

**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 :

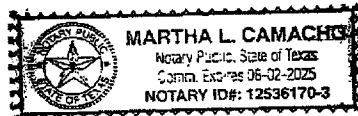
**LAS VELAS SPI, LLC,
a Texas Limited Liability Company**

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.




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 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".

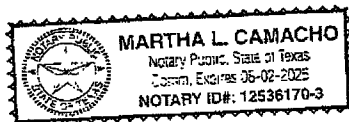
IN WITNESS THEREOF, the undersigned has executed this instrument as the act and deed of the said INTERNATIONAL BANK OF COMMERCE, this 28 day of March, 2024.

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****Engineering**Surveying***T.B.P.E. No. F-002670****T.B.P.L.S. No. 10023900**Las Velas SPI, LLC
0.088 Acre TractMarch 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;

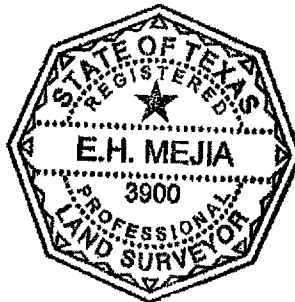
THENCE, continuing along the West line of said stucco building, North 00 Deg. 06 Min. 55 Sec. West, a distance of 25.00 feet to the northwest corner of said stucco building, for the northwest corner of this tract;

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.

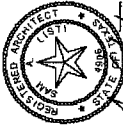
THIS METES AND BOUNDS IS ACCOMPANIED BY A PLAT OF SURVEY.

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



LISTI
ARCHITECTS

Sam A. Listi, Architect
C.O. Reg. 2274
Samuel J. Listi, Architect
C.O. Reg. 7877
955-343-0940
955-761-2152



DATE: 04-17-23
BY: SL

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ISSUE DATE

REVISIONS

PROJECT NO. 11551

FLAT DATE

DRAWN BY JS

CHECKED BY SL

LAS VELAS

SHEET TITLE

SITE PLAN

SHEET

VI

EXHIBIT "B-1"

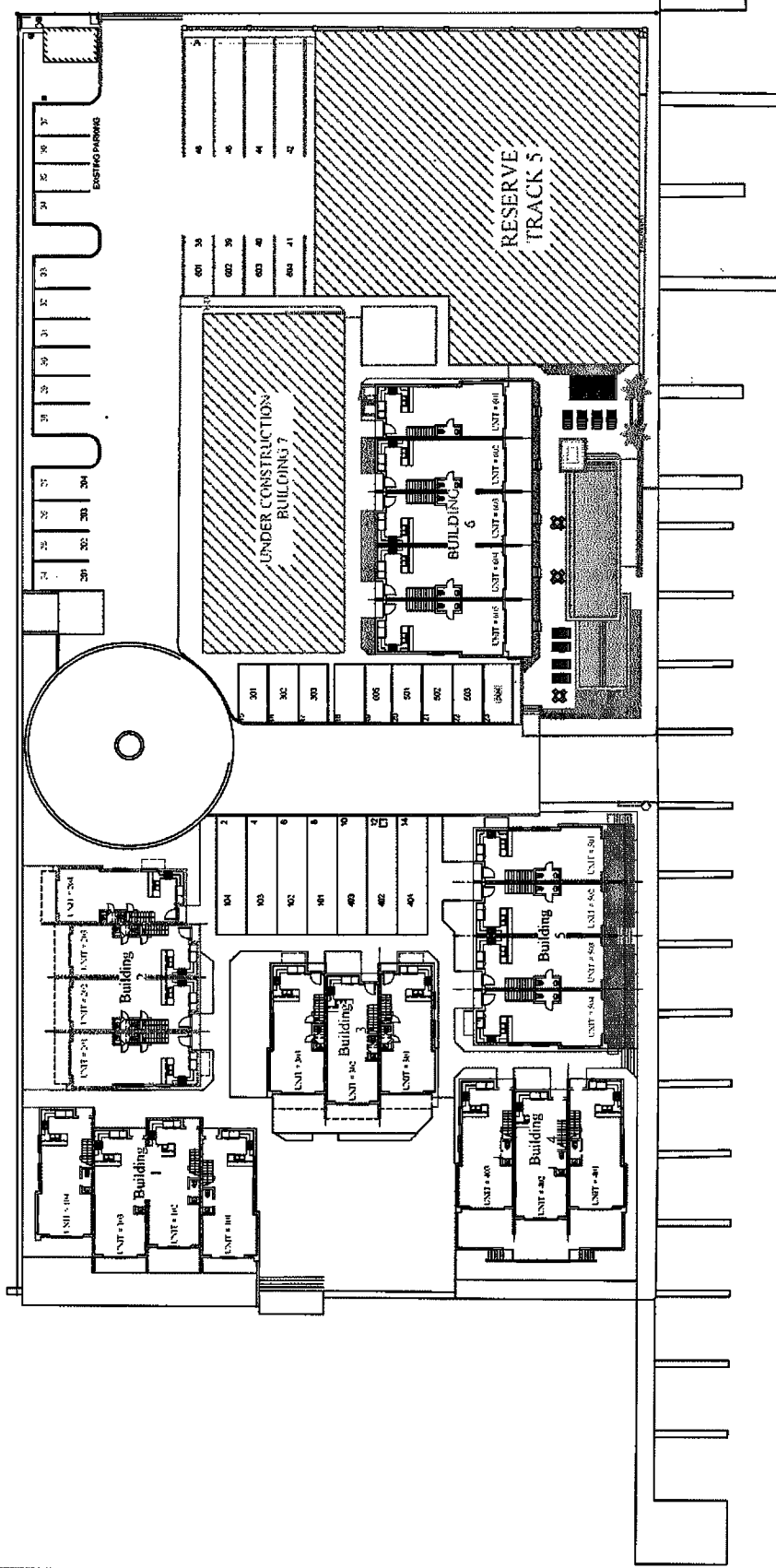
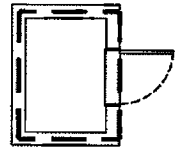
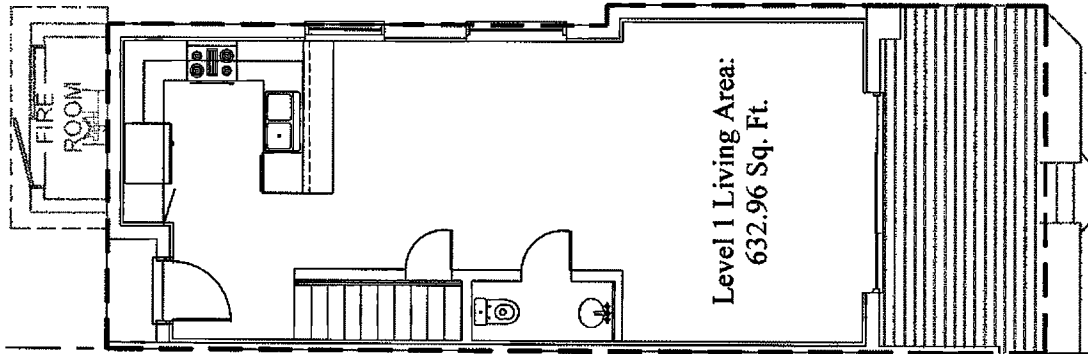


EXHIBIT "B-2"

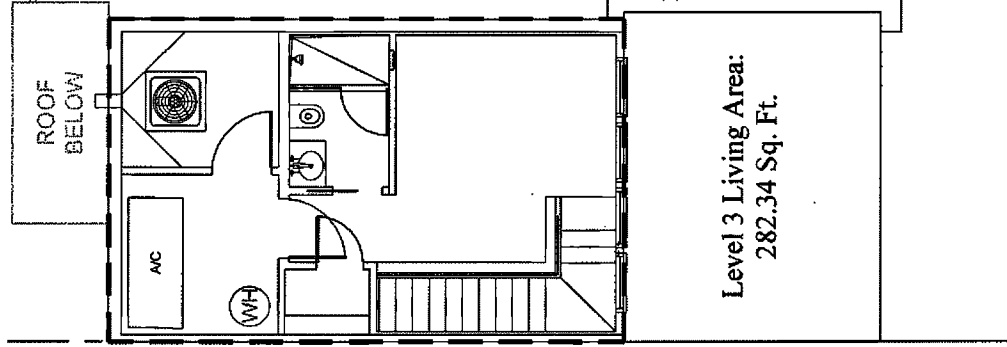
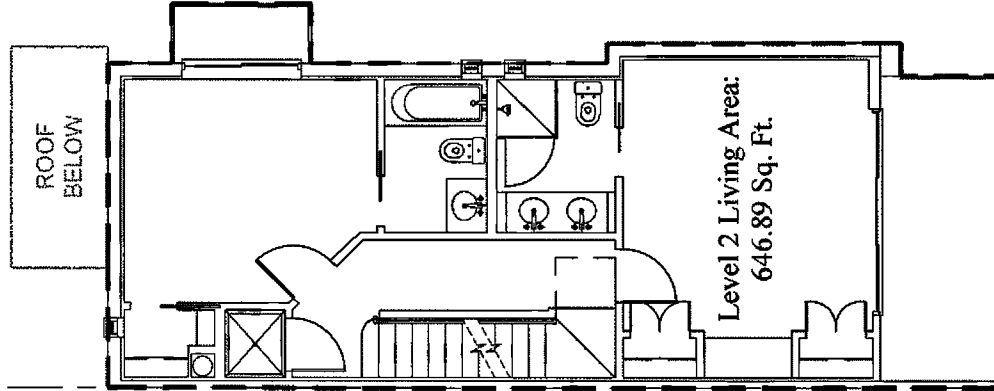
Unit Type A

Total Living Area: 1,562.20 Sq. Ft.

Unit #601



Storage Area:
31.93 Sq. Ft.



LISTI
ARCHITECTS

Sam A. Listi, Architect
200 Blue 2220
South Padre Island, Texas
78971
954-341-0944
954-761-2152



DATE: 04-17-23
BY: SA (04-24)

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ISSUE DATE

REVISIONS

PROJECT NO. PLOT DATE

DRAWN BY JS. CHECKED BY SL

LAS VEGAS
BUILDING #6

SHEET TITLE

UNIT A
#601

SHEET

V2

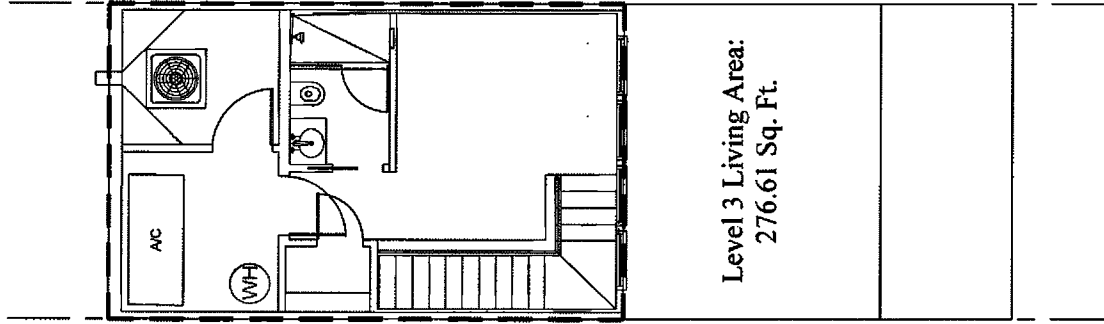
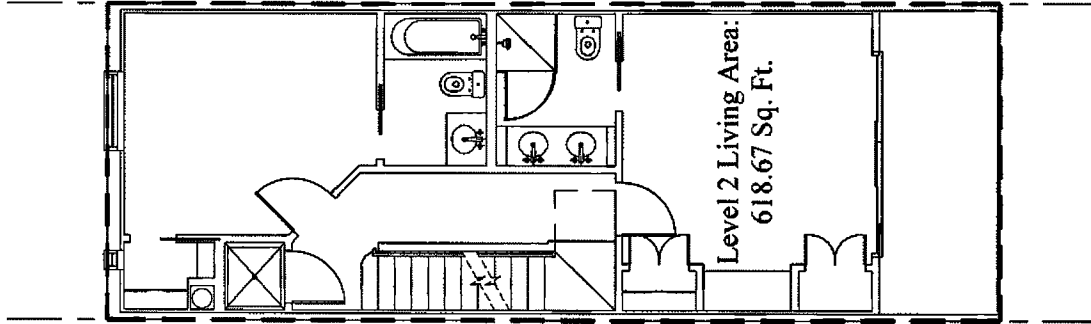
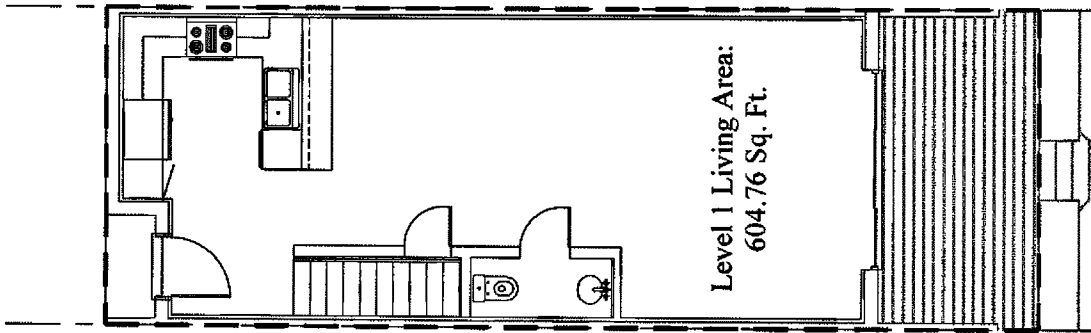
* Area calculated from outside face of exterior wall to center line of party walls.

Unit Type B Rev.

Total Living Area: 1,500.03 Sq. Ft.

EXHIBIT "B-3"

Unit #602 & 604



LISTI
ARCHITECTS

San Antonio, Architect
P.O. Box 2254
South Padre Island, Texas
78597
956-344-5944
956-764-2352



DATE: 04-17-22
BY: K-19-24
PROJECT: 11551
1. All drawings are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

ISSUE DATE

REVISIONS

PROJECT NO. PLOT DATE

DRAWN BY JS. CHECKED BY SL

LAS VEGAS
BUILDING #6

SHEET TITLE

UNIT B Rev
#602

SHEET V3

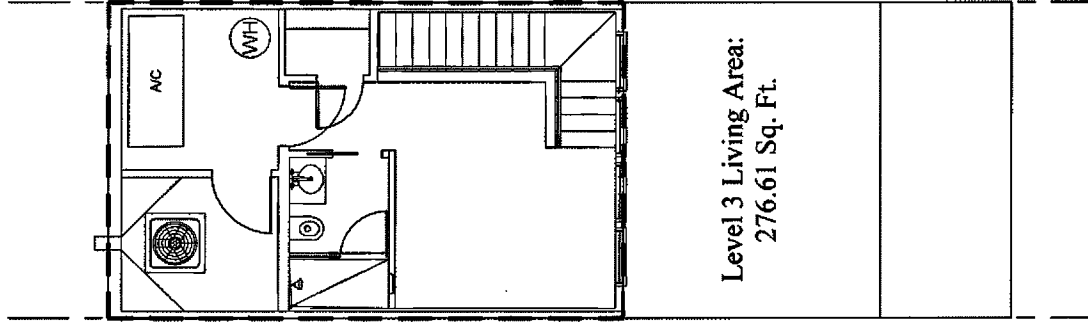
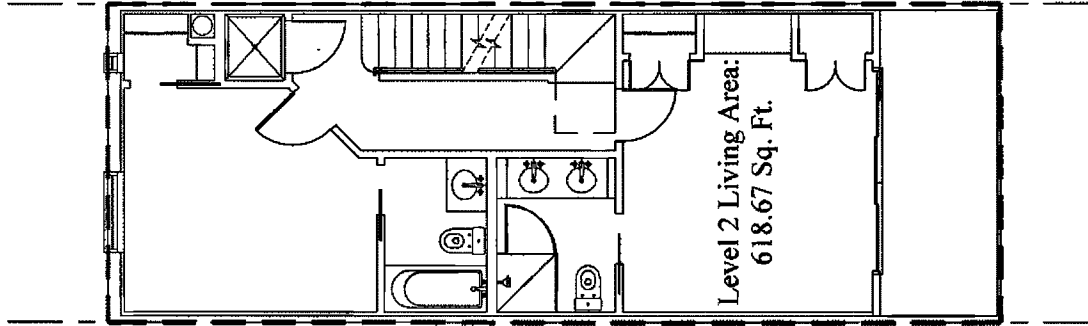
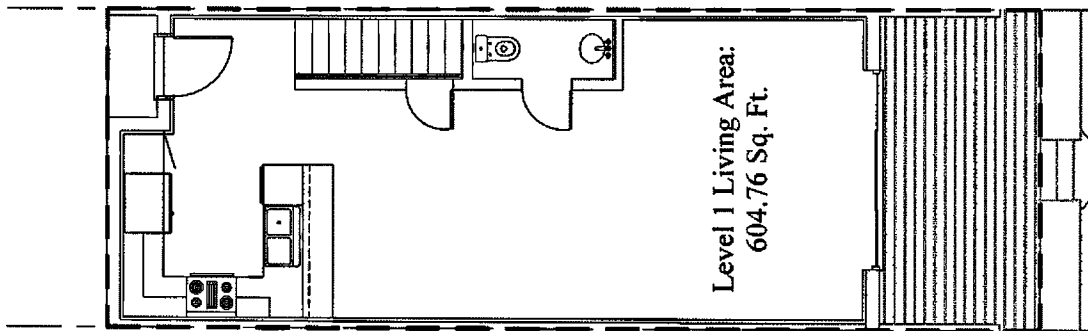
* Area calculated from outside face of exterior wall to center line of party walls.

EXHIBIT "B-4"

Unit Type B

Total Living Area: 1,500.03 Sq. Ft.

Unit #603



LISTI
ARCHITECTS

Neil A. Listi, Architect
P.O. Box 2220
Santa Fe, New Mexico 87501
505-241-0940
946-761-2352



DATE: 03-17-23
DRAWN BY: SL
CHECKED BY: JS
PROJECT NO.: 11551
SHEET TITLE: UNIT B #603
SHEET: 9-1

ISSUE DATE

REVISIONS

PROJECT NO. 11551

PLOT DATE

DRAWN BY JS

CHECKED BY SL

LAS VEGAS
BUILDING #6

SHEET TITLE

UNIT B
#603

SHEET

9-1

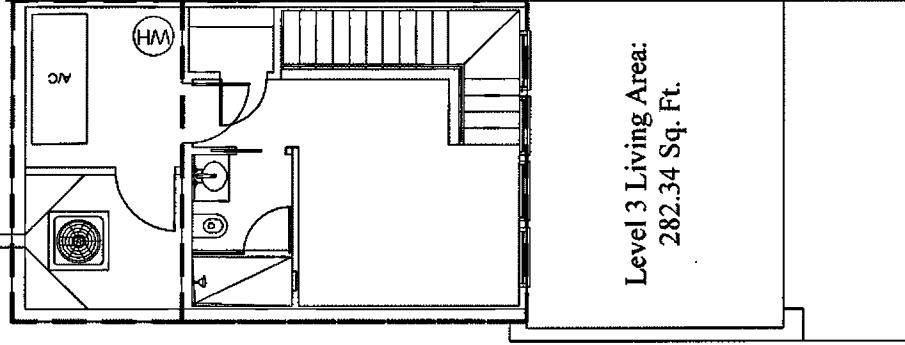
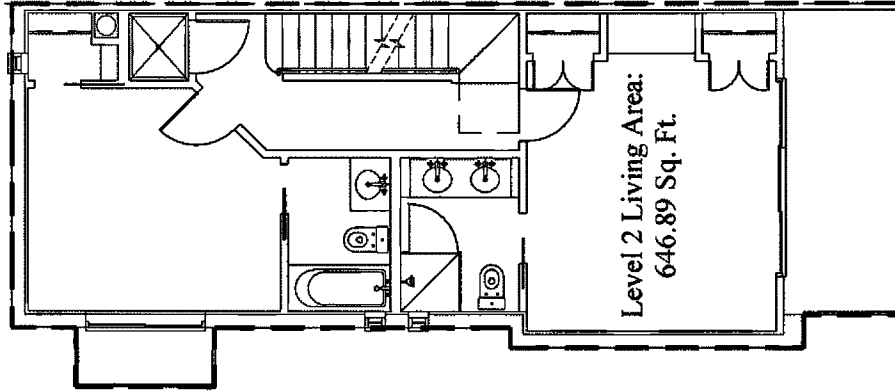
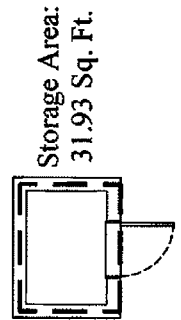
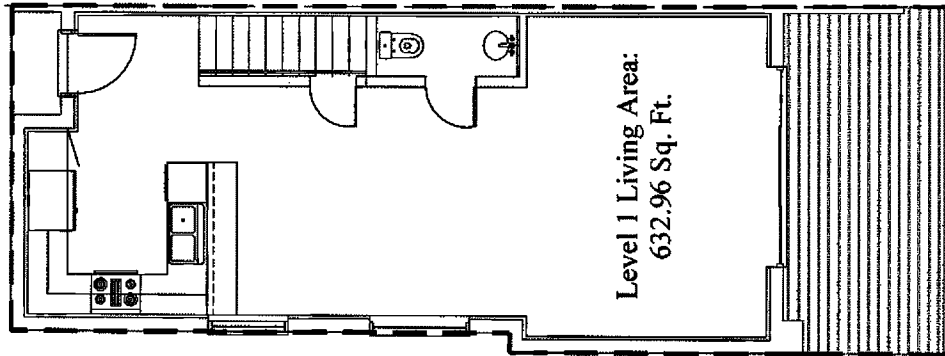
* Area calculated from outside face of exterior wall to center line of party walls.

EXHIBIT "B-5"

Unit Type A Rev.

Total Living Area: 1,562.20 Sq. Ft.

Unit #605



LISTI
ARCHITECTS

Sam A Listi, Architect
P.O. Box 2230
South Padre Island, Texas
78597
954-344-9968
954-761-2182



DATE: 03-17-23
BY: R-1624
I, the undersigned, a duly qualified
Professional Architect, do hereby certify
that the foregoing is a true and correct
copy of the original as submitted to me
for recording. My commission expires
on 03-17-25.

ISSUE DATE

REVISIONS

PROJECT NO. PLOT DATE

DRAWN BY JS. CHECKED BY SL

LAS VEGAS
BUILDING #6

SHEET TITLE

UNIT A Rev
#605

*

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

SHEET

V6

LAS VELAS BUILDING #6

LISTI
ARCHITECTS

1000 A Unit, Atlanta
P.O. Box 2530
Atlanta, GA 30301
404.761.2152
404.761.2152



DATE: 03/17/23
SCALE: 1/8" = 1'-0"
SHEET: 11 OF 15
PROJECT: LAS VELAS BUILDING #6
DRAWN BY: JS
CHECKED BY: SL
DATE: 03/17/23

ISSUE DATE

REVISIONS

PROJECT NO. PLOT DATE

DRAWN BY JS
CHECKED BY SL

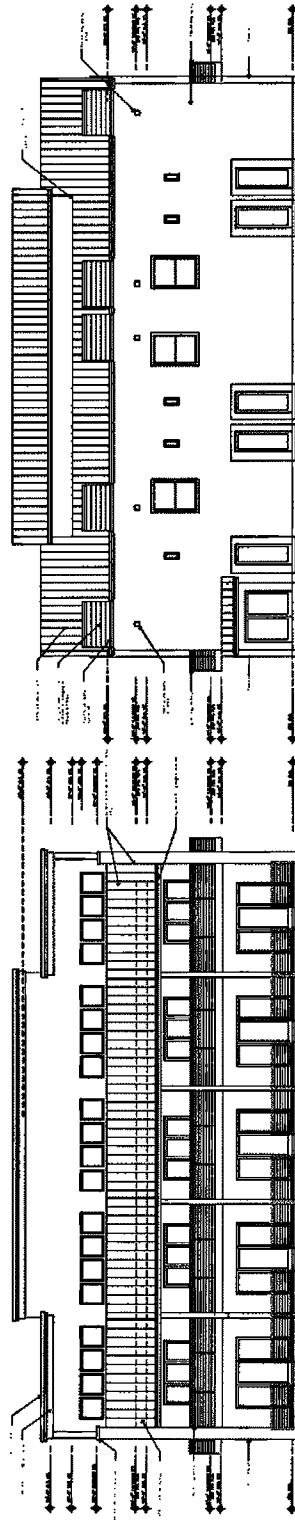
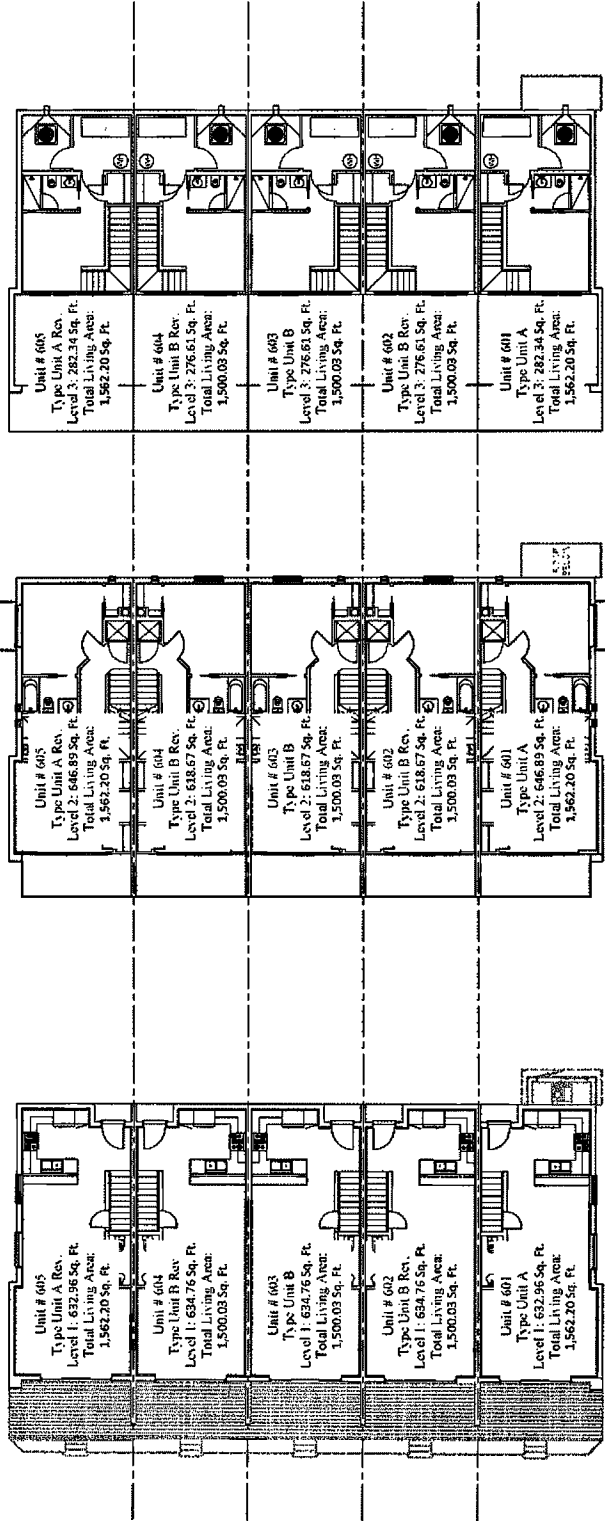
LAS VELAS
BUILDING #6

SHEET TITLE

PLANS AND
ELEVATIONS

SHEET

V7



FRONT ELEVATION

BACK ELEVATION

RIGHT ELEVATION



FRONT ELEVATION

BACK ELEVATION

RIGHT ELEVATION

EXHIBIT "B-6"

LISTI
ARCHITECTS

Sam A Listi, Architect
P.O. Box 2279
South Plainfield, NJ 07080
908-241-8940
908-761-2352



DATE: 03-17-22
BY: [Signature]
PROJECT: [Illegible]
SHEET: 12 OF 15

ISSUE DATE

REVISIONS

PROJECT NO. PLOT DATE

DRAWN BY: JS.
CHECKED BY: SL

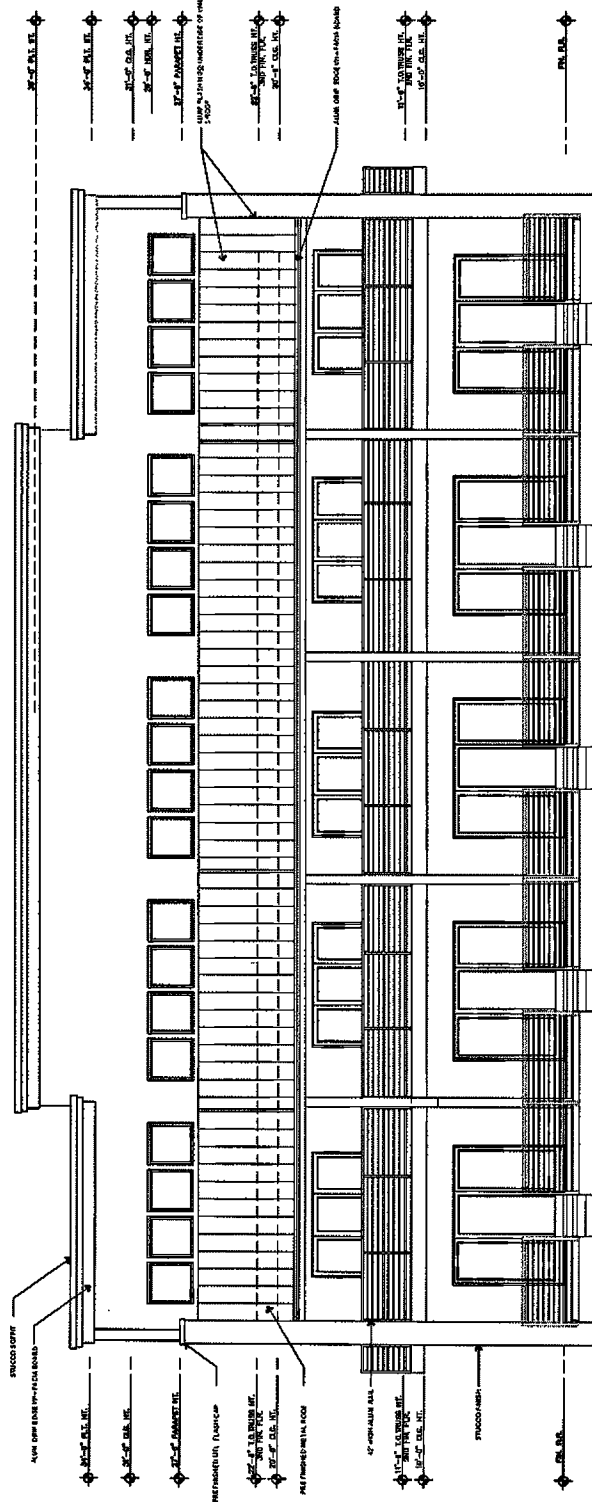
LAS VELAS
BUILDING #6

SHEET TITLE

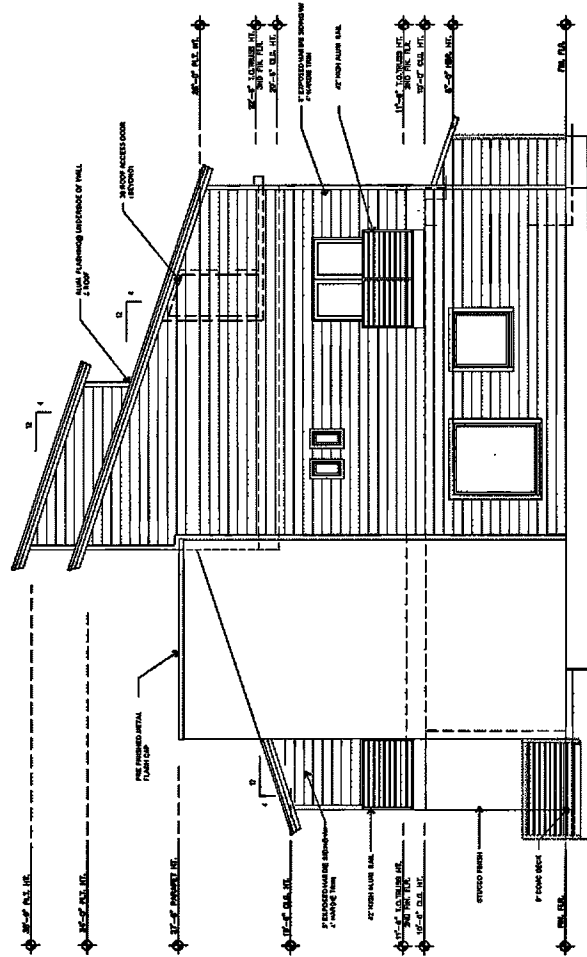
ELEVATIONS

SHEET

V3



FRONT ELEVATION



LEFT ELEVATION

EXHIBIT "B-7"

% Of Ownership by Unit

Total Residential Units 23

**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