

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

THIS FOURTH AMENDMENT TO THE DECLARATION (the "FOURTH AMENDMENT") is made this 28th day of March, 2024, 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. The Declaration was subsequently amended by the filing of a Second Amendment to the Declaration of Condominium of LAS VELAS Condominium. Said Amendment (hereinafter the "Second Amendment") being dated effective as of June 21, 2017 and being filed in Volume 22703, Page 18, of the Official Records of Cameron County, Texas.
4. The Declaration was subsequently amended by the filing of a Third Amendment to the Declaration of Condominium of LAS VELAS Condominium. Said Amendment (hereinafter the "Third Amendment") being dated effective as of March 23, 2021 and being filed under Document No. 2021-12075 of the Official Records of Cameron County, Texas.
5. In accordance with Article 5.01 of the Declaration, Declarant is desirous of including Phase 4 of the Project into the Condominium Regime. Phase 4 which is Building 6, consists of five (5) units out of the balance of the original Reserve Tract 5.

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

1. Declarant has completed construction of Building 6, which consists of five (5) residential units which will be added to the Las Velas Condominiums Regime pursuant to the provisions of this Fourth Amendment. Pursuant to Sections 5.01 and 5.13 of the Declaration, Declarant has the right to add additional residential units consisting of the five (5) residential units in Building 6 to the Las Velas Condominium Regime and to subject, dedicate, and incorporate said five (5) residential units in Building 6 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 five (5) residential units in Building 6 to the Las Velas Condominium Regime upon the recordation hereof.

2. The inclusion of Building 6 into the Condominium Regime, requires that certain Exhibits to the Declaration be added or substituted for the Exhibits previously filed with the Original Declaration and previous Amendments thereto;

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

EXHIBIT "A" – Metes and bounds description of 0.088 acre tract out of Reserve Tract 5 upon which Building 6 is located; Save and Except remainder of Reserve Tract 5 for future development. (ADDED)

EXHIBIT "A-1" - As built survey which shows the location of Building 6 at the Southwest corner of the Reserve Tract 5. (SUBSTITUTED)

EXHIBIT "B-1" Las Velas site plan to include Building 6. (SUBSTITUTED)

EXHIBIT "B-2", "B-3", "B-4", and "B-5" - Reflecting the floor plans and square footage for Units 601, 602, 603, 604 and 605 respectively. (ADDED)

EXHIBIT "B-6", "B-7", and "B-8" - Representing the elevations for Building 6. (ADDED)

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 five (5) units in Building 6. (SUBSTITUTED)

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on this the 28th day of March, 2024.

Declarant:

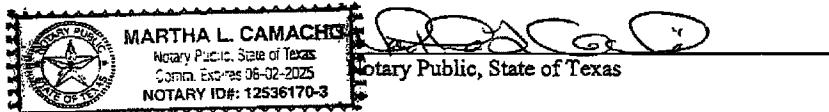
LAS VELAS SPI, LLC,
a Texas Limited Liability Company

By: 
Name: PABLO PAEZ GARZA
Title: Manager

STATE OF TEXAS §
COUNTY OF CAMERON §

BEFORE ME, the undersigned authority, on this day personally appeared PABLO PAEZ GARZA, Manager of LAS VELAS SPI, LLC., known to be the person 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 she was duly authorized to perform the same by resolution of the company and that she 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 28 day of March, 2024.



MORTGAGEE'S CONSENT

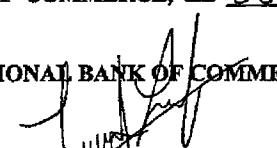
THE STATE OF TEXAS

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 20530, Page 252, Official Public Records of Cameron County, Texas, does hereby approve and consent to the "FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF LAS VELAS CONDOMINIUMS".

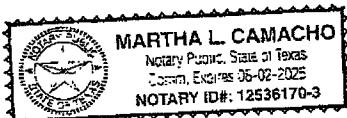
IN WITNESS THEREOF, the undersigned has executed this instrument as the act and deed of the said INTERNATIONAL BANK OF COMMERCE, this 28 day of March, 2024.

INTERNATIONAL BANK OF COMMERCE

by: 
Name: FRANK LOPEZ
Title: Vice-President

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on the 28 day of March, 2024, by FRANK LOPEZ, Vice-President of INTERNATIONAL BANK OF COMMERCE, a banking institute on behalf of said institute and in the capacity therein stated.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Sanchez & Sanchez
Attorneys At Law
717 N. Expressway, Ste. 10
Brownsville, Texas 78520

PREPARED IN THE OFFICE OF:

Sanchez & Sanchez
Attorneys At Law
717 N. Expressway, Ste. 10
Brownsville, Texas 78520

EXHIBIT "A"

*Mejia & Rose, Incorporated*EngineeringSurveying**T.B.P.E. No. F-002670****T.B.P.L.S. No. 10023900**

Las Velas SPI, LLC

0.088 Acre Tract

March 1, 2024

Job No. 22439

Metes and Bounds Description

0.088 acre tract (reserve tract 5) as recorded in second amendment to declaration of condominium of Las Velas Condominiums as recorded in Volume 22703, Page 18, Official Records, Cameron County, Texas, and being out of Lot one (1), Block one (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 1, Slot 3080-B, Map Records of Cameron County, Texas said 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 north line of said Lot 1, West, a distance of 112.01 feet, THENCE, South, a distance of 106.27 feet to the northeast corner and **POINT OF BEGINNING** of this tract;

THENCE, along the East line of a three story stucco building, South 00 Deg. 06 Min. 55 Sec. East, a distance of 25.00 feet, for a corner of this tract;

THENCE, continuing along the East line of said stucco building, North 89 Deg. 53 Min. 05 Sec. East, a distance of 1.00 feet, for a corner of this tract;

THENCE, continuing along the East line said stucco building, South 00 Deg. 06 Min. 55 Sec. East, a distance of 21.86 feet to a co, for the southeast corner of this tract;

THENCE, South 89 Deg. 53 Min. 05 Sec. West, a distance of 82.50 feet, for the southwest corner of this tract;

THENCE, along the West line of said stucco building, North 00 Deg. 06 Min. 55 Sec. West, a distance of 21.72 feet, for a corner of this tract;

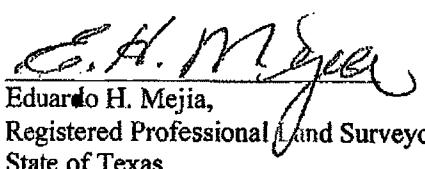
THENCE, continuing along the West line of said stucco, North 89 Deg. 53 Min. 05 Sec. East, a distance of 1.00 feet, for a corner of this tract;

THENCE, continuing along the West line of said stucco building, North 00 Deg. 06 Min. 55 Sec. West, a distance of 25.00 feet to the northwest corner of said stucco building, for the northwest corner of this tract;

THENCE, along the North line of said stucco building, North 89 Deg. 53 Min. 05 Sec. East, a distance of 80.50 to the **POINT OF BEGINNING**;

CONTAINING, 0.088 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



LISI
ARCHITECTS

San Antonio Architect
P.O. Box 1140
San Antonio, Texas
78207
956-761-3152



REGISTERED ARCHITECT
LISI
PROJECT NO. 11551
04-17-22
S. 115-24
LISI Architects, Inc. is a registered architect in the State of Texas. This drawing is the work of a registered architect. It is the intent of the architect that this drawing be used, copied or distributed by any person or firm, other than the architect, only with the written consent of the architect. San Antonio, Texas.

ISSUE DATE

REVISONS

PROJECT NO. PLOT DATE

DRAWN BY CHECKED BY
JS. SL

LAS VELAS

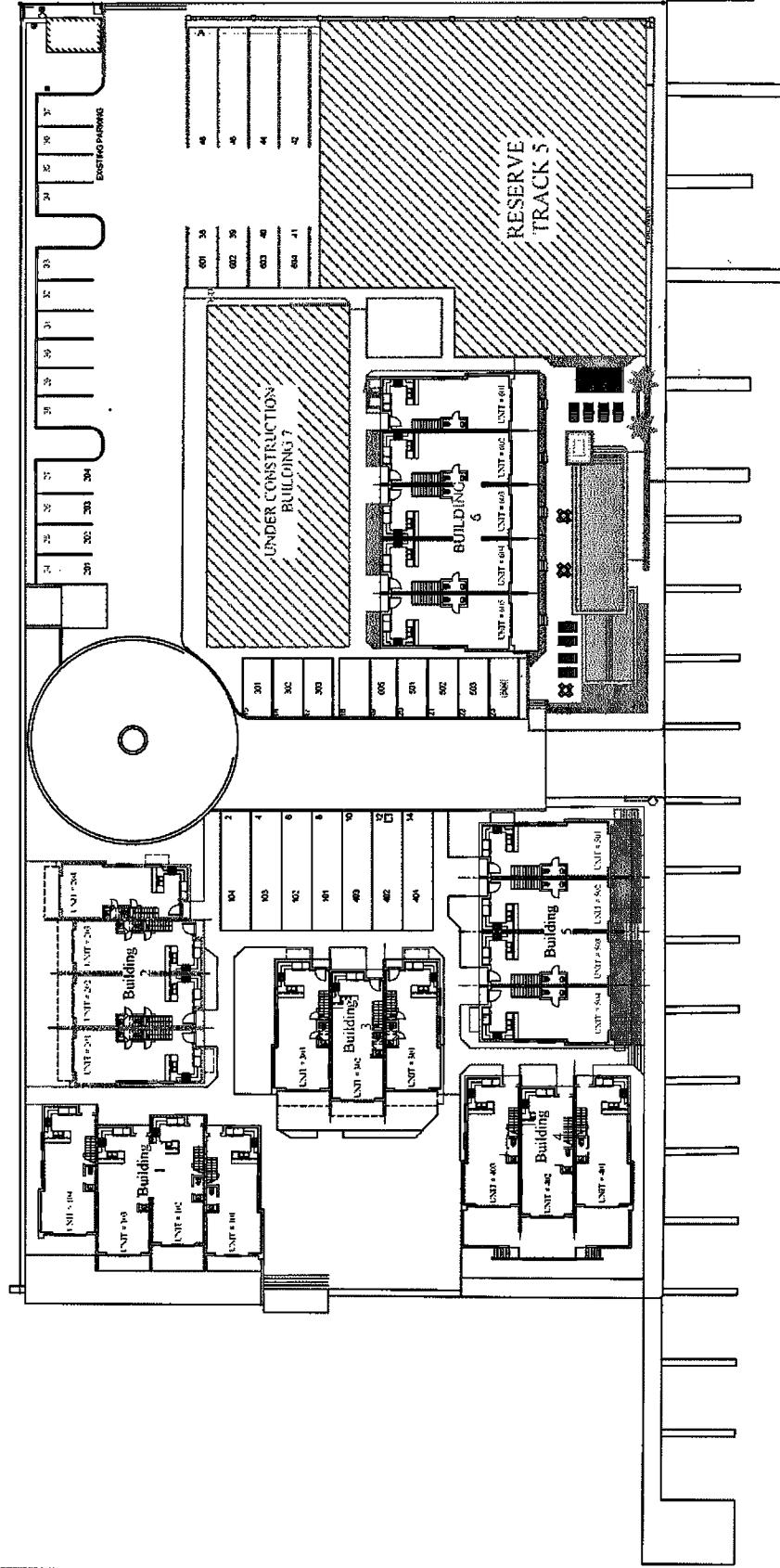
SHEET TITLE

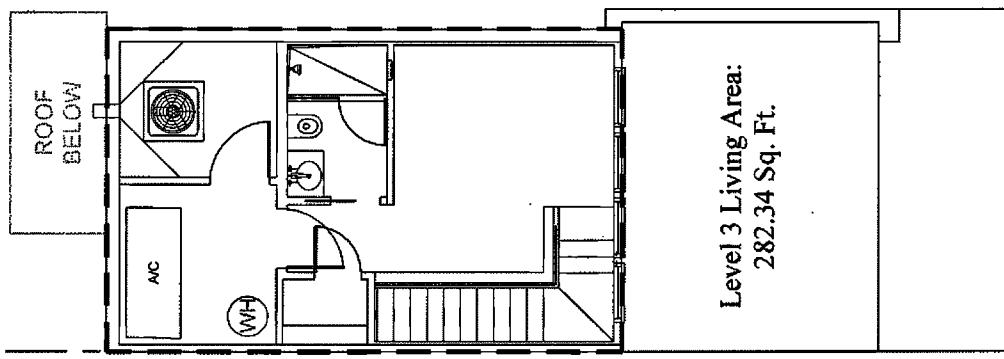
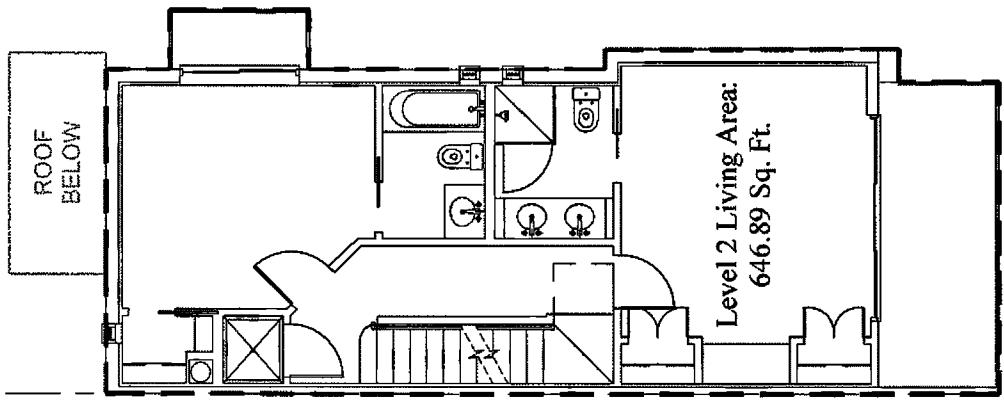
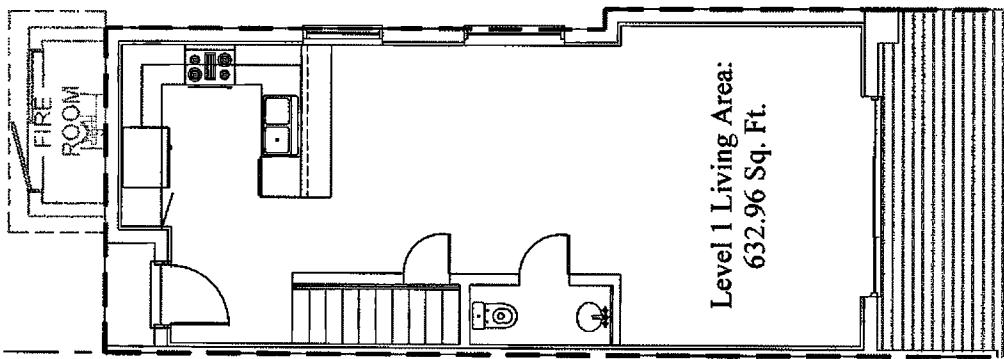
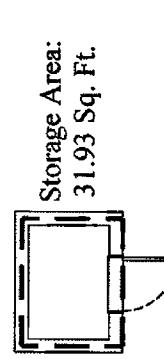
SITE PLAN

SHEET

V1

EXHIBIT "B-1"



LISI ARCHITECTS													
San Antonio Architect Office, Suite 200 1000 Main Street San Antonio, Texas 78201 956.761.3351													
													
DRAFTSMAN: J. M. SHAWIN DATE: 4/2/2024 U.S. 17-22 R. 145-254 This drawing is the property of LISI Architects, Inc. It is to be used only for the project for which it was prepared. It is the responsibility of the user to determine its suitability for the intended use. It is illegal to copy or reproduce this drawing in whole or in part.													
ISSUE DATE REVISIONS PROJECT NO. PLOT DATE DRAWN BY CHECKED BY J.S. S.L. LAS VELAS BUILDING #6 SHEET TITLE UNIT A 4001													
Unit #601.													
 <div style="text-align: center; margin-top: 10px;"> Level 3 Living Area: 282.34 Sq. Ft. </div>													
 <div style="text-align: center; margin-top: 10px;"> Level 2 Living Area: 646.89 Sq. Ft. </div>													
 <div style="text-align: center; margin-top: 10px;"> Level 1 Living Area: 632.96 Sq. Ft. </div>													
 <div style="text-align: center; margin-top: 10px;"> Storage Area: 31.93 Sq. Ft. </div>													
* Area calculated from outside face of exterior wall to center line of party walls.													

LISTI
ARCHITECTS

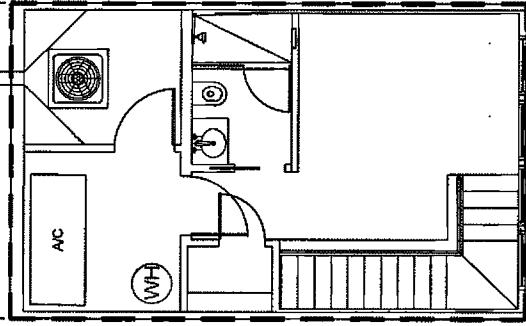
San L. Litt, AIA, NC
P.O. Box 2239
South Padre Island, Texas
78597
156-1415-S
956-751-1352



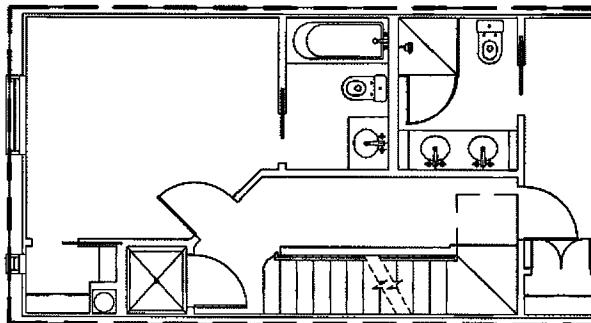
REGISTERED ARCHITECT
STATE OF TEXAS
K. 19-24
DATE STAMPED
03-17-22
I, the undersigned, a registered architect of
the State of Texas, do hereby certify that
the plans and specifications contained
herein are my original work and have
been prepared for the use of the public
without benefit of any plan, drawing
or sketch of another.

John S. Litt

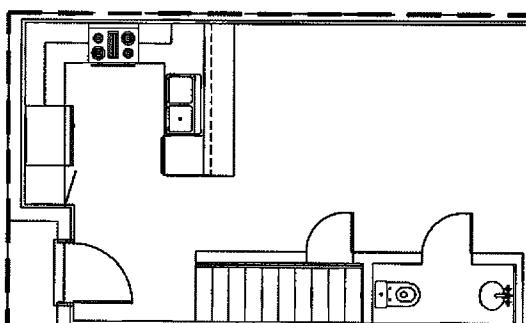
Unit #602 & 604



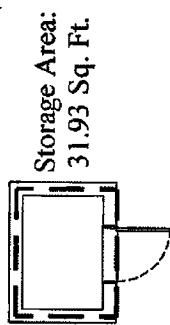
Level 3 Living Area:
276.61 Sq. Ft.



Level 2 Living Area:
618.67 Sq. Ft.



Level 1 Living Area:
604.76 Sq. Ft.



Storage Area:
31.93 Sq. Ft.

EXHIBIT "B-3"

Unit Type B Rev.
Total Living Area: 1,500.03 Sq. Ft.

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

ISSUE DATE		
REVISIONS		
PROJECT NO.	PLOT DATE	
DRAWN BY	CHECKED BY	
JS.	SL	
LAS VELAS		
BUILDING #6		
SHEET TITLE		
UNIT B Rev		
#Q02		
SHEET		V3

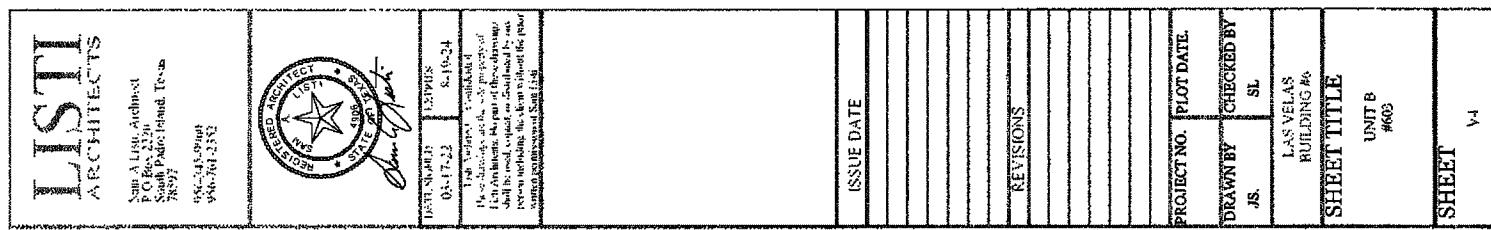
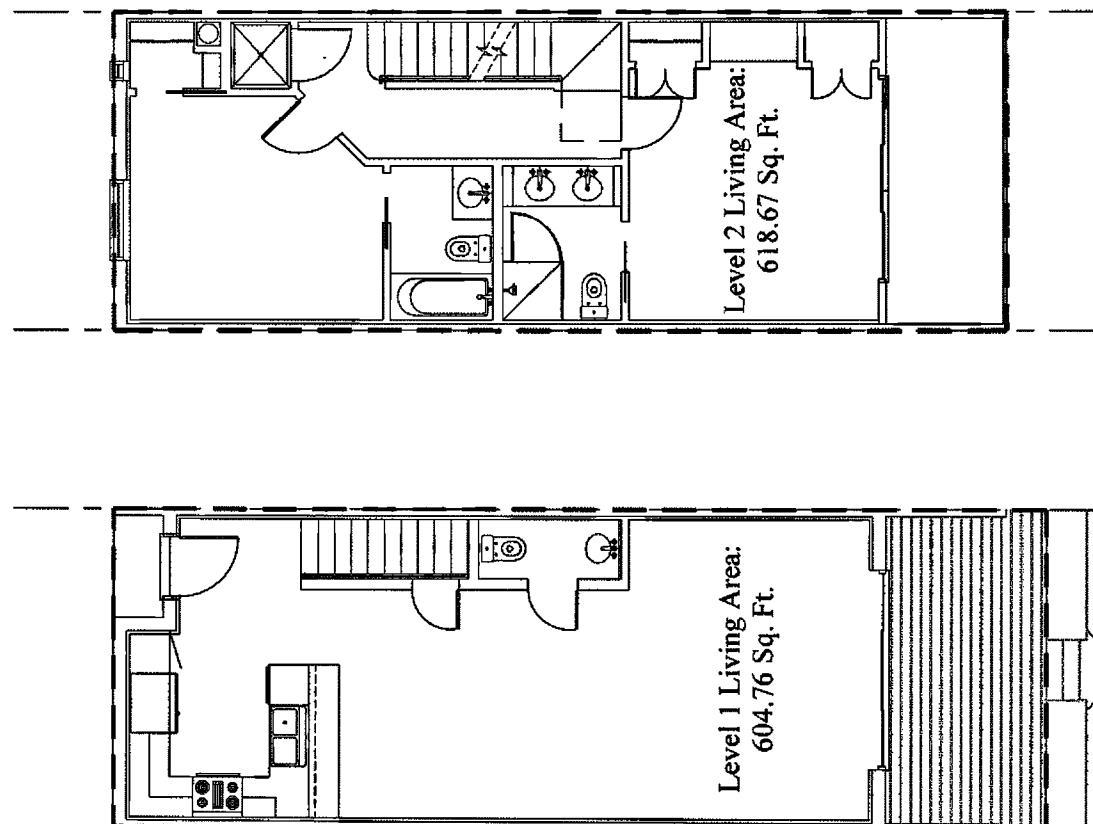


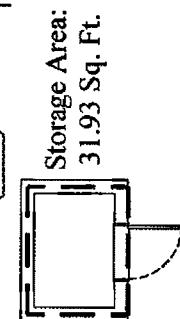
EXHIBIT "B-4"

Unit Type B

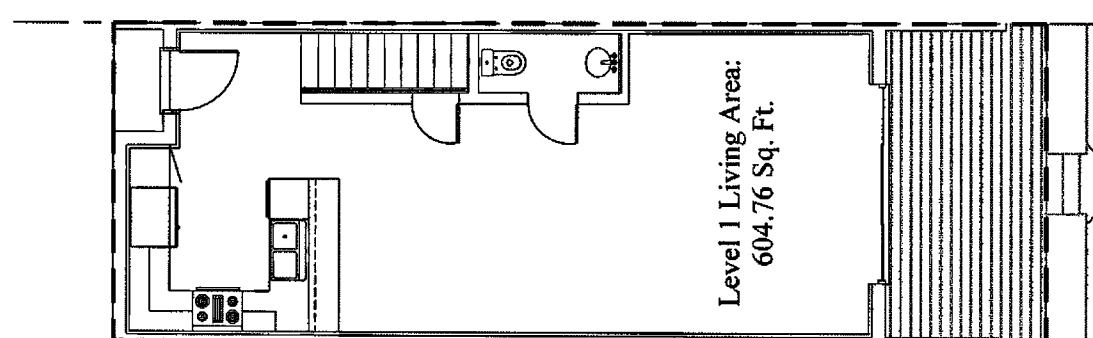
Total Living Area: 1,500,03 Sq. Ft.



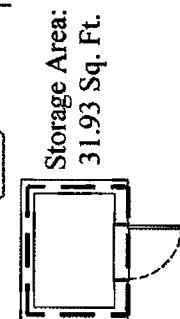
**Level 1 Living Area:
604.76 Sq. Ft.**



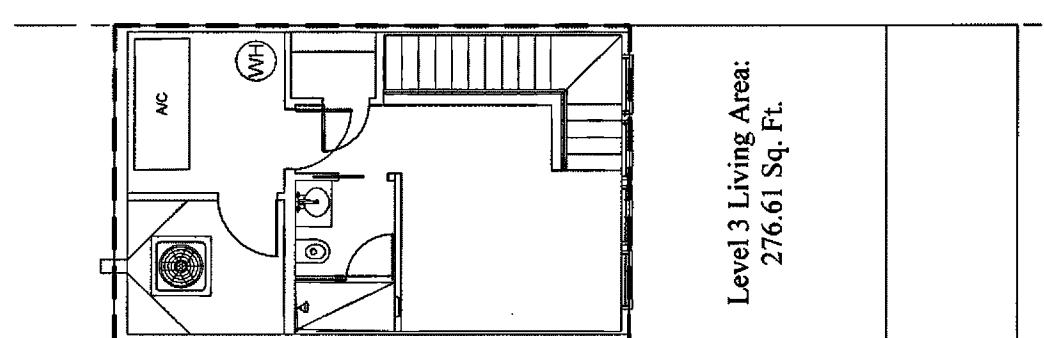
Storage Area:
31.93 Sq. Ft.



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

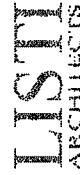


Storage Area:
31.93 Sq. Ft.



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

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



Sam A. Light, architect
P.O. Box 2240
South Padre Island, Texas



1771, 5th & 18	1,270 PWS
03-17-22	R. 10.2

ISSUE FIVE

REVIEWS

PROJECT NO. PLOT DATE.

DRAWN BY "T" CHECKED BY

LAN VELAS
BUILDING #6
STREET

INIT A Rev
#505

SHEET 1

Unit #605

EXHIBIT "B-5"

Unit Type A Rev.

Total Living Area: 1,562.20 Sq. Ft.

EXHIBIT "B-5"

Level 3 Living Area:
282.34 Sq. Ft.

Level 2 Living Area:
646.89 Sq. Ft.

Level 2 Living Area
646.89 Sq. Ft.

Level 1 Living Area:
632.96 Sq. Ft.

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

Storage Area:
31.93 Sq. Ft.

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

TSY
TOWER
ARCHITECTS

Frank A. Lathrop,
P. O. Box 1221
South Padre Island, Tex.
(409) 783-1717



ISSUE DATE
REVISIONS

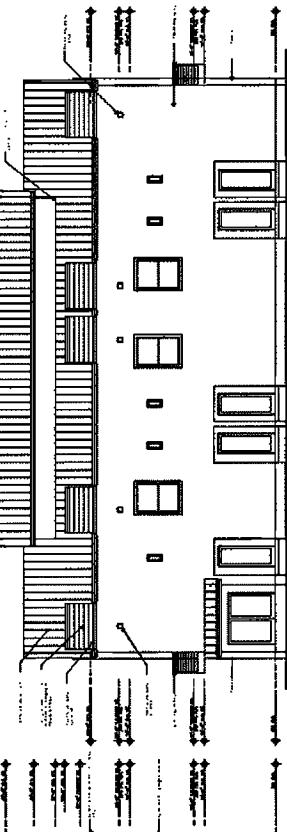
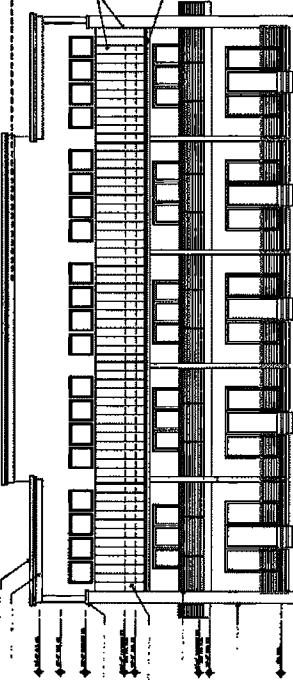
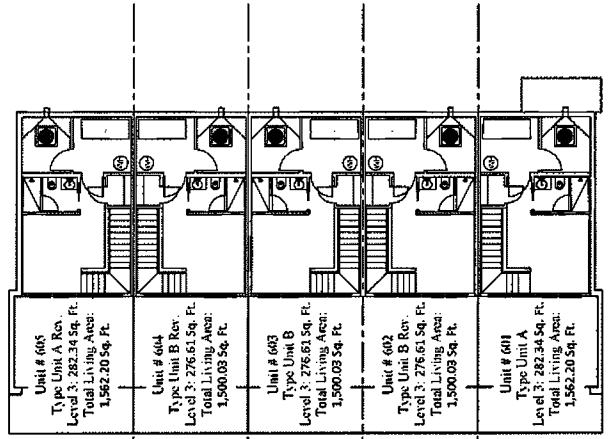
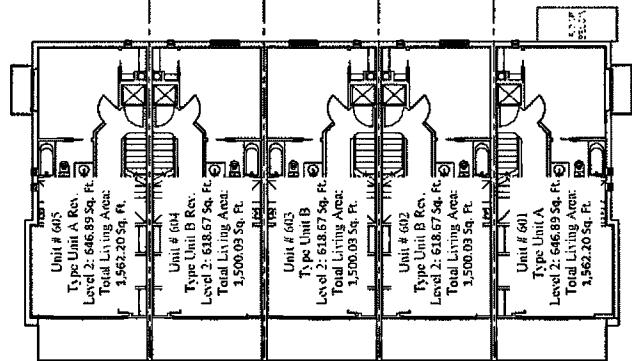
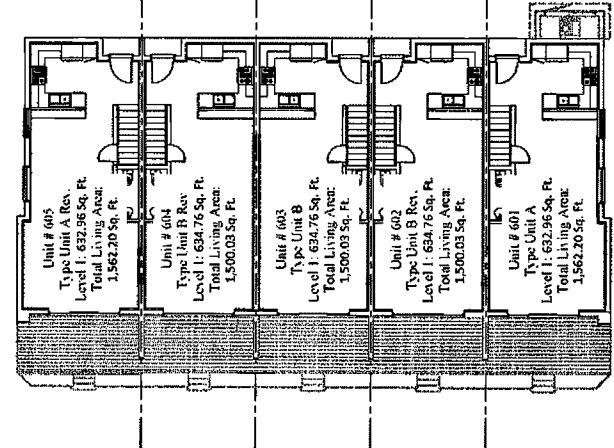
PROJECT NO.	PLOT DATE
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**ROLLING
SHEET TITLE**

ELEVATIONS

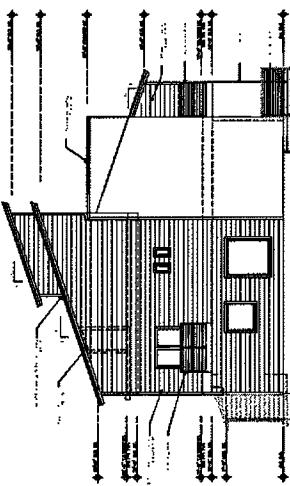
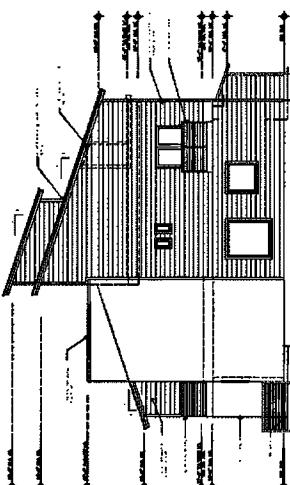
17

LAS VELAS BUILDING #6



FRONT ELEVATION

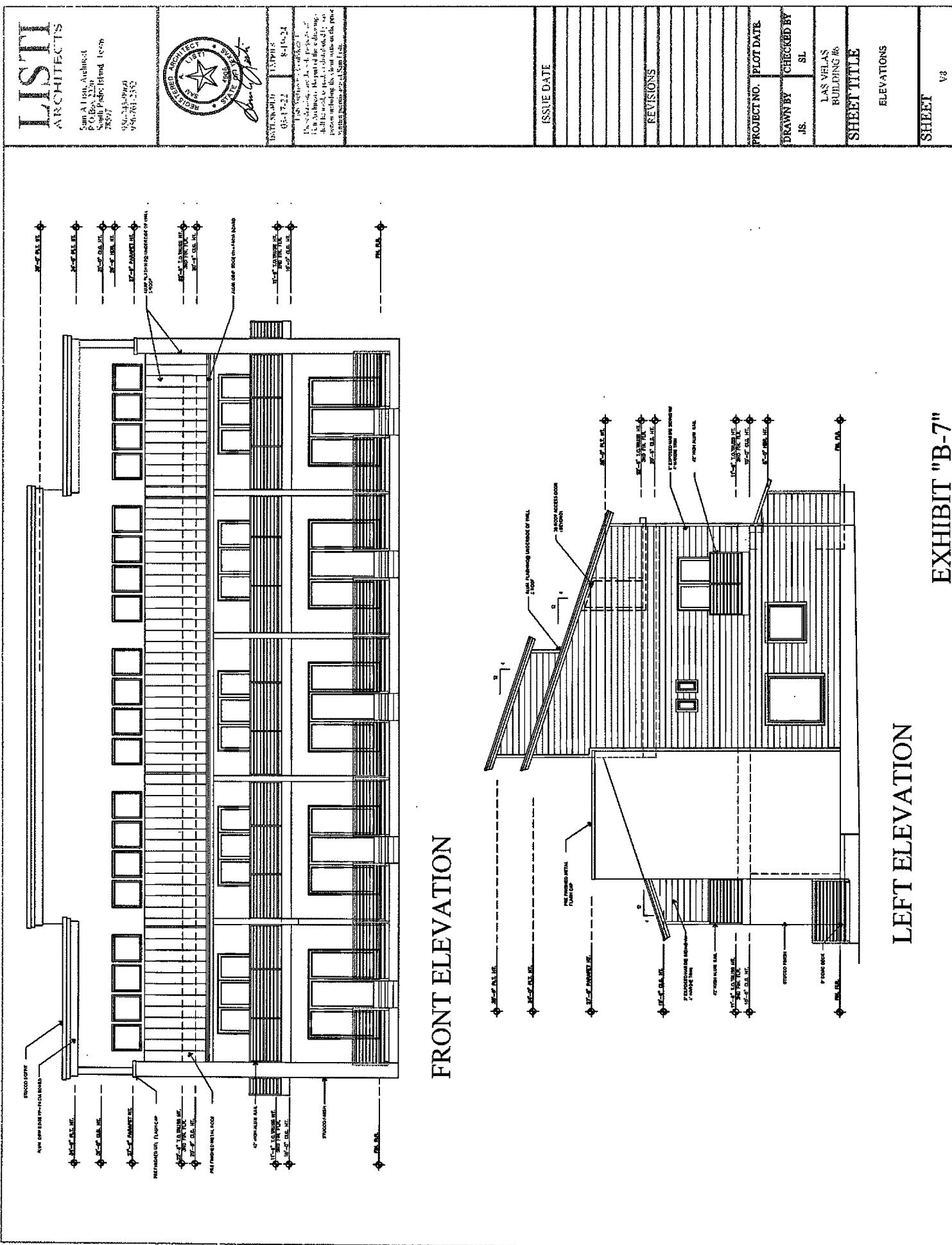
BACK ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

EXHIBIT "B-6"





John A. Liss, Architect
P.O. Box 1250
South Padre Island, Texas
78597



03-17-22	17958	S. 16-24
17958 - 16-24		

1551 IE 03:11

Siu Siu

PROJECT NO. PLOT DATE.

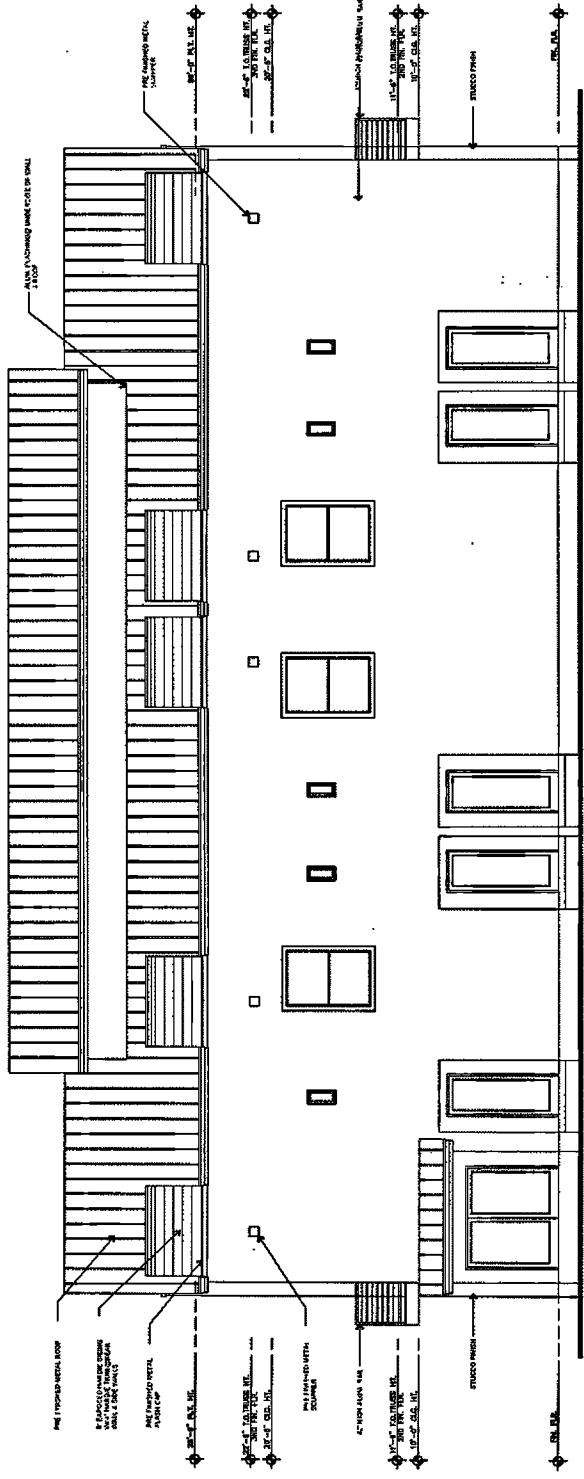
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LAS VELAS
BUILDING NO
SHEET 111

21 EQUATIONS

EXHIBIT "B-8"

RIGHT ELEVATION



BACK ELEVATION

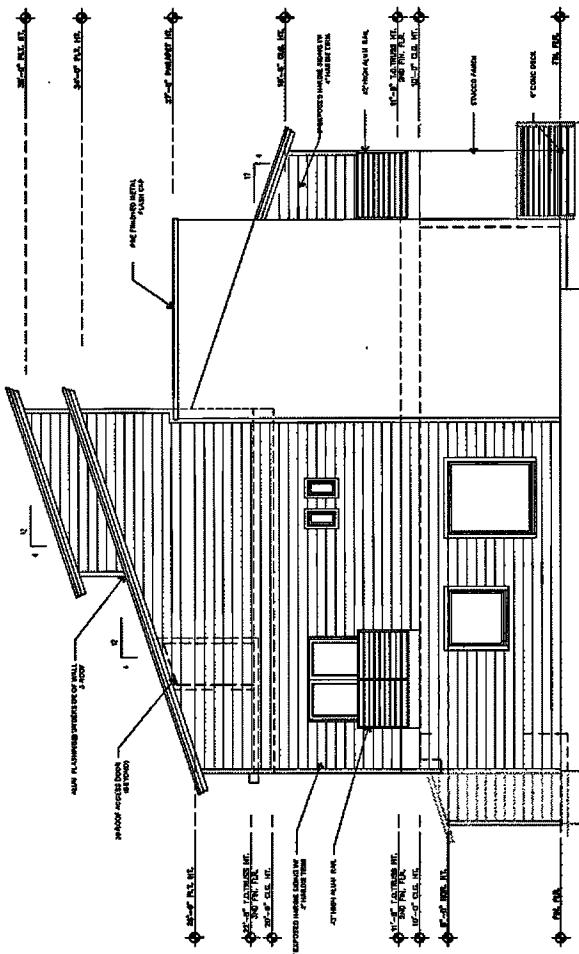


EXHIBIT "C"

Las Vegas

% Of Ownership by Unit

ORIGINAL		AMENDMENT TO INCLUDE BUILDING 4			AMENDMENT TO INCLUDE BUILDING 5			AMENDMENT TO INCLUDE BUILDING 6			% Of Vote and undivided interest in association	
Condominium Unit	Square feet (Living Area)	Condominium Unit	Square feet (Living Area)	Condominium Unit	Square feet (Living Area)	Condominium Unit	Square feet (Living Area)	Condominium Unit	Square feet (Living Area)	Condominium Unit	% Of Vote and undivided interest in association	
101	1,561.38	9.2572%	101	1,561.38	7.2660%	101	1,561.38	5.6521%	101	1,561.38	4.4295%	
102	1,499.66	8.8913%	102	1,499.66	6.9787%	102	1,499.66	5.4287%	102	1,499.66	4.2544%	
103	1,499.66	8.8913%	103	1,499.66	6.9787%	103	1,499.66	5.4287%	103	1,499.66	4.2544%	
104	1,561.38	9.2572%	104	1,561.38	7.2660%	104	1,561.38	5.6521%	104	1,561.38	4.4295%	
201	1,561.38	9.2572%	201	1,561.38	7.2660%	201	1,561.38	5.6521%	201	1,561.38	4.4295%	
202	1,499.66	8.8913%	202	1,499.66	6.9787%	202	1,499.66	5.4287%	202	1,499.66	4.2544%	
203	1,499.66	8.8913%	203	1,499.66	6.9787%	203	1,499.66	5.4287%	203	1,499.66	4.2544%	
204	1,561.38	9.2572%	204	1,561.38	7.2660%	204	1,561.38	5.6521%	204	1,561.38	4.4295%	
301	1,561.38	9.2572%	301	1,561.38	7.2660%	301	1,561.38	5.6521%	301	1,561.38	4.4295%	
302	1,499.66	8.8913%	302	1,499.66	6.9787%	302	1,499.66	5.4287%	302	1,499.66	4.2544%	
303	1,561.38	9.2572%	303	1,561.38	7.2660%	303	1,561.38	5.6521%	303	1,561.38	4.4295%	
			401	1,561.38	7.2660%	401	1,561.38	5.6521%	401	1,561.38	4.4295%	
			402	1,499.66	6.9787%	402	1,499.66	5.4287%	402	1,499.66	4.2544%	
			403	1,561.38	7.2660%	403	1,561.38	5.6521%	403	1,561.38	4.4295%	
						501	1,565.08	5.6655%	501	1,565.08	4.4400%	
						502	1,502.83	5.4401%	502	1,502.83	4.2634%	
						503	1,502.83	5.4401%	503	1,502.83	4.2634%	
						504	1,565.08	5.6655%	504	1,565.08	4.4400%	
							21,489.00	100%		27,624.82	100%	
										601	1,562.20	4.4319%
										602	1,500.03	4.2555%
										603	1,500.03	4.2555%
										604	1,500.03	4.2555%
										605	1,562.20	4.4319%
											35,249.31	100.0000%
												Total Residential Units

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2024-11551

eRecording - Real Property

Recorded On: April 02, 2024 04:31 PM

Number of Pages: 15

" Examined and Charged as Follows: "

Total Recording: \$87.00

***** 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: 11551

Receipt Number: 20240402000109

Recorded Date/Time: April 02, 2024 04:31 PM

User: Ivonne R

Station: cclerk18_12

Record and Return To:

EPN



**STATE OF TEXAS
COUNTY OF CAMERON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of County, Texas.**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX

A handwritten signature in black ink, which appears to be "Sylvia Garza-Perez".