

Cameron County
Sylvia Garza-Perez
County Clerk
Brownsville, TX 78520



70 2017 00025071

Instrument Number: 2017-00025071

Recorded On: June 28, 2017

As
Real Property

Billable Pages: 11

Number of Pages: 13

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Real Property 76.00

Total Recording: 76.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2017-00025071

Receipt Number: 824701

Recorded Date/Time: June 28, 2017 12:04:22P

Book-Vol/Pg: BK-OR VL-22703 PG-18

User / Station: C Rodriguez - Cash Station # 5

Record and Return To:

MICHELLE SANCHEZ P.C. LAW OFFICE
717 N EXPWY
BROWNSVILLE TX 78520

I hereby certify that this instrument was filed on the date and time stamped hereon and
was duly recorded in the Official Public Records in Cameron County, Texas.



Sylvia Garza-Perez
Cameron County Clerk

**SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM
OF
LAS VELAS CONDOMINIUMS**

THIS SECOND AMENDMENT TO THE DECLARATION (the "SECOND AMENDMENT") is made this 21st day of June, 2017, by LAS VELAS SPI, LLC, a Texas Limited Liability Company (hereafter "Declarant"), for itself, its successors, grantees and assigns.

PREAMBLE

1. Declarant has previously subjected its interest in certain real property located in South Padre Island, Cameron County, Texas to a Condominium Regime pursuant to the provisions of the Texas Uniform Condominium Act (Section 82.001 seq. Texas Property Code) by the filing of a DECLARATION OF CONDOMINIUM OF LAS VELAS CONDOMINIUMS, said declaration (hereafter the "Declaration"), being dated April 7, 2016 and being filed in Volume 21684, Page 1 of the Official Records of Cameron County, Texas; said condominiums are known as LAS VELAS Condominiums.
2. The Declaration was subsequently amended by the filing of a First Amendment to the Declaration of Condominium of LAS VELAS Condominium. Said Amendment (hereinafter the "First Amendment") being dated effective as of April 8, 2016 and being filed in Volume 21747, Page 295, of the Official Records of Cameron County, Texas.
3. In accordance with Article 5.01 of the Declaration, Declarant is desirous of including Phase 2 of the Project into the Condominium Regime. Phase 2 which is building 4, consists of three (3) units out of a portion of the original Reserve Tract 4.

NOW, THEREFORE, the Declarant, hereby makes the following representations and amendments to the Declaration, as previously amended:

1. Declarant has completed construction of Building 4, which consists of three (3) residential units which will be added to the Las Velas Condominiums Regime pursuant to the provisions of this Second Amendment. Pursuant to Sections 5.01 and 5.13 of the Declaration, Declarant has the right to add additional residential units consisting of the three (3) residential units in Building 4 to the Las Velas Condominium Regime and to subject, dedicate, and incorporate said three (3) residential units in Building 4 to the terms and conditions of the Las Velas Condominium Regime and the Declaration and all amendments thereto;

THEREFORE, Declarant hereby dedicates each of the three (3) Building 4 residential units to the Las Velas Condominium Regime upon the recordation hereof.

2. The inclusion of Building 4 into the Condominium Regime, requires that certain Exhibits to the Declaration be substituted for the Exhibits previously filed with the Original Declaration;

THEREFORE, the attached Exhibits are hereby substituted for the previously filed exhibits and are intended to replace the original exhibits;

EXHIBIT "A" - Metes and bounds description of property incorporated; Save and Except Balance Reserve Tract 4 and Reserve Tract 5 for future development.

EXHIBIT "A-1" - As built survey which shows the location of Building 4 at the Southwest corner of the subject tract.

EXHIBIT "B-1" Las Velas site plan to include Building 4.

EXHIBIT "B-3", "B-4" and "B-5" - Reflecting the floor plans and square footage for Units 403, 401 and 402 respectively.

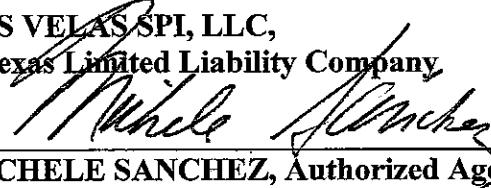
EXHIBIT "B-9" - Representing the elevations for Building 4.

EXHIBIT "C" - Allocation of percentage held by each unit in the common elements, common expenses, and votes in Las Velas Homeowners Association, Inc. as revised to include the three (3) units in Building 4.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on this the
day of June, 2017.

Declarant:

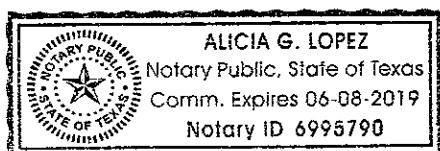
LAS VELAS SPI, LLC,
a Texas Limited Liability Company

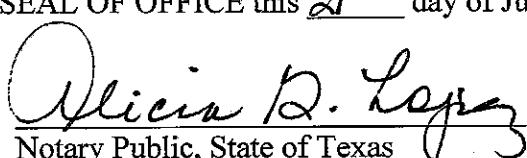
By: 
MICHELE SANCHEZ, Authorized Agent

STATE OF TEXAS §
COUNTY OF CAMERON §

BEFORE ME, the undersigned authority, on this day personally appeared **MICHELE SANCHEZ, Authorized Agent** of **LAS VELAS SPI, LLC.**, known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same as the act of the said **LAS VELAS SPI, LLC.**, a Texas limited liability company, and that he was duly authorized to perform the same by resolution of the company and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated on behalf of said **LAS VELAS SPI, LLC.**.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of June, 2017.




Alicia G. Lopez
Notary Public, State of Texas

MORTGAGEE'S CONSENT

THE STATE OF TEXAS
COUNTY OF CAMERON

INTERNATIONAL BANK OF COMMERCE, by and through the undersigned officer, as the Mortgagee under that certain Deed of Trust dated October 14, 2014, recorded in Volume 21684, Page 1, Official Public Records of Cameron County, Texas, does hereby approve and consent to the "SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAS VELAS CONDOMINIUMS".

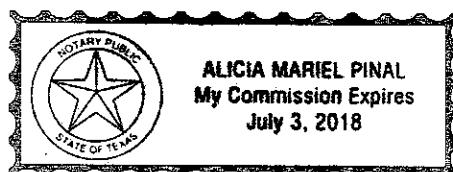
IN WITNESS THEREOF, the undersigned has executed this instrument as the act and deed of the said **INTERNATIONAL BANK OF COMMERCE**, this 22nd day of June, 2017.

INTERNATIONAL BANK OF COMMERCE

by: 
Name: RICHARD ABETE
Title: First Vice-President

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 22 day of June, 2017, by RICHARD ABETE, First Vice-President of **INTERNATIONAL BANK OF COMMERCE**, a banking institute on behalf of said institute and in the capacity therein stated.




Alicia Mariel Pinal
Notary Public, State of Texas

Mejia & Rose, Incorporated

- 1 -

Engineering

Surveying

Las Velas SPI, LLC

EXHIBIT A

May 17, 2017

Job No. 20116

METES AND BOUNDS DESCRIPTION

All of Lot 1, Block 1, Las Velas Condominiums of Padre Beach Estates, City of South Padre Island, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet I, Slot 3080-B, Map Records of Cameron County, Texas; Save and Except the following described Balance of Reserve Tract 4 and Reserve Tract 5;

Balance of Reserve Tract 4 being a 0.088 acre tract being more particularly located and described as follows;

COMMENCING, at the northwest corner of Lot 1, Block 1, Las Velas Condominiums of Padre Beach Estates, **THENCE**, along the west line of said Lot 1, South 00 Deg. 20 Min. 52 Sec. West, a distance of 131.26 feet, **THENCE**, along the south line of a brick pool area and a concrete walk, South 89 Deg. 59 Min. 59 Sec. East, a distance of 76.38 feet to an angle point in said concrete walk, for the northwest corner and **POINT OF BEGINNING** of this tract;

THENCE, continuing along the south line of said concrete walk, North 89 Deg. 55 Min. 50 Sec. East, a distance of 33.16 feet to an angle point in said concrete walk, for a corner of this tract;

THENCE, continuing along the south line of said concrete walk, North 56 Deg. 21 Min. 36 Sec. East, a distance of 5.56 feet to an angle point in said concrete walk, for a corner of this tract;

THENCE, continuing along the south of said concrete walk, North 89 Deg. 48 Min. 55 Sec. East, a distance of 29.37 feet to the west line of a concrete drive, for the northeast corner of this tract;

THENCE, along the west line of a concrete drive, South 00 Deg. 00 Min. 23 Sec. West, a distance of 27.20 feet to the corner of said concrete drive, for a corner of this tract;

THENCE, North 89 Deg. 54 Min. 35 Sec. East, a distance of 1.16 feet to a corner of a concrete boat ramp, for a corner of this tract;

THENCE, along the west line of said boat ramp, South 00 Deg. 09 Min. 37 Sec. East, a distance of 28.81 feet to a corner of a concrete walk, for the southeast corner of this tract;

THENCE, along the north line of said concrete walk, West, a distance of 67.79 feet to the corner of a angled concrete stairway, for a corner of this tract;

THENCE, along said concrete stairs, North 46 Deg. 56 Min. 56 Sec. West, a distance of 4.81 feet to the corner of said concrete stairs, for a corner of this tract;

THENCE, along the west line of a concrete walk, North, a distance of 46.61 feet to a corner of a concrete walk, for a corner of this tract;

THENCE, along the angle concrete walk, North 45 Deg. 00 Min. 11 Sec. East, a distance of 4.11 feet, to the **POINT OF BEGINNING**;

CONTAINING, 0.088 Acre of land, more or less.

Reserve Tract 5 being a 0.666 acre tract being more particularly located and described as follows;

COMMENCING, at the northeast corner of Lot 1, Block 1, Las Velas Condominiums of Padre Beach Estates, **THENCE**, along the east line of said Lot 1, South, a distance of 48.5 feet to the northeast corner and the **POINT OF BEGINNING** of this tract;

THENCE, continuing along the east line of Lot 1, South, a distance of 136.96 feet, for the southeast corner of this tract;

THENCE, along a concrete walk, West, a distance of 214.86 feet, for the southwest corner of this tract;

THENCE, along the east line of a boat ramp, North 00 Deg. 03 Min. 31 Sec. West, a distance of 30.25 feet to the northeast corner of said boat ramp, for a corner of this tract;

THENCE, North 89 Deg. 54 Min. 29 Sec. East, a distance of 1.84 feet to the corner of a concrete drive, for a corner of this tract;

THENCE, along the east line of said concrete drive, North 00 Deg. 05 Min. 44 Sec. East, a distance of 87.88 feet to a curve in said concrete drive, being a curve to the right with a radius of 5.26 feet, for a corner of this tract;

THENCE, along said curve to the right, an arc distance of 4.24 feet (Chord: North 34 Deg. 25 Min. 37 Sec. East, a distance of 4.13 feet), to a curve to the left with a radius of 35.06 feet, for a corner of this tract;

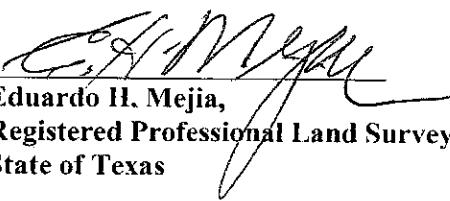
THENCE, along said curve to the left, an arc distance of 20.71 feet (Chord: North 53 Deg. 58 Min. 07 Sec. East, a distance of 20.41 feet), to a curve to the right with a radius of 6.04 feet, for a corner of this tract;

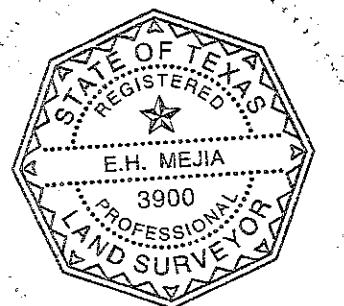
THENCE, along said curve to the right, an arc distance of 5.91 feet (Chord: North 51 Deg. 25 Min. 11 Sec. East, a distance of 5.68 feet), for a corner of this tract;

THENCE, along the south edge of said concrete drive, South 89 Deg. 57 Min. 48 Sec. East, a distance of 189.64 feet, to the **POINT OF BEGINNING**;

CONTAINING, 0.666 Acre of land, more or less.

THIS METES AND BOUNDS IS ACCOMPANIED BY A PLAT OF SURVEY.


Eduardo H. Mejia,
Registered Professional Land Surveyor No. 3900
State of Texas



NOTES:
1. MONUMENTATION FOUND ALONG THE NORTH LINE OF BLOCK 5 WAS HELD FOR
BASIS OF BEARING.

2. THIS TRACT LIES IN FLOOD ZONE "AE" (ELEV. 8') AS PER THE F.L.A. FLOOD

INSURANCE RATE MAP OF COMMUNITY NO. 480115, PANEL NO. 00000.

EFFECTIVE MARCH 9, 1999.

BLOCK 6
PADRE BEACH ESTATES SUBDIVISION
(VOLUME 14, PAGE 61, MAP RECORDS)

COMMENCING POINT
0.088 ACRE TRACT

EAST

383.66'

COMMON NORTHERN

TRACTS I AND II

TRANSFORMER PAD

POWER POLE

WITH GUY ANCHOR

SET 1/2" IRON PIN

WITH A YELLOW PLASTIC

CAP STAMPED "MAR INC."

5 FT. WIDE WATERLINE EASEMENT

(VOLUME 18342, PAGE 217, OFFICIAL RECORDS)

SET 1/2" IRON PIN

WITH A YELLOW PLASTIC

CAP STAMPED "MAR INC."

NORTH BOUNDARY LINE

BACK OF BLOCK 6

BLOCK 6

BLOCK WALL

IRON PIPE

IRRIGATION VALVE

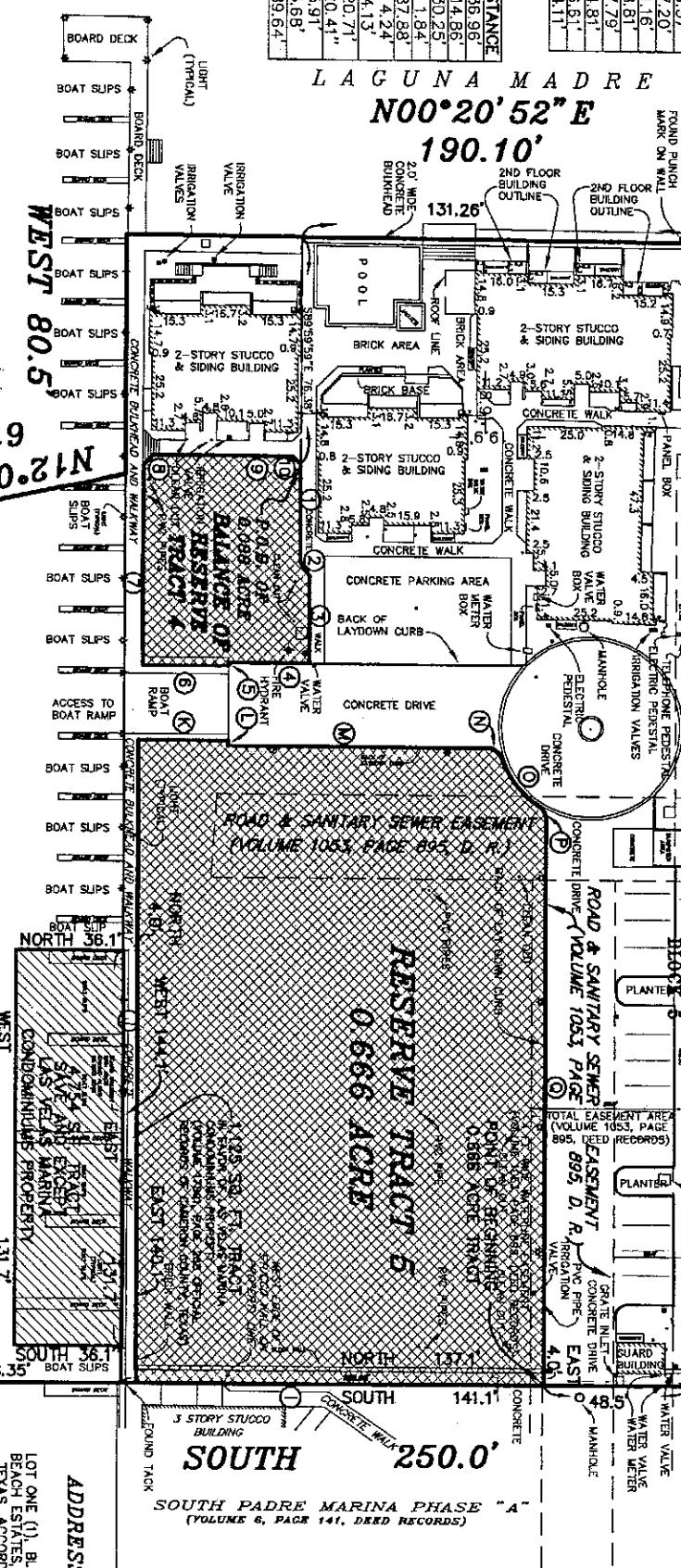
ELCTRIC PEDESTAL

IRRIGATION VALVE

LAGUNA MADRE

N00°20'52"E

190.10'



The undersigned hereby certifies that the survey

described herein was made on the ground on
MAY 11, 2017; that the only improvements
on the ground are as shown; that there are no
visible encroachments, visible overhangings,
apparent conduits, or visible easements except as
above herein. THIS CERTIFICATION IS ONLY VALID
WITH AN ORIGINAL SIGNATURE AND IS THE DRAWING.
CONTAINS NO ERASURES OR ADDITIONS.

J. H. Mejia

Surveyor No. 59400

ROBERTO PROFESSIONAL LAND SURVEYOR No.

59400

LAS VELAS CONDOMINIUMS
EXHIBIT A-1

WEST

291.58'

RESIDUE OF BLOCK 9
(VOLUME 14, PAGE 61, MAP RECORDS)

ADDRESS - 6101 PADRE BOULEVARD
SURVEY OF
Engineering Surveying
T.R.P.E. Reg. No. F-002670
T.R.P.S. Reg. No. 10028800
1643 West Pines Road (956) 644-3062
P.O. Box 3761 Brownsville, Texas 78520
email: lasvelas@outlook.com
JOB NO. N/A
S. TROWBRIDGE

SURVEYED FOR:
LAS VELAS SPI, LLC

MAY 11, 2017

Mejia & Rose, Incorporated
Engineering Surveying
T.R.P.E. Reg. No. F-002670
T.R.P.S. Reg. No. 10028800
1643 West Pines Road (956) 644-3062
P.O. Box 3761 Brownsville, Texas 78520
email: lasvelas@outlook.com
JOB NO. N/A

LISI
ARCHITECTS

Sam A. Listi, Architect
P.O. Box 2226
South Padre Island, Texas
78597-2226
903-545-9900

MERIDIAN OF
PADRE BEACH
ESTATES
SUBDIVISION

2. THIS TRACT LIES IN FLOOD ZONE "A" ELEV. 8.5 AS PER THE FIA FLOOD INSURANCE RATE MAP OF COMPANY NO. 4001, PANEL NO. 0000,
EFFECTIVE MARCH 6, 1986.
BLOCK 6
PADRE BEACH ESTATES SUBDIVISION
(Previous 14 pages of map recording)

SCALE 1" = 20'
GRAPHIC SCALE



(IN FEET)

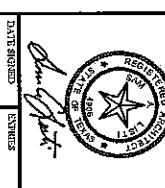
1 block = 20 ft.

EAST

WEST

882.86' BLOCK WALL TRANSFORMER PAD

ZONE "B" RESO
ZONE "B" RESIDENTIAL



LISTI

ARCHITECT

REG.

ARCHITECT

TEXAS

STATE

BOARD

OF

ARCHITECTS

REG.

ARCHITECT

TEXAS

Unit Type A

Total Living Area: 1'561.38 Sq. Ft.

Unit #: 104, 204, 303 & 403

Level 1 Living Area
633.39 Sq. Ft.

Level 2 Living Area
676.72 Sq. Ft.

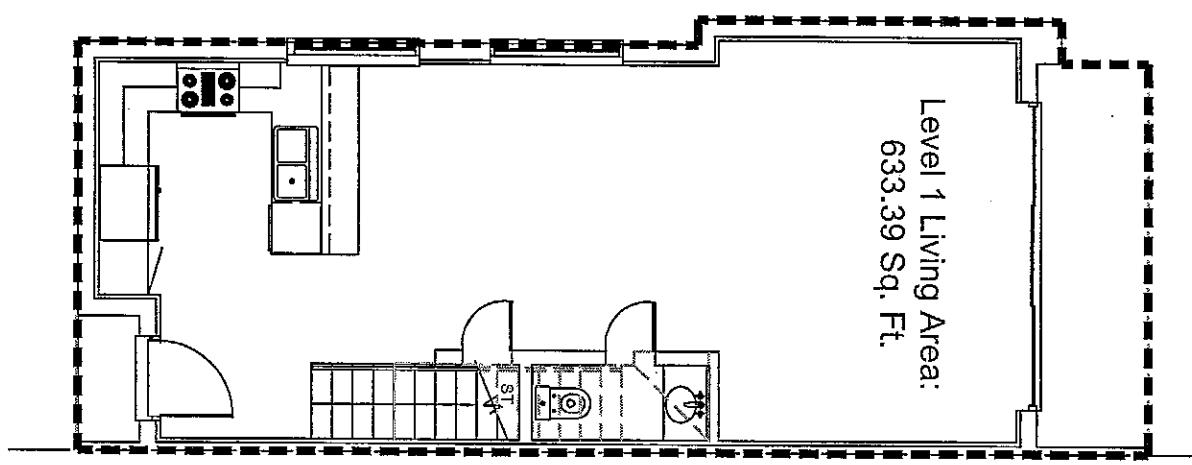
Level 3 Living Area
251.38 Sq. Ft.



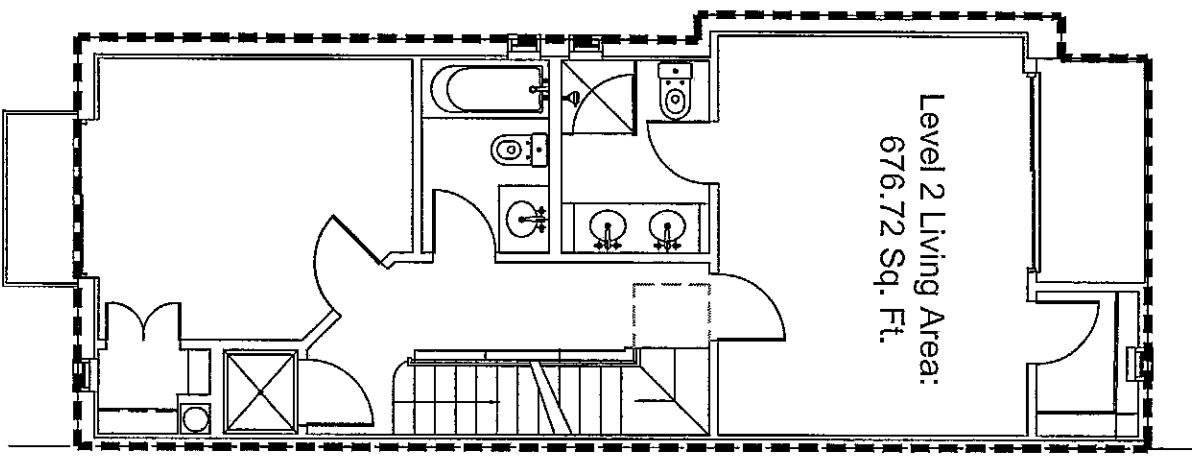
* Area calculated from outside face of exterior wall to center line of party walls

Unit Type A Rev.

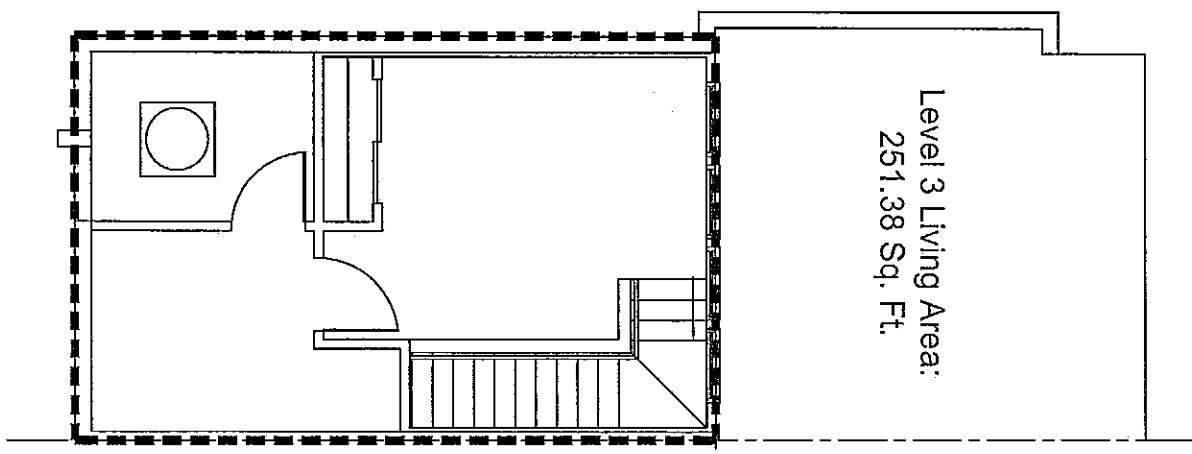
Total Living Area: 1'561.38 Sq. Ft.



**Level 1 Living Area:
633.39 Sq. Ft.**



**Level 2 Living Area:
676.72 Sq. Ft.**



**Level 3 Living Area:
251.38 Sq. Ft.**

Unit #: 101, 201, 301 & 401

**LISTI
ARCHITECTS**

Sam Alilli Architect
South Padre Island, Texas
956-345-5990



DATE DRAWN	EXPIRES
ISSUE DATE	
The architect and engineer retain the copyright of this drawing. No part of this drawing may be reproduced, copied, or distributed without the written consent, including the right to charge for such consent, of the architect and engineer.	
NOTES:	

PROJECT NO.	DATE DRAWN
DRAWN BY	CHECKED BY
REVISIONS	SL.
SHEET TITLE:	
Las Vegas Unit A Rev.	
SCALE	
SHEET V8	

Unit Type B

Total Living Area: 1,499.66 Sq. Ft.

Unit #: 102, 103, 202, 302 & 402

Level 1 Living Area: 605.17 Sq. Ft.

Level 2 Living Area:
648.99 Sq. Ft.

Level 3 Living Area:
245.99 Sq. Ft.



NOTES:

EXHIBIT "B-5"

Las Velas

% Of Ownership by Phase

PHASE II				PHASE I			
Condominium Unit	Square feet (Living Area)	ORIGINAL		AMENDMENT TO INCLUDE BUILDING 4		AMENDMENT TO INCLUDE BUILDING 4	AMENDMENT TO INCLUDE BUILDING 4
		undivided interest	% Of Vote and in association	undivided interest	% Of Vote and in association		
101	1,561.38	9.2572%		101	1,561.38	7.2660%	
102	1,499.66	8.8913%		102	1,499.66	6.9787%	
102	1,499.66	8.8913%		102	1,499.66	6.9787%	
104	1,561.38	9.2572%		104	1,561.38	7.2660%	
201	1,561.38	9.2572%		201	1,561.38	7.2660%	
202	1,499.66	8.8913%		202	1,499.66	6.9787%	
203	1,499.66	8.8913%		203	1,499.66	6.9787%	
204	1,561.38	9.2572%		204	1,561.38	7.2660%	
301	1,561.38	9.2572%		301	1,561.38	7.2660%	
302	1,499.66	8.8913%		302	1,499.66	6.9787%	
303	1,561.38	9.2572%		303	1,561.38	7.2660%	
401	1,561.38			401	1,561.38	7.2660%	
402	1,499.66			402	1,499.66	6.9787%	
403	1,561.38			403	1,561.38	7.2660%	
Total Units		16,866.58	100%	Total Units		21,489.00	100%

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 28, 2017 at 12:04P
Document Number: D0025071
By: Claudia Rodriguez
Lily Garza-Perez, County Clerk
Cameron County

EXHIBIT "C"

Allocation of Percentage Held by Each Unit in Common Elements, Common Expenses, and
Votes in LAS VELAS OWNERS ASSOCIATION, INC.