

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



70 2017 00025071

Instrument Number: 2017-00025071

As

Recorded On: June 28, 2017

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 :

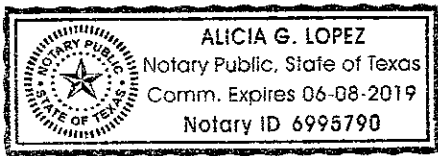
LAS VELAS SPI, LLC,
a Texas Limited Liability Company

By: Michele Sanchez
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".

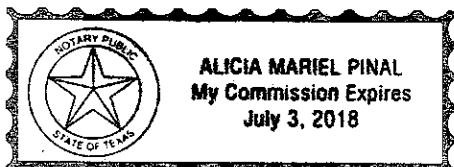
IN WITNESS THEREOF, the undersigned has executed this instrument as the act and deed of the said INTERNATIONAL BANK OF COMMERCE, this 22nd day of June, 2017.

INTERNATIONAL BANK OF COMMERCE

by: Richard Abete
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, **THIENCE**, 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;

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

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

THIENCE, 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;

THIENCE, 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;

THIENCE, 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;

THIENCE, 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;

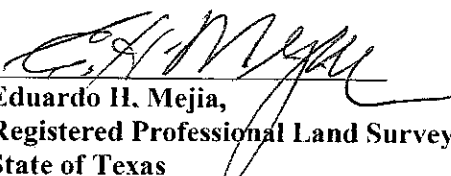
THIENCE, along said curve to the left, an arc distance of 20.71 feet (Chord: North 53 Deg. 58 Min. 07 Sec. East, a distance of 20.41 feet), to a curve to the right with a radius of 6.04 feet, for a corner of this tract;

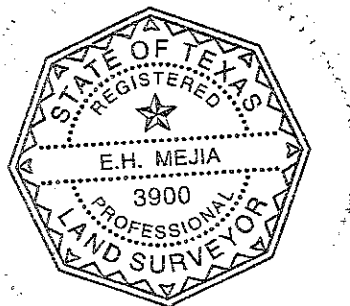
THIENCE, along said curve to the right, an arc distance of 5.91 feet (Chord: North 51 Deg. 25 Min. 11 Sec. East, a distance of 5.68 feet), for a corner of this tract;

THIENCE, 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



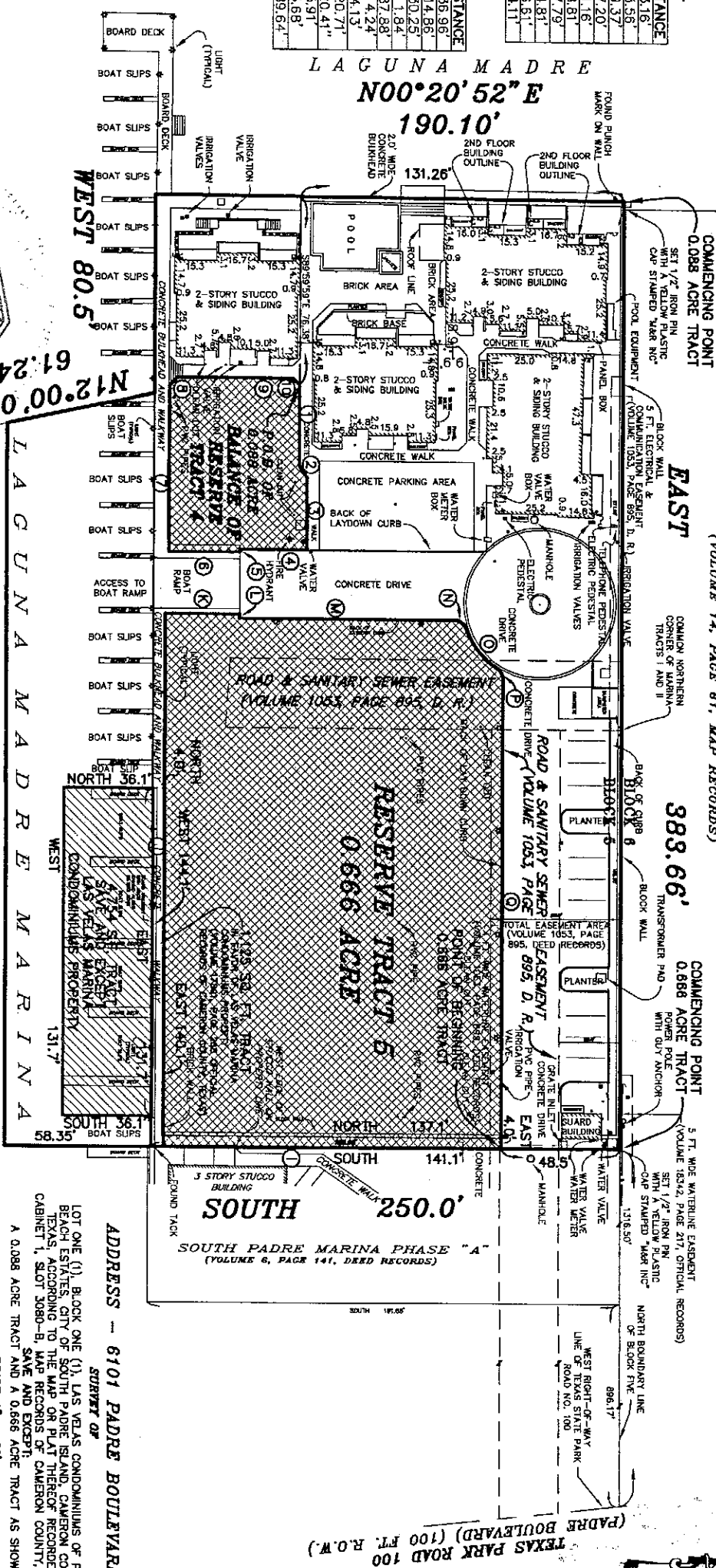
BLOCK 6
PADRE BEACH ESTATES SUBDIVISION
(VOLUME 14, PAGE 61, MAP RECORDS)

0.088 ACRE TRACT

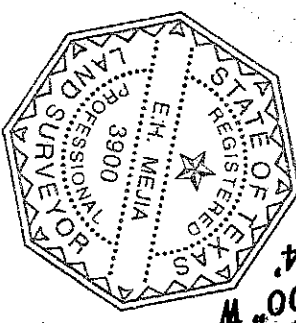
LINE	BEARING	DISTANCE
1	N89°55'50"E	53.16
2	N56°21'36"E	5.58
3	N89°48'55"E	29.37
4	S00°00'23"W	27.20
5	N80°54'35"E	1.16
6	S00°09'37"E	28.81
7	WEST	67.79
8	N48°56'56"W	4.81
9	NORTH	46.81
10	N45°00'11"E	4.11

0.688 ACRE TRACT

LINE	BEARING	DISTANCE
J	SOUTH	136.96
K	WEST	214.86
L	N00°03'31"W	30.25
M	N89°54'29"E	1.84
N	N00°05'44"E	87.88
O	R = 5.26	4.24
P	CH: N44°25'37"E - 4.13"	
Q	R = 35.06"	20.71"
	CH: N53°38'07"E - 20.41"	
	R = 6.04	5.91
	CH: N51°25'11"E - 5.68"	
	R = 589.5748"E	189.64



- 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. 00001D, EFFECTIVE MARCH 9, 1999.



LAS VELLAS CONDOMINIUMS
EXHIBIT A-1

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

LAS VELLAS SPI, LLC
SCALE 1" = 60'
STANDARD JOB
MAY 11, 2017

Leyla & Rose, Incorporated
Engineering Surveying
T.R.P.E. Reg. No. F-0028670
T.R.P.L.S. Reg. No. 10028900
1643 West Frito Road (956) 644-3022
P.O. Box 3781 Brownsville, Texas 78620
Fax (956) 644-3089
email: msandstone@comcast.com

ADDRESS - 6101 PADRE BOULEVARD
SUBJECT OF
LOT ONE (1), BLOCK ONE (1), LAS VELLAS CONDOMINIUMS OF PADRE BEACH ESTATES, CITY OF SOUTH PADRE ISLAND, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN CABINET 1, SLOT 3080-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAVE AND EXCEPT:
A 0.088 ACRE TRACT AND A 0.688 ACRE TRACT AS SHOWN.

D.J. NO. N/A
JOB NO. 20116
S. TROWBRIDGE

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 overlapping, apparent conflicts, or visible easements except as shown herein. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERRORS, OR ADDITIONS.

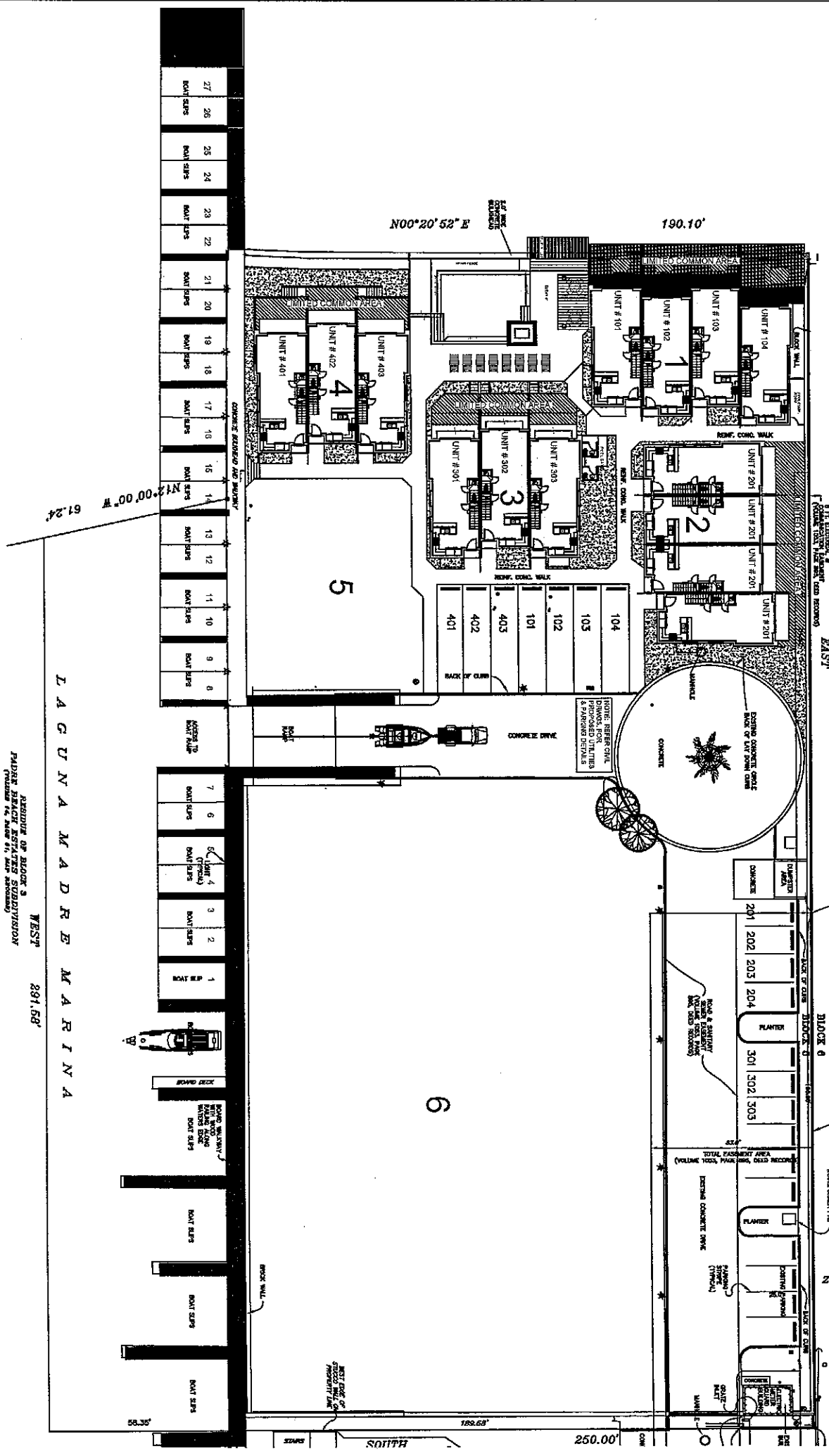
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

SCALE 1" = 20'
GRAPHIC SCALE
(IN FEET)
1 Inch = 20 Ft.

1. THIS TRACT LIES IN FLOOD ZONE "X" (SHEET 8) AS PER THE F.I.A. FLOOD RESISTANCE MAPS IN 1988. COMMENTARY NO. 8014, PARCEL NO. 02010.
BLOCK 8
PADRE BEACH ESTATES SUBDIVISION
(PLOTTERS 1/4, 2/4, 3/4, 4/4, 5/4, 6/4, 7/4, 8/4, 9/4, 10/4)

ZONE "D" RESO
ZONE "B" RESIDENTIAL

MERIDIAN OF PADRE BEACH ESTATES SUBDIVISION



L A G U N A M A D R E M A R I N A
WEST 291.58'

RESUME OF BOOK 3 PADRE BEACH ESTATES SUBDIVISION (PLOTTERS 1/4, 2/4, 3/4, 4/4, 5/4, 6/4, 7/4, 8/4, 9/4, 10/4)

LISTI ARCHITECTS
Sam A. Listi, Architect
P.O. Box 1220
5401 S.W. 31st Street, Tampa
33611
813-288-7597
813-288-9900

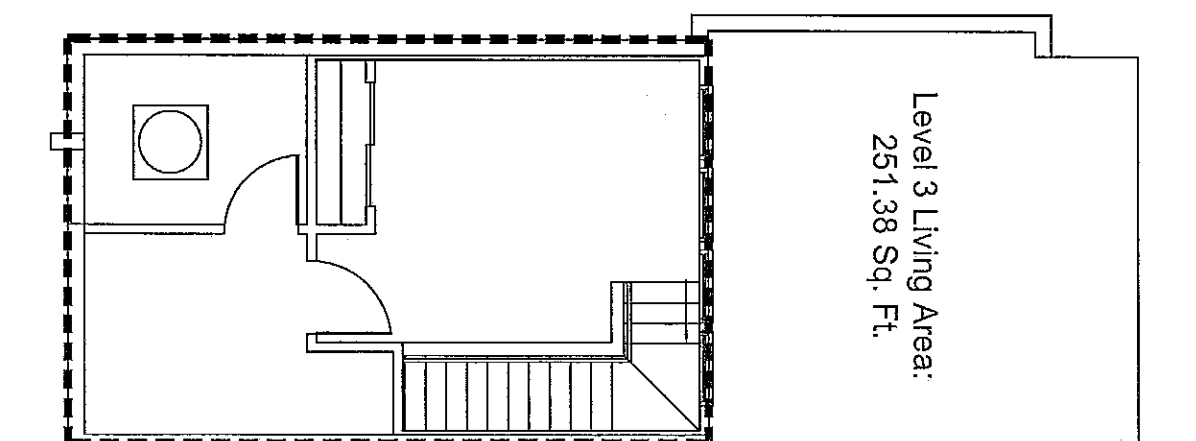
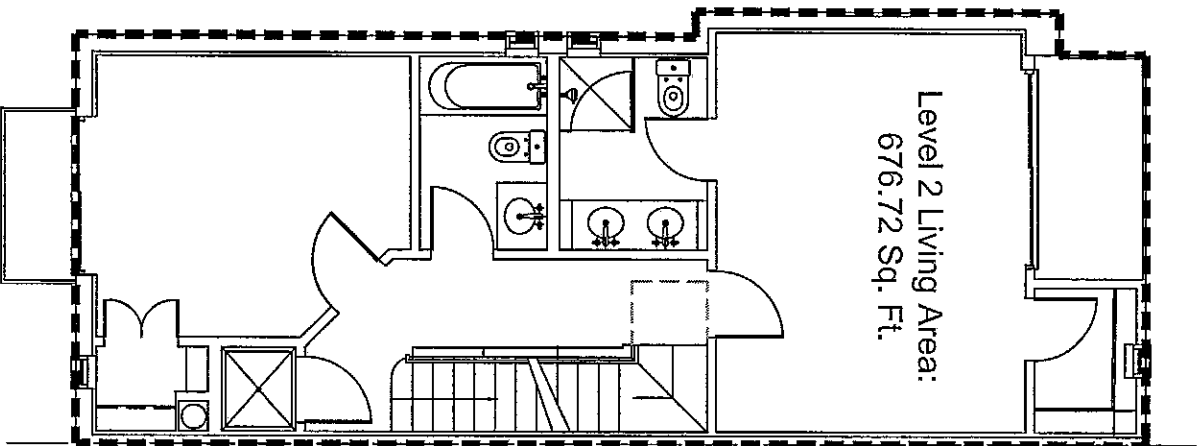
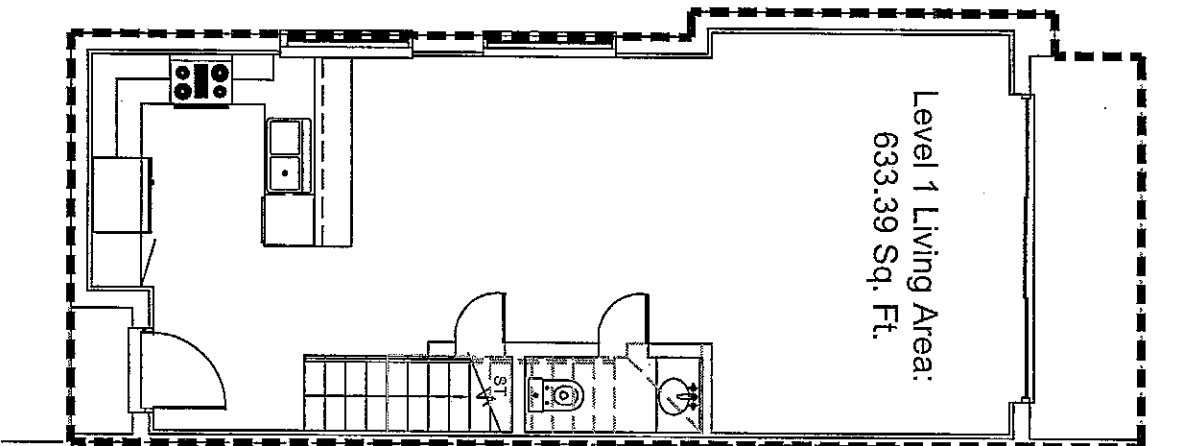
DATE SIGNED: [Signature]
EXEMPT

Not a Notary Public
This document is not a Notary Public document and should not be used as such. It is a professional document and should be used only for the purposes intended by the parties thereto.

PROJECT NO.	TITLE
DRAWN BY	CHECKED BY
REVISIONS	
ISSUE DATE	
SHEET TITLE	
LASTELAS SITE PLAN	
SCALE	
SHEET V1	

Unit Type A Rev.

Total Living Area: 1'561.38 Sq. Ft.



Unit #: 101, 201, 301 & 401

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

LISTI ARCHITECTS

Sam Alibek, Architect
 T.O. Box 2126
 Sugar Land, Texas
 956-445-9900



Sam Alibek
 Architect

DATE DRAWN: _____ EXISTENCE

This document represents property of LISTI ARCHITECTS, INC. It is to be used only for the project and site specified herein. No part of this document may be reproduced, stored in a retrieval system, or transmitted by any means, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of LISTI ARCHITECTS, INC.

NOTES:

ISSUE DATE

REVISIONS

PROJECT NO.	DATE
DRAWN BY	CHECKED BY
M.	S.

SHEET TITLE

Las Vegas Unit A Rev.

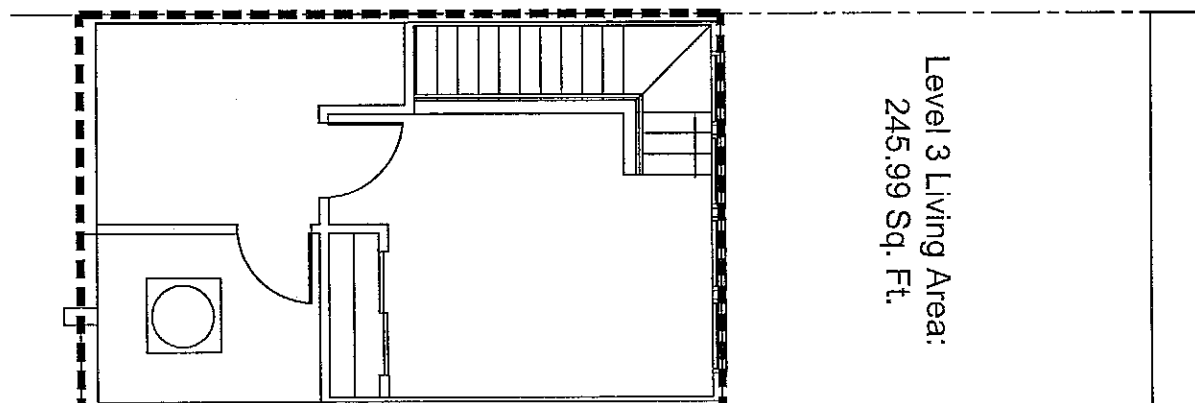
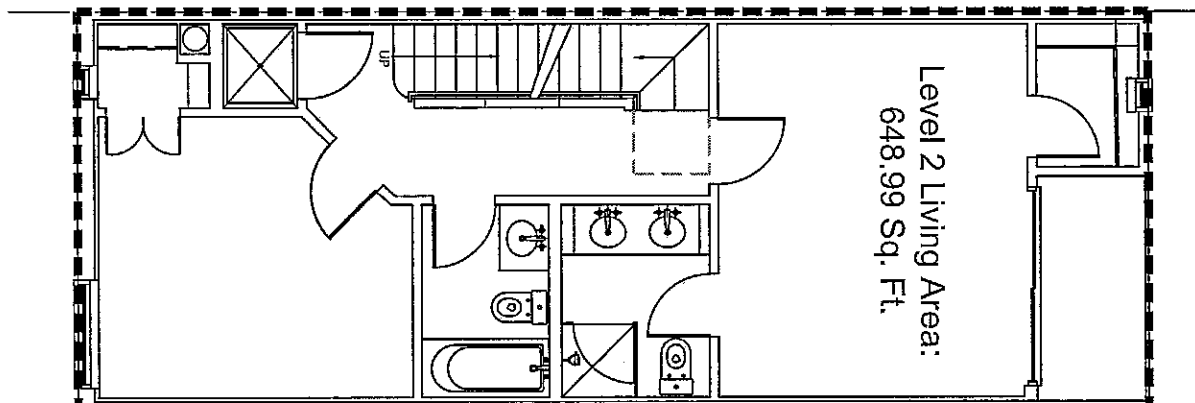
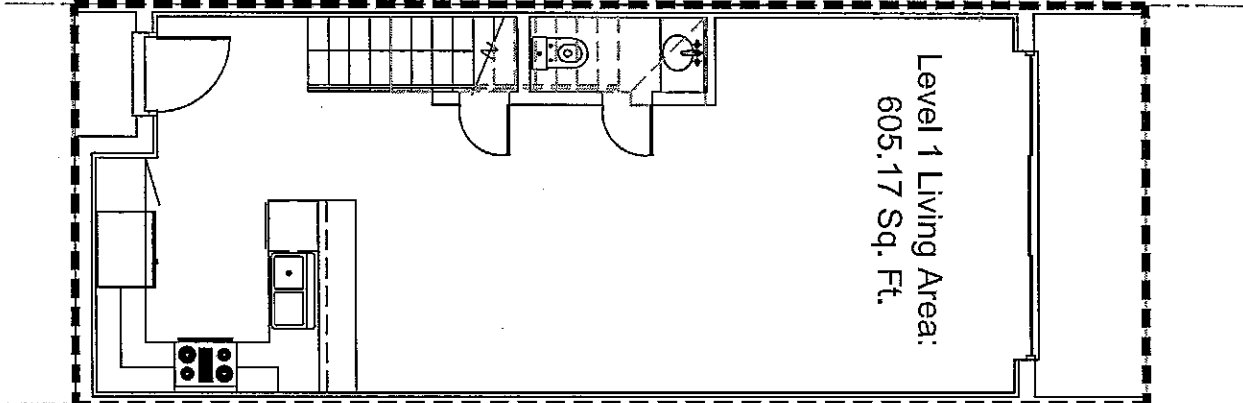
SCALE

SHEET V8

Unit Type B

Total Living Area: 1'499.66 Sq. Ft.

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



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

LISTI
ARCHITECTS

Sam A. Listi, Architect
South Florida Island, Texas
78397
956-343-9980



Sam A. Listi

DATE SIGNED: EXP: 12/31/2012

I, Sam A. Listi, do hereby certify that I am a duly Licensed Architect in the State of Texas and that I am the author of the above drawings. I have not been convicted of a crime involving the practice of architecture or the preparation of architectural drawings. I have not been disciplined by the State Board of Architecture. I have not been disciplined by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the State Board of Professional Land Surveyors. I have not been disciplined by the State Board of Professional Geologists. I have not been disciplined by the State Board of Professional Engineers and Surveyors. I have not been disciplined by the State Board of Professional Land Surveyors. I have not been disciplined by the State Board of Professional Geologists.

NOTES:

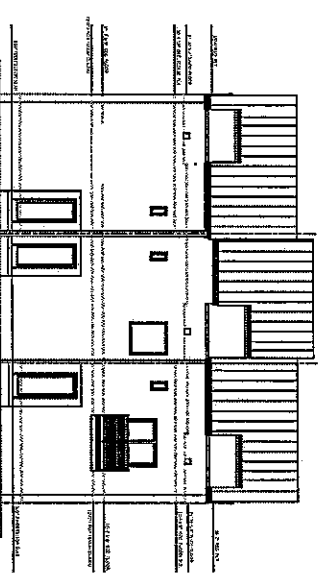
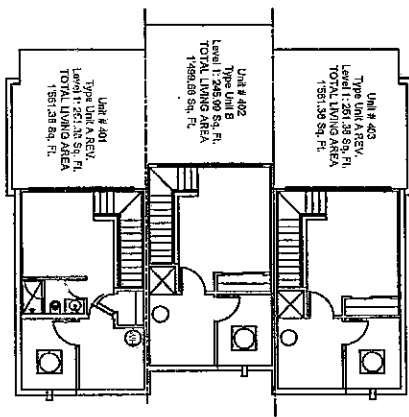
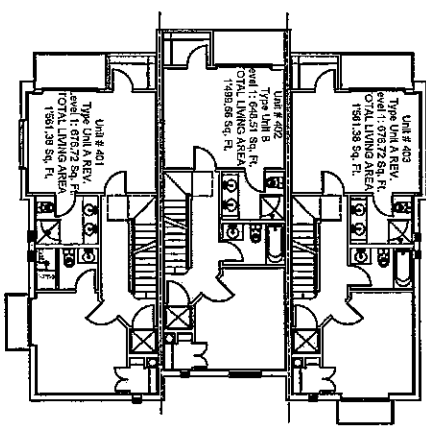
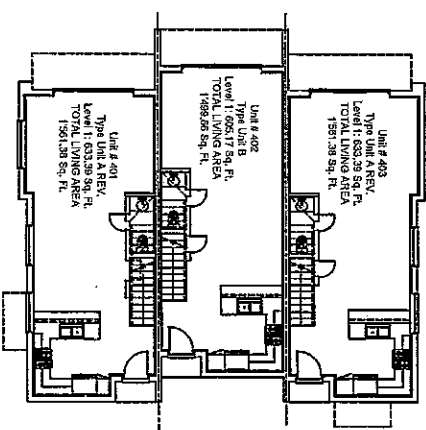
ISSUE DATE	
REVISIONS	
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
SCALE	

PROJECT NO.	DATE
DESIGNED BY	SCALE
CHECKED BY	
SCALE	

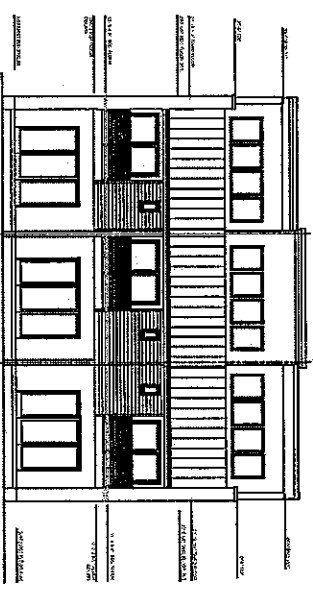
SHEET TITLE

1st Yr
Unit B

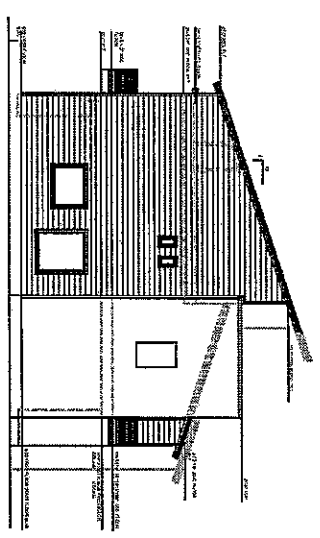
SCALE V9 SHEET



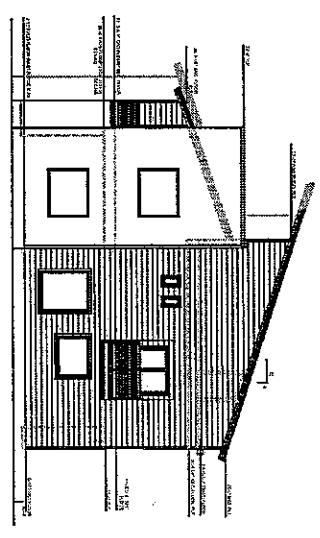
REAR ELEVATION



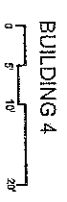
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



BUILDING 4

SCALE

SHEET V 6

SHEET TITLE	
LAS VEGAS SITE PLAN	
PROJECT NO.	PROJECT NAME
DRAWN BY	CHECKED BY
DATE	
REVISIONS	
ISSUE DATE	

LISTI ARCHITECTS

Sam Altsch, Architect
 P.O. Box 2220
 5500 Teller Road, Texas
 95634-5960

DATE SHOWN: EXHIBITS

These drawings are the property of LISTI ARCHITECTS and are not to be used, copied, or distributed in any form without the written consent of LISTI ARCHITECTS.

Las Velas

% Of Ownership by Phase

	ORIGINAL			AMENDMENT TO INCLUDE BUILDING 4		
	Condominium Unit	Square feet (Living Area)	% Of Vote and undivided interest in association	Condominium Unit	Square feet (Living Area)	% Of Vote and undivided interest 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	7.2660%
				402	1,499.66	6.9787%
				403	1,561.38	7.2660%
PHASE II		16,866.58	100%	Total Units	21,489.00	100%
PHASE I				Total Units		
				11		14

Doc 00025071 Bk OR Vol 22703 Pg 30

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 28, 2017 at 12:04P

Document Number: 00025071
By Claudia Rodriguez
Selvia 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.