over with stairs to the shower pad?

Paul Y. Cunningham, Jr.
Paul Y. Cunningham, Jr., P.C.
P.O. Box 2729
South Padre Island, Texas 78597
Telephone:(956)761-6476
Facsimile:(956)761-7812

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From: Patrick Barrineau <PBarrineau@MySPI.org>

To: Paul Cunningham <lawofficepyc@sbcglobal.net>

Sent: Wednesday, August 17, 2016 9:13 AM

Subject: Shoreline Management Dept. legally nonconforming structure query

Good Morning Mr. Cunningham,

I hope this message finds you well. The Shoreline Management staff have a question regarding the legality of a legally nonconforming ('grandfathered') structure located east of the Historic Building Line and would very much appreciate your opinion. The answer to this question will determine how the Shoreline Department recommends a private dune walkover be built at the Marisol condominiums. In this message I will try to convey enough information so that you will be able to offer a recommendation on how to move forward. However if you feel as though you need more background, or a face-to-face conversation would work better, please let me know and I'll be happy to oblige.

In the dune area seaward of the Marisol condominiums, there is a wooden shower pad located along a low wooden boardwalk leading to the beach. Photographs of the site looking towards the seawall and beach are attached here for your information. The property owners desire to build a walkover leading from the seawall to the beach, featuring stairs leading down to the shower pad from the walkover itself. The blueprints are attached here with the stairs and shower pad highlighted. The property owners are steadfastly insistent on maintaining access to their shower pad, and have indicated repeatedly they believe there is a legal argument in favor of them maintaining this access. Additionally, the stairs and resultant access to the shower pad would very likely have little to no impact on dune vegetation or sand - in fact, removal of the shower pad would most likely result in more damage to the surrounding dunes and vegetation than allowing the pad to remain - so from the perspective of the Shoreline Management Department and General Land Office, the pad is permissible. Shoreline staff have confirmed this with GLO staff in Austin.

After consulting members of the building department in City Hall, Shoreline staff were informed that the State has a reasonable expectation that any legally nonconforming structure will eventually be brought into compliance, often by not permitting newly built structures to grant access to legally

nonconforming structures. Our interpretation is that including stairs granting access to the shower pad from the newly built walkover would be in violation of this reasonable expectation. So, the question that has arisen through our discussions with the property owners is: are newly-constructed dune walkovers allowed to grant access to a legally nonconforming structure such as a shower pad within the dune protected area? In other words, are the property owners allowed to build a new dune walkover with stairs leading to the shower pad? Please let me know if you would like any more information or would prefer to have a conversation regarding this situation, and I will look forward to hearing back from you soon.

Best Regards,

Patrick

Patrick Barrineau | Shoreline Management Director
City of South Padre Island Shoreline Management
4601 Padre Blvd South Padre Island, Texas 78597
Office: 956-761-8111 | Fax: 956-761-3898 |
E-mail: PBarrineau@myspi.org www.MySPI.org



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**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: October 10, 2016

NAME & TITLE: Brandon N. Hill

DEPARTMENT: Shoreline Management

ITEM

Discussion and possible action regarding a letter received from the Texas General Land Office citing violations of the open beaches act.

ITEM BACKGROUND

On September 29, 2016 a letter was sent via electronic mail to Darla Jones, Interim City Manager. The letter stated that the GLO had recently become aware of a violation of the Open Beach Act associated with the City of South Padre Island's (City) Texas Coastal Management Plan (CMP) Cycle 19, Contract #15-041-000-8385; the Walkway at the Pearl Beach Access.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X

Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

September 29, 2016

Via Electronic Mail

Darla A. Jones
Interim City Manager
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

Re: Violations of the Open Beaches Act

Dear Ms. Jones:

The Texas General Land Office (GLO) recently became aware of a violation of the Open Beaches Act associated with the City of South Padre Island's (City) Texas Coastal Management Plan (CMP) Cycle 19, Contract #15-041-000-8385; the Walkway at the Pearl Beach Access. It is our understanding that the City entered into a contract which allowed a fence to be constructed within a dedicated public access easement at the north property line of the Pearl South Padre hotel. The GLO has determined that the construction of the fence within the easement restricts public access to the beach and is in violation of Texas Natural Resources Code (TNRC) 61.011(a) and 61.013(a).

A Declaration of Easement was granted on January 29, 1979, outlining a 40-foot-wide public ingress and egress easement starting at the PR 100 frontage road and transitioning to a 10-foot-wide pedestrian access 301 feet west of the existing retaining wall. A fence was constructed between the sidewalk and the curb and was never approved by the GLO as part of the proposed CMP project. After visiting the site, the GLO has determined that the construction of the fence within the easement restricts access to the sidewalk from the rest of the easement and presents an impediment to access for those with physical disabilities. The fence does not allow the full use of the easement and must be removed as soon as possible.

In addition to the removal of the fence, the GLO is requesting a statement from the City, along with supporting financial documentation, affirming that Texas CMP funds were not used to design, pay for materials, or pay for labor to construct the fence. Please submit the requested statement, as well as a plan to correct the violation, within 30 days of receipt of this letter.

As required by 31 TAC 15.7(h) the City's Beach Access Plan (Plan) prohibits the abandonment, relinquishment, or conveyance of any right title, easement, right-of-way, street, path or other interest that provides existing or potential beach access.¹ The City cannot allow or cause the

¹ South Padre Island Dune Protection and Beach Access Plan; Section 22-2 (D).

abandonment of any part of the easement unless an alternative equivalent or better beach access is first proposed and approved by the GLO through a Plan amendment.

Scottie Aplin, Coastal Resources attorney, is available to answer any legal questions relating to the above-mentioned public access easement and may be reached by e-mail at scottie.aplin@glo.texas.gov or by phone at 512-475-4308.

The GLO appreciates your immediate attention to this matter. To schedule a specific time to speak with the GLO about these or other issues, please contact Natalie Bell at 512-463-0413 or at natalie.bell@glo.texas.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D Green', is written over the typed name.

David Green
Deputy Director
Coastal Resources Division
Texas General Land Office

cc: Patrick Barrineau, Shoreline Management Director

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: October 10, 2016

NAME & TITLE: Brandon N. Hill

DEPARTMENT: Shoreline Management

ITEM

Discussion regarding the 2016 CMP Cycle 22 Grant Applications submitted September 21st 2016

ITEM BACKGROUND

The Shoreline Management Department submitted five (5) Coastal Management Program grant applications for a variety of improvements across the Island. These applications included the continuation of the Dune Volunteer Planting Program, beach access improvements at Harbor, and Whitesands Beach Access, a pilot living shoreline project, and finally a silent motor sport launch/ecotourism hub.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.

Discussion regarding the 2016 CMP Cycle 22 Grant Applications submitted September 21st 2016

	Local Match	CMP Funds Requested	Total Project Cost
Ecotourism Hub	\$ 50,000.00	\$ 150,000.00	\$ 200,000.00
Harbor Circle Beach Access Improvement	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00
White Sands Drive-over	\$ 75,000.00	\$ 125,000.00	\$ 300,000.00
Dune Volunteer Program	\$ 107,938.78	\$ 84,000.00	\$ 191,938.78
Living Shoreline	\$ 150,000.00	\$ 150,000.00	\$ 300,000.00
TOTAL			\$ 1,241,938.71

Ecotourism Hub: The City seeks to build to an EcoTourism center in the form of a non-motorized sport launch to increase utility and access to Laguna Madre. The City of South Padre Island is a "windustry" center and applauded as one of the premiere locations for kite-boarding, wind surfing, stand up paddle boarding, and kayaking. Traditionally the participants in wind sports have driven vehicles across mud flats and utilized the adjacent tidal environment as a parking and staging area for their activities. The proposed center will decrease the direct impact on the adjacent flats and enhance recreation of the bay side shoreline. The main goal of this facility will be to give access to the submerged land that is necessary for launching and reduce pedestrian stress on vulnerable marsh shoreline. This will give access to the deeper waters of Laguna Madre despite any tidal shifts and get feet and tires off of the mudflats, sea grass and wetlands on the way to the water.

Harbor Circle Beach Access Improvement: The City of South Padre Island seeks to improve Harbor Circle, with the installation of an ADA walkover in place of the current mobile access mat. Harbor circle is the southernmost access on Gulf Blvd. and as such is one of the most heavily trafficked access points in the City, particularly during Spring Break when it is one of the primary beach entrances used by revelers. Harbor Circle was traditionally the City's emergency vehicle beach access point, but this access was relocated approximately 1,300 feet to the north with a permanent concrete drive-over at Beach Circle.

A new walkover would be instrumental in conserving the robust dune system currently in place at Harbor Circle. According to anecdotal evidence from local sources, the area around Harbor Circle was historically a washover-prone zone of the island. This means that caring for dune vegetation and allowing the dune system to accrete vertically here is of paramount importance. A walkover would remove pedestrian traffic from the dunes, and vegetation could easily grow in around the structure so that the public access no longer disturbs vegetation.

White Sands Drive-over: Whitesands is a beach access of particular concern to the City of South Padre Island. As an area with washover history and a significant amount of public use the access requires a balanced development approach. The access is heavily trafficked by the nearby residents and the weekend visitors and vacation goers. It is also the city's north most vehicular access for all emergency vehicle and maintenance needs. Currently Whitesands street terminates right into the backdune sand. When standing on the beach berm and looking landward you can see the end of the asphalt as the sand is being scarpd away by wind, activity and bull tide events.

The City proposes to address the use of this access and the erosional issues experienced there by creating a pedestrian friendly beach-dune drive over. This drive over will be similar to the accesses at Beach Circle or the city beach access number four. There will be a vehicular lane with a pedestrian walkway parallel to it separated by a curb and handrail. The length of the drive over will be designed as to not impede the public beach. The city already has begun planning to include a cul-de-sac and public parking in Whitesands streets construction plans. The cul-de-sac has become necessary in order to provide easier loading and unloading that beach-goers require. The additional parking will also accommodate the amount of people that use this accesses every day.

With these sorts of improvements planned for this beach access the city is poised to significantly alter the beach area for the better. A properly designed and built drive over will lessen the erosional pressure of beach goers. It will also add height to the area decreasing the risk of water inundating Whitesands street and the property behind it. As a whole, like a raised walkover brings stability to a pedestrian beach access this ramp will stabilize and add longevity to this access.

Dune Volunteer Program: The City seeks to continue our successful dune restoration projects along the entire length of City beach. The City will identify low lying areas and gaps in dune line in efforts to complement the Shoreline Comprehensive Plan forming a continuous dune line that is 10-12 feet above sea level with a dune field depth of 125 feet. The City will use aerial photography to identify gaps and low lying areas in the dune line. The desired project outcomes are to solidify the dune line for increased storm protection and provide a reservoir of sand to replenish eroded beaches during high energy wave events.

SPI will stage and host volunteer events to plant approximately 180,000 indigenous plants in an effort to create a solid continuous dune line and protect the City's beach, infrastructure, and natural resources. Native plant species, including *Panicum amarum* and *Uniola paniculata*, will be planted, and potentially sea oats. Signage will be installed near planting sites to educate visitors of the importance of dune vegetation as well as provide protection for the dunes.

Living Shoreline: The City seeks to begin a living shoreline pilot project along a small selection of bay street endings. The goal will be to begin nurturing a healthier shoreline that will foster a more sustainable island. A living shoreline serves several important roles. The additional biomass and accumulated sediment creates a physical barrier to attenuate erosive wave energy. The biomass and sediment also generate complex, diverse ecosystems.

Each street has a unique character that must be addressed when working on bay endings. The city is looking to enhance the use of its natural resources by providing bay street ends with more to offer than at the present. This is to be accomplished through the nurturing of currently existing, yet somewhat anemic bay shore ecology. Three communities persist; sea grasses, black mangroves, and oyster beds, and although coverage is often sparse, if properly nurtured these communities can be nursed to health with relative ease. These persist sparsely down the majority of the island's bay shore but can be more easily nurtured back into health that recreated from scratch.



Cameron County Parks & Recreation

33174 State Park Rd 100 • South Padre Island, Texas 78597

Phone: (956) 761-3700 • Fax: (956) 761-5317 • <http://www.co.cameron.tx.us/parks/index.htm>

September 12, 2016

George P. Bush, commissioner
Texas General Land Office
1700 Congress Avenue
Austin, TX 78701-1495

RE: Support for the City of South Padre Island Cycle 22 CMP Grant – Dune Volunteer Program

Dear Commissioner Bush:

Please accept this letter of support for the City of South Padre Island's Coastal Management Plan grant application to the General Land Office regarding the Dune Volunteer Program. The City has applied for the grant with the intention of increasing efforts to plant and fortify dunes, increase volunteer awareness and enhance public education.

Strengthening of the foredunes through projects like this is vital to our beaches and plays a crucial role in the sustainability of our resources. Some of the benefits of developing a healthy dune system include providing a barrier of protection to structures and infrastructure (buildings, boardwalks, bulkheads, etc.) along the beach and minimized beach erosion by mitigating the effects of high tides and tropical storm events.

In review of the intended scope of work, I am confident you will find this Dune Volunteer Program project to be well-conceived and be a positive impact for the City of South Padre Island and Cameron County alike. We respectfully request careful consideration of the City's grant request.

Sincerely,

Joe E. Vega
Parks Director



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September 12, 2016

George P. Bush, commissioner
Texas General Land Office
1700 Congress Avenue
Austin, TX 78701-1495

RE: Support for the City of South Padre Island Cycle 22 CMP Grant – Eco Tourism Hub

Dear Commissioner Bush:

Please accept this letter of support for the City of South Padre Island's Coastal Management Plan grant application to the General Land Office regarding the Ecotourism Hub. The City has applied for the grant with the intention of creating a "world class" facility aimed at wind and paddle sports. The facility will allow the public to drop off their equipment, stage comfortably, have access to bathrooms and showers and includes a raised walkway with a "T" head terminating with multiple floating docks providing quick access to deeper water.

With the growing number of windsurfing and paddle sports enthusiasts, the need for access has created a high rate of traffic on our delicate tidal flats. The development of a facility such as this would help reduce the amount of traffic on our tidal flats thus creating a healthier more sustainable tidal flat area. This sort of facility is a unique and exciting opportunity, especially when considered in the scope of the TIGER grant awarded to Brownsville that will include a kayak trail in the Laguna Madre up the shore of South Padre Island.

In review of the intended scope of work, I am confident you will find this Ecotourism Hub project to be well-conceived and be a positive impact for the City of South Padre Island and Cameron County alike. We respectfully request careful consideration of the City's grant request.

Sincerely,

Joe E. Vega
Parks Director



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September 12, 2016

George P. Bush, commissioner
Texas General Land Office
1700 Congress Avenue
Austin, TX 78701-1495

RE: Support for the City of South Padre Island Cycle 22 CMP Grant – Living Shoreline

Dear Commissioner Bush:

Please accept this letter of support for the City of South Padre Island's Coastal Management Plan grant application to the General Land Office regarding the Living Shoreline project. The City has applied for the grant with the intention of revitalizing the Bayside by implementing a green shoreline project.

In many places in the US living shorelines have been cultivated as a means of adding (or restoring) a natural buffer that exists along a coastal community. It has been shown to be incredibly successful a number of times. For this pilot project 12 streets were selected as strong candidates for restoration, possessing the potential for a flourishing biotic community, low activity levels and the propensity for specific habitats. These bay street endings will act as nodes of stable habitat allowing the health of the whole shoreline to be promoted.

In review of the intended scope of work, I am confident you will find this Living Shoreline project to be well-conceived and be a positive impact for the City of South Padre Island and Cameron County alike. We respectfully request careful consideration of the City's grant request.

Sincerely,

Joe E. Vega
Parks Director



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September 12, 2016

George P. Bush, commissioner
Texas General Land Office
1700 Congress Avenue
Austin, TX 78701-1495

RE: Support for the City of South Padre Island Cycle 22 CMP Grant – Poinsettia Walkover Application

Dear Commissioner Bush:

Please accept this letter of support for the City of South Padre Island's Coastal Management Plan grant application to the General Land Office regarding the Poinsettia Walkover Application. The City has applied for the grant with the intention of improving public beach access with the construction of a beach-dune walkover.

Poinsettia's previous walkover was demolished due to complaints and safety concerns. The current footpath has badly scarped the dunes and is showing clear wear. This beach-dune walkover will serve to remove the foot traffic from directly onto the dunes. An added benefit is that the walkover will be ADA compliant.

In review of the intended scope of work, I am confident you will find this Poinsettia Walkover Application project to be well-conceived and be a positive impact for the City of South Padre Island and Cameron County alike. We respectfully request careful consideration of the City's grant request.

Sincerely,

Joe E. Vega
Parks Director



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September 12, 2016

George P. Bush, commissioner
Texas General Land Office
1700 Congress Avenue
Austin, TX 78701-1495

RE: Support for the City of South Padre Island Cycle 22 CMP Grant – Whitesands Drive-over

Dear Commissioner Bush:

Please accept this letter of support for the City of South Padre Island's Coastal Management Plan grant application to the General Land Office regarding the Whitesands Drive-over. The City has applied for the grant with the intention of mitigating erosional issues experienced at the site and enhancing public access with the construction of a beach-dune drive over.

The access is heavily trafficked by nearby residents, weekend visitors and vacation goers. It is also the city's north most vehicular access for all emergency vehicles and maintenance needs. When standing on the beach berm and looking landward you can see the end of the asphalt as the sand is being scarpd away by wind, activity and bull tide events. The City proposes to address the use of this access and the erosional issues experienced there by creating a pedestrian friendly beach-dune drive over. There will be a vehicular lane with a pedestrian walkway parallel to it separated by a curb and handrail.

In review of the intended scope of work, I am confident you will find this Whitesands Drive-over project to be well-conceived and be a positive impact for the City of South Padre Island and Cameron County alike. We respectfully request careful consideration of the City's grant request.

Sincerely,

Joe E. Vega
Parks Director

TO WHOM IT MAY CONCERN:

This letter is in support of the proposals submitted by the City of South Padre Island, Texas for to the Texas General Land Office Cycle 22 CMP Grants Program.

I feel they are all very worthy of funding not only because of the nature of the projects proposed but because of the level of expertise, experience and record of success held by the individuals who are the proposers and conductors of the projects.

My appraisal of the individual proposed projects are as follows:

Dune Volunteer Program: This project is worthy of funding because of the dual benefit it will produce; strengthening the beach fore dunes through the beach grass planting component but an additional long term benefit, public education. This aspect of the project helps in providing a immediate benefit to beach landscape but helps to educate the public about the coastal zone and proponents and a voice that will be heard when seeking support for beach management programs.

Harbor Walkover will increase public access to the beach for a broader segment of the population in that the rebuilt walkover will be ADA compliant. It also has an environmental benefit in that it will remove the foot traffic from the fragile sand dunes as people “go to the beach.”

Whitesands Drive-over: This phase of the proposed projects is to create a “pedestrian friendly beach-dune drive over,” --- similar to the one that they have successful developed at Beach Circle, (City Beach Access Number Four). An additional contributing factor that makes this a project of critical importance, it is the city's north most vehicular access crossover for all emergency vehicle and maintenance needs.

Ecotourism Hub: Any time it is possible to develop a facility “—that provides the public a place to drop off their equipment, stage comfortably, have access to bathrooms and showers and a walkway with multiple floating docks leading into the water,” --- that is money well spent. These are the kinds of projects that gain you public support for your programs.

Living Shoreline: This proposed project has a twofold purpose; to develop a natural buffer and, although not specifically stated, because of its location, it will produce local resident “buy in” to the project. In areas where similar projects have been conducted, the local residence “take ownership” of the areas and a sense of pride in “their project.” This generates the much needed public support required for beach management activities.

They are all worthy proposals that, if funded, will be conducted with efficiency and be looked upon, after completion as, “money well spent.”

I urge the Review Committee to recommend them for funding.

Thomas L. Linton, PhD
Assistant Instructional Professor
Texas A&M University, Galveston

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: October 10, 2016

NAME & TITLE: Brandon N. Hill

DEPARTMENT: Shoreline Management

ITEM

Discussion regarding red tide conditions and response

ITEM BACKGROUND

Redtide is a naturally occurring microalgae known as K. Brevis. It creates a neurotoxin known as breviotoxin that can be an eye, nose and throat irritant to higher level animals (such as humans). In lower level animals such as fish, shrimp, and shellfish the concentration of breviotoxin in their system can become fatal. The shoreline management department is working hard to respond appropriately to the inconvenience of the red tide. We are unable to alleviate the nuisance irritation however we do our best to collect all fish that wash up onto the beach and place them in areas of dunes where they can decompose without becoming much of a disturbance. Following some complaints regarding isolated disturbances the department dedicated an operator and tractor to the sole purpose of assuring that the fish are fully buried within the dunes.

BUDGET/FINANCIAL SUMMARY

N/A

COMPREHENSIVE PLAN GOAL

N/A

LEGAL REVIEW

Sent to Legal: YES: _____ NO: X
Approved by Legal: YES: _____ NO: X

Comments:

RECOMMENDATIONS/COMMENTS

Staff is available via phone, email, or at City Hall during business hours to answer any questions.