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

TUESDAY, OCTOBER 14, 2025

3:00 PM 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 the board relating to agenda or non-agenda items. Speakers are required to address the board at the podium and give their name before addressing their concerns. [Note: State law will not permit the board 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. Consent Agenda
   4.1. Approval of the minutes from the regular meeting on September 23, 2025. (Kornblum)
   4.2. Approve an absence from Chairman Wall from the regular meeting on September 23, 2025. (Wall)

5. Regular Agenda
   5.1. Discussion and action to provide a recommendation to City Council regarding dune mitigation at 8600 Breakers Boulevard. (Boburka, Kornblum)

6. Adjourn

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.

DATED OCTOBER 7, 2025

Angelique Soto, 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 AND ON THE CITY'S WEBSITE AT WWW.MYSPI.ORG ON **OCTOBER 7, 2025**, AT/OR BEFORE 3:00 PM AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 3 BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

Angelique Soto, 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 CHIEF BUILDING OFFICIAL, FILIBERTO ALBA JR. AT (956) 761-8103.

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 14, 2025

NAME & TITLE: Emily Kornblum,

DEPARTMENT: Shoreline Department

ITEM
Approval of the minutes from the regular meeting on September 23, 2025. (Kornblum)

ITEM BACKGROUND
N/A

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

MINUTES OF SHORELINE TASK FORCE REGULAR MEETING
CITY OF SOUTH PADRE ISLAND

TUESDAY, SEPTEMBER 23, 2025

3:00 PM AT THE MUNICIPAL BUILDING, CITY COUNCIL CHAMBERS,
2ND FLOOR 4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order

The Shoreline Task Force of the City of South Padre Island, Texas, held a regular meeting on Tuesday, September 23rd, 2025, at the Municipal Complex Building, 2nd Floor, 4601 Padre Boulevard, South Padre Island, Texas.

Vice Chairman Abbie Mahan called the meeting to order at 3:00 p.m. A quorum was present with Task Force Members Michael Sularz, Todd Williams, Stephen Murphy, and Chuck Fox. Chairman Stormy Wall was absent.

City staff present were Shoreline Director Kristina Boburka, Coastal Coordinator Emily Kornblum, and City Manager Randy Smith.

2. Pledge of Allegiance

3. Public Comments and Announcements

4. Consent Agenda

4.1. Approval of the minutes from the regular meeting on August 12, 2025. (Kornblum)

4.2. Approve an absence from Task Force Member Sularz from the regular meeting on August 12, 2025. (Sularz)

4.3. Approve an absence from Chairman Wall from the regular meeting on August 12, 2025. (Wall)

Task Force Member Fox motioned to approve the consent agenda, seconded by Task Force Member Williams. The motion passed unanimously.

5. Regular Agenda

5.1. Updates on departmental grants and projects (Boburka):

- **Coastal Management Program (CMP) Cycles 28, 29, 31**
- **Coastal Erosion Planning and Response Act (CEPRA) Cycle 13, 14**
- **National Fish and Wildlife Foundation (NWFW)**
- **Texas Parks and Wildlife Department (TPWD)**
- **RESTORE Act**
- **Wind and Water Sports Venue**

Shoreline Director Kristina Boburka gave an update presentation on current projects. CMP cycle 28, CEPRA cycle 13, NFWF, and TPWD are being finalized and closed. The grant proposals for CMP cycle 31 and CEPRA cycle 14 were awarded earlier this month.
For CMP cycle 29, internal meetings will be held to help with choosing a walkover plan, and will be presented to the Taskforce soon. CEPRA cycle 13 is moving on as scheduled. The Wind and Water Sports Venue is waiting for US Fish and Wildlife to draft the biological opinions to proceed. The RESTORE Act funding has been finalized and construction will start later that afternoon.

Vice Chairman Abbie Mahan showed concern for the construction and parking situation for the boat ramp.

Task Force Member Fox commented on how well the dune restoration is going, specifically around Access 24.

6. Adjourn

There being no further business, Vice Chairman Mahan adjourned the meeting at 3:12.

_____ _____

Emily Kornblum, Coastal Coordinator Stormy Wall, Chairman

Item No. 4.2

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 14, 2025

NAME & TITLE: Emily Kornblum,

DEPARTMENT: Shoreline Department

ITEM
Approve an absence from Chairman Wall from the regular meeting on September 23, 2025. (Wall)

ITEM BACKGROUND
N/A

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL
N/A

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM

MEETING DATE: October 14, 2025

NAME & TITLE: Kristina Boburka, Shoreline Director

DEPARTMENT: Shoreline Department

ITEM
Discussion and action to provide a recommendation to City Council regarding dune mitigation at 8600 Breakers Boulevard. (Boburka, Kornblum)

ITEM BACKGROUND
Approximately 760 square feet of damage to dune vegetation occurred within the Shores' access easement without an approved beach and dune permit. This permit is to compensate for those damages by planting native dune vegetation at the line of vegetation and installing sand fencing, as per the General Land Office's guidelines.

The applicant also requested the use of the easement to drive a tractor through the dunes and out onto the beach to deliver hay for the various access paths within the Shores Subdivision. The applicant is prohibited from operating a tractor through the dunes seaward of the Dune Protection line as per the Texas Transportation Code (prohibits the operation of a vehicle on a sand dune seaward of the Dune Protection Line).

BUDGET/FINANCIAL SUMMARY
N/A

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW
Sent to Legal:
Approved by Legal:

RECOMMENDATIONS/COMMENTS:

MEMORANDUM: PRELIMINARY DETERMINATION

TO: Mei Ling Valdes, General Land Office
FROM: Kristina Boburka, Shoreline Director
DATE: 15 September 2025
RE: Preliminary determination on proposed mitigation at 8600 Breakers Boulevard (Shores Access Easement)

The enclosed application materials present mitigation plans for 8600 Breakers Boulevard related to vegetation damages that occurred within the private easement in May 2025. Approximately 1,000 square feet of native dune vegetation was damaged seaward of the Building Setback Line (BSL) within the Shores' private 25-foot easement north of Lot 12.

The applicant is proposing to plant native dune vegetation at the line of vegetation within this easement and place sand fencing. The sand fencing will adhere to the guidelines outlined in the General Land Office's *Coastal Dune Manual* and will be installed in 10 foot sections at a 45 degree angle, 10 feet apart.

The applicant also requests to utilize the access easement to drive a tractor through the dunes and out onto the beach to deliver hay which would be placed at their various access paths within the Shores Subdivision. The City has notified the applicant that per the Texas Transportation Code 750.003, operation of vehicles on sand dunes seaward of the Dune Protection Line is prohibited and has supplied the applicant with the General Land Office's educational flyer.

Additionally, plants within the access easement have substantially grown within the area. To allow for a vehicle to access and drive through this easement would create additional vegetation impacts that have not been accounted for within this permit application.

The mitigation plan for the already-incurred damages is consistent with the City's Dune Protection, Beach Renourishment, and Beach Access Plan; however, the request to operate a tractor within the dunes is not consistent with the City's Plan.

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)]

With consideration given to the City's *Dune Protection, 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 no adverse effects on dune complexes of vegetation.

5. The proposed activity will not significantly increase the potential for washover or blowouts.

Sincerely,

Kristina Boburka
Shoreline Director
City of South Padre Island

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

September 23, 2025

Via Electronic Mail

Kristina Boburka
Director, Shoreline Management Department
City of South Padre Island
321 Padre Blvd.
South Padre Island, Texas 78597

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

Site Address:	8600 Breakers Blvd, South Padre Island
Legal Description:	The Shores Subdivision Phase 1 Sec 2 (Cab 1 Slot 2221-A) Common Area Section 2
Lot Applicant:	Dennis Franke c/o the Shores Subdivision HOA
GLO ID No.:	BDSPI-25-0167

Dear Ms. Boburka:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate and dune protection permit for the above-referenced location. The applicant adversely impacted approximately 760 square feet of dune vegetation seaward of the dune protection line without obtaining a permit, for which the GLO issued a Notice of Noncompliance on May 27, 2025. The applicant proposes an on-site compensation area with 1,000 square feet of dune vegetation. The applicant also proposes to install sand fencing to restore dunes. According to the Bureau of Economic Geology, the area is eroding at a rate of five to six feet per year.

Based on the information provided to our office for review, we have the following comments:

- In the future, the applicant must obtain a beachfront construction certificate and dune protection permit **prior** to the commencement of any proposed construction on the property, which includes building, filling, clearing, excavation, scraping, or grading of a site.[1] Any unauthorized activities or activities not in compliance with the Town of South Padre Island Dune Protection, Beach Renourishment, and Beach Access Plan as well as state statutes and rules are subject to enforcement action by the City of South Padre Island (City) and the GLO, which may include administrative penalties of no less than $50 and no more than $2,000 per violation per day.[2] Enforcement history is considered when determining penalty amounts.

[1] 31 Tex. Admin. Code § 15.3(s)(3).
[2] 31 Tex. Admin. Code § 15.9(a)(1)(A).

- A new or amended beachfront construction certificate and dune protection permit is required for any future impacts to dunes and dune vegetation through pathway creation, clearing and grading activities, or hay placement.

- The applicant is prohibited from operating a tractor through the dunes seaward of the dune protection line to place hay within the existing pathways. Texas Transportation Code § 750.003(b) prohibits the operation of a vehicle on a sand dune seaward of the dune protection line.[3]

Compensation

- The compensation dune vegetation must be continuous with any surrounding naturally formed dunes and must approximate the natural position, contour, volume, elevation, vegetative cover, and sediment content of any naturally formed dunes in the proposed dune restoration area.[4]

- Where a mitigation plan is required, the applicant must provide landowners immediately adjacent to the tract with notice of the hearing at least 10 days prior to the hearing on the application.[5]

- The City must require the applicant to conduct compensation efforts continuously until the repaired, rehabilitated, and restored dunes and dune vegetation are equal or superior to the pre-existing dune vegetation.[6] These efforts shall include preservation and maintenance of restoration activities pending completion of compensation.[7]

- The permittee must complete the dune vegetation relocation or planting portions of the mitigation plan within one year of initiation of construction, which is the date the unauthorized activities occurred.[8]

- The City shall determine a compensation project is complete when the dune restoration project's position, contour, volume, elevation, and vegetative cover matches or exceeds the surrounding naturally formed dunes.[9] The permittee shall be deemed to have failed to achieve compensation if a 1:1 ratio has not been achieved within three years after initiation of construction, and the GLO may initiate enforcement as provided in 31 Tex. Admin. Code § 15.9.[10]

- The City shall provide written notification to the GLO after determining that compensation is complete. The GLO may conduct a field inspection to verify compliance.[11]

[3] Texas Transportation Code § 750.003(b).
[4] 31 Tex. Admin. Code § 15.7(e)(3).
[5] 31 Tex. Admin. Code § 15.4(b)(5).
[6] 31 Tex. Admin. Code § 15.4(g)(2).
[7] 31 Tex. Admin. Code § 15.4(g)(2).
[8] 31 Tex. Admin. Code § 15.4(g)(5).
[9] 31 Tex. Admin. Code § 15.4(g)(3).
[10] 31 Tex. Admin. Code § 15.4(g)(5).
[11] 31 Tex. Admin. Code § 15.4(g)(4).

Sand Fencing

- The City shall require the applicant to locate the proposed sand fencing as far landward as practicable.[12]

- The sand fencing must not restrict or interfere with the public use of the beach at normal high tide.[13] If the sand fencing restricts or interferes with the public use of the beach at normal high tide in the future, the City must require that the fencing be removed by the permittee.

- The City may allow persons restoring dunes to use temporary, discontinuous sand fences conforming to the most recent edition of the General Land Office Dune Protection and Improvement Manual for the Texas Gulf Coast guidelines.[14] Sand fences are only authorized to be used on a temporary basis and must be removed by the permittee once the restoration project is complete or the fencing becomes damaged.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.[15] If you have any questions, please contact me at (512) 463-5720 or at meiling.valdes@glo.texas.gov.

Sincerely,

Mei Ling Valdes

Mei Ling Valdes
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

[12] 31 Tex. Admin. Code § 15.6(b).
[13] 31 Tex. Admin. Code § 15.7(e)(2).
[14] 31 Tex. Admin. Code § 15.7(e)(6)(B).
[15] 31 Tex. Admin. Code § 15.3(t)(5).

Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-8111
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: The Shores Beachfront

Physical Address: 8600 Padre Boulevard
8455 Breakers Boulevard. See Attached Plat.

Property Owner Information

Name: The Shores Owner's Associaiton
Mailing Address: 8605 Padre Boulevard
City: South Padre Island State: Texas
Zip: 78597 Country: United States
Phone Number: 956-572-0608
Fax Number:
E-Mail Address: dennis@frankerealty.com

Applicant / Agent for Owner

Name: Dennis Franke
Mailing Address: 8605 Padre Boulevard
City: South Padre Island State: Texas
Zip: 78597 Country: Vatican City State (Holy See)
Phone Number: 956-572-0608
Fax Number:
E-Mail Address: dennis@frankerealty.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 RF)

Owner(s) Signature(s):
Date: 7/14/25

Applicant Signature:
Date: 7/14 2025

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.

See Attached Project Description

Total Square Footage of Footprint of Habitable Structure: 0

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): 0

Percentage Impervious Surface [(impervious surface / habitable footprint)* 100]: 0

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

Approximate Duration of Construction: 30 days

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: See Attached Mitigation Plan

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: N/A Date of Submission:

Checklist of Additional Required Application Information

Please provide accurate map(s), plat(s), or site plan(s) showing all of the following items:

- [x] 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- [x] 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- [x] 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.
- [x] 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 that is to be submitted with the permit application:

- [ ] 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.
- [x] 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.
- [x] 4. Copy of the Flood Rate Map showing the location of the subject property (https://msc.fema.gov/portal/home).
- [ ] 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology (https://coastal.beg.utexas.edu/shorelinechange2019/).
- [x] 6. Full mitigation plan at a minimum 1:1 ratio for all impacts to sand dunes and dune vegetation. This plan should be accompanied with a written statement regarding impacts for both in-place and/or compensation mitigation along with a proposed site plan showing where the impacts are located and where they will be mitigated. Mitigation is required for all dune and vegetation impacts seaward of the City's Dune Protection Line.
- [ ] 7. Mitigation notices to adjacent property owners. *Per TAC 15.3, where a mitigation plan is required, applicant must provide contact information for all landowners immediately adjacent to the tract and affirmation that the applicant will send notices to the adjacent owners notifying them at least 10 days prior to the hearing on the application. A draft of this letter needs to be included with the permit application.*
- [x] 8. Application fee of either $180 or $300, depending on project scope.

YOUR APPLICATION IS NOT COMPLETE UNLESS ALL INFORMATION REQUESTED ABOVE IS SUBMITTED.

PERMITTING TIMELINE (See City of South Padre Island Code of Ordinances Sec. 22-10):
Once the permit application is fully submitted, City staff have ten (10) business days to review. Staff will then send all documents and a letter of pre-determination to the Texas General Land Office (GLO).
The GLO has either ten (10) or thirty (30) business days to review depending on the project scope, and provide their comment letter.
If applicable, it will go before the Shoreline Task Force at their next available meeting. The Task Force may have up to six (6) weeks to review permit applications, and will forward a recommendation to the City Council.
The City Council shall either grant or deny a permit application within four (4) weeks of receiving a recommendation from the Task Force. The City Council has a right to make modifications to and/or overturn a recommendation of the Task Force.

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: _____

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.

No Adverse Effect

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

No Adverse Effect

THE SHORES
SOUTH PADRE ISLAND, TEXAS

The Shores Owner's Association



Project Description

- Fortify foredune at 8500 Breakers Boulevard, Shores Beachfront and vegetate barren area of the foredune.

8605 Padre Boulevard, South Padre Island, Texas 78597
(800) 447-4753 / (956) 761-2606 / Fax 761-2650 / E-mail: info@frankerealty.com

THE SHORES
SOUTH PADRE ISLAND, TEXAS

The Shores Owner's Association



Mitigation Plan

At the Beachfront of 8500 Breakers Boulevard in the Shores, we will be fortifying the foredune and planting sea oats to stabilize and vegetate the area behind.

The foredune at this location is lower and unvegetated. The plan is to install sand fence in a 100' section just forward of the existing foredune. The sand fence will be installed in 10' sections placed on a 45° angle and 10' apart.

Behind the line of the sand fence is an area that is unvegetated (approximately 1,000 sq. ft.) in which sea oats will be planted on 18" centers. See attached photo diagram.

The existing foot and tractor path to the beach will be redressed with hay and the existing foot path from the house at 8450 Breakers Boulevard just to the south will be dressed with hay as all the other foot paths in the Shores are. See attached photos.

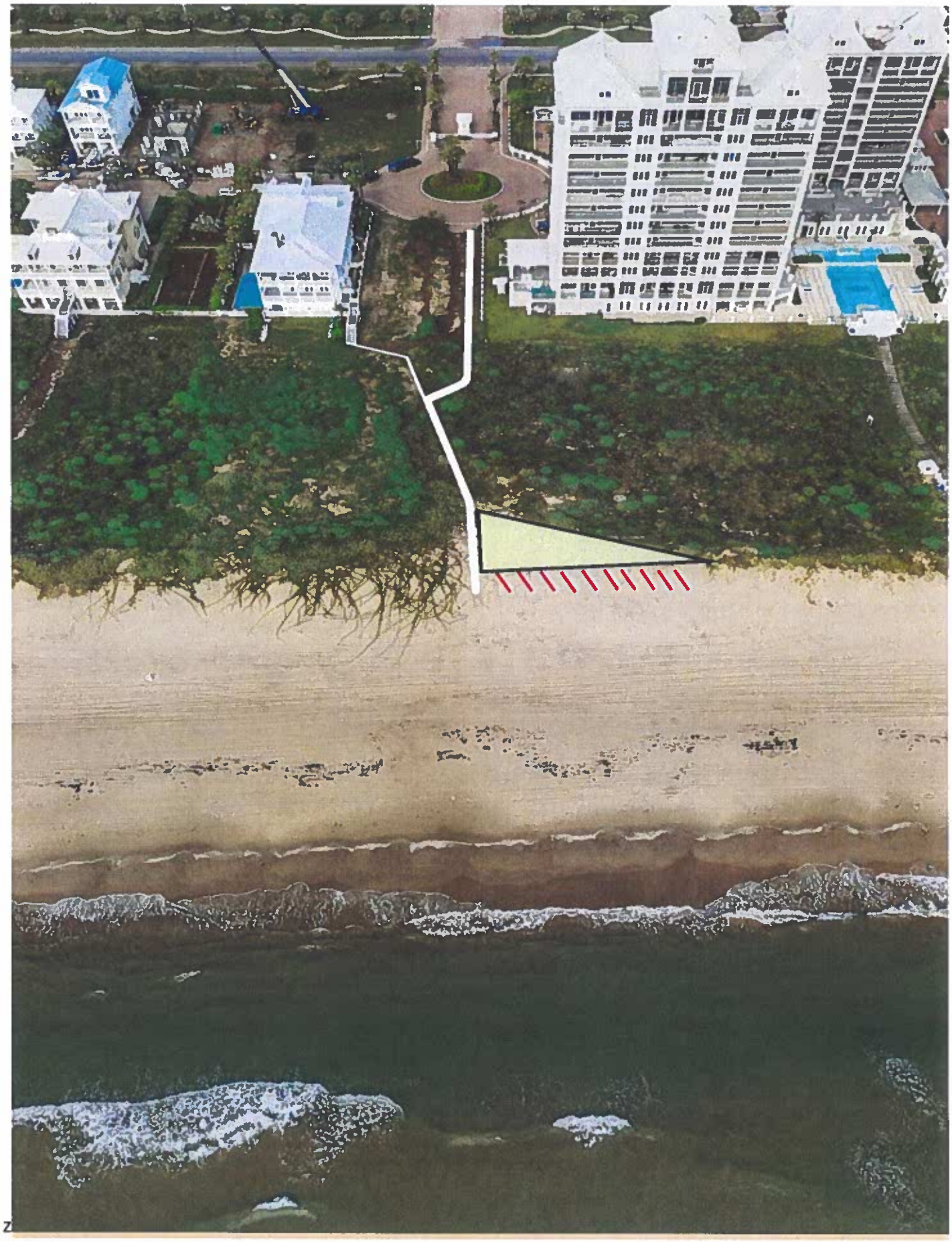
Our tractor does not drive on the dunes. The tractor is a maintenance vehicle that delivers supplies to beach and only goes down the same path that is covered with hay, which is also the foot path for owners that do not live on the beach. All paths are dressed with hay by hand. The only thing the tractor does is deliver hay to the beach.

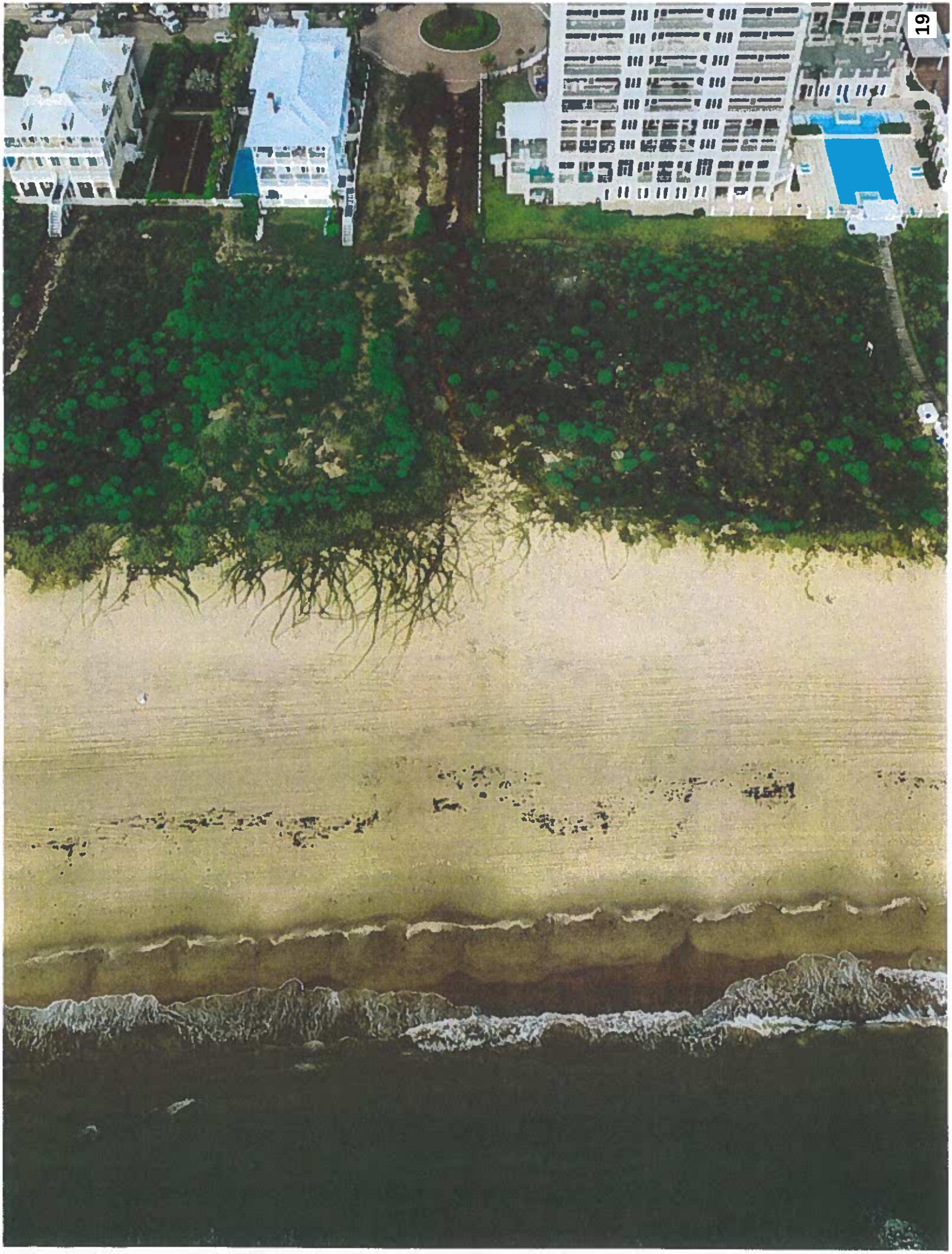
We have been doing this for 25 years and it has worked very well with no complaints.

We take care of our dunes very carefully.

8605 Padre Boulevard, South Padre Island, Texas 78597
(800) 447-4753 / (956) 761-2606 / Fax 761-2650 / E-mail: info@frankerealty.com

Shores Beachfront

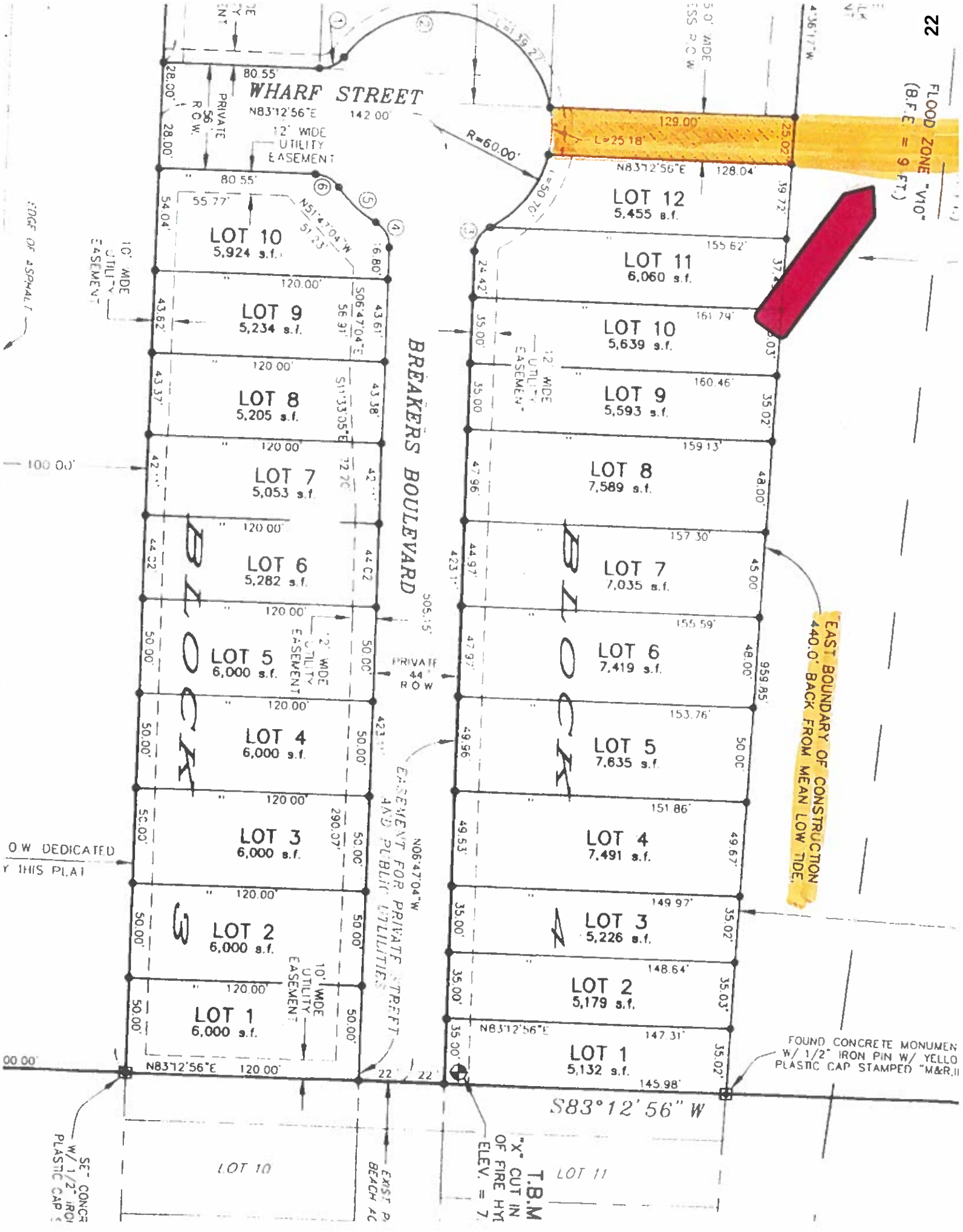




The Shores of South Padre Island






WHARF STREET
N83°12'56"E 142.00'
80.55'
28.00'
28.00'
PRIVATE 56' R.O.W.
12' WIDE UTILITY EASEMENT
R=60.00'
L=25.18'
129.00'
25.02'
N83°12'56"E 128.04'
FLOOD ZONE "V10" (B.F.E. = 9 FT.)
LOT 10 5,924 s.f.
LOT 9 5,234 s.f.
LOT 8 5,205 s.f.
LOT 7 5,053 s.f.
LOT 6 5,282 s.f.
LOT 5 6,000 s.f.
LOT 4 6,000 s.f.
LOT 3 6,000 s.f.
LOT 2 6,000 s.f.
LOT 1 6,000 s.f.
LOT 12 5,455 s.f.
LOT 11 6,060 s.f.
LOT 10 5,639 s.f.
LOT 9 5,593 s.f.
LOT 8 7,589 s.f.
LOT 7 7,035 s.f.
LOT 6 7,419 s.f.
LOT 5 7,635 s.f.
LOT 4 7,491 s.f.
LOT 3 5,226 s.f.
LOT 2 5,179 s.f.
LOT 1 5,132 s.f.
BREAKERS BOULEVARD
BLOCK 3
BLOCK 4
10' WIDE UTILITY EASEMENT
12' WIDE UTILITY EASEMENT
PRIVATE 44' R.O.W.
EASEMENT FOR PRIVATE STREET AND PUBLIC UTILITIES
EAST BOUNDARY OF CONSTRUCTION 440.0' BACK FROM MEAN LOW TIDE.
FOUND CONCRETE MONUMENT W/ 1/2" IRON PIN W/ YELLOW PLASTIC CAP STAMPED "M&R,II
S83°12'56" W
N83°12'56"E 120.00'
LOT 10
LOT 11
T.B.M "X" CUT IN OF FIRE HYT ELEV. = 7.
EDGE OF ASPHALT

Shoreline Change Map through 2019

Units

Feet

Time Period

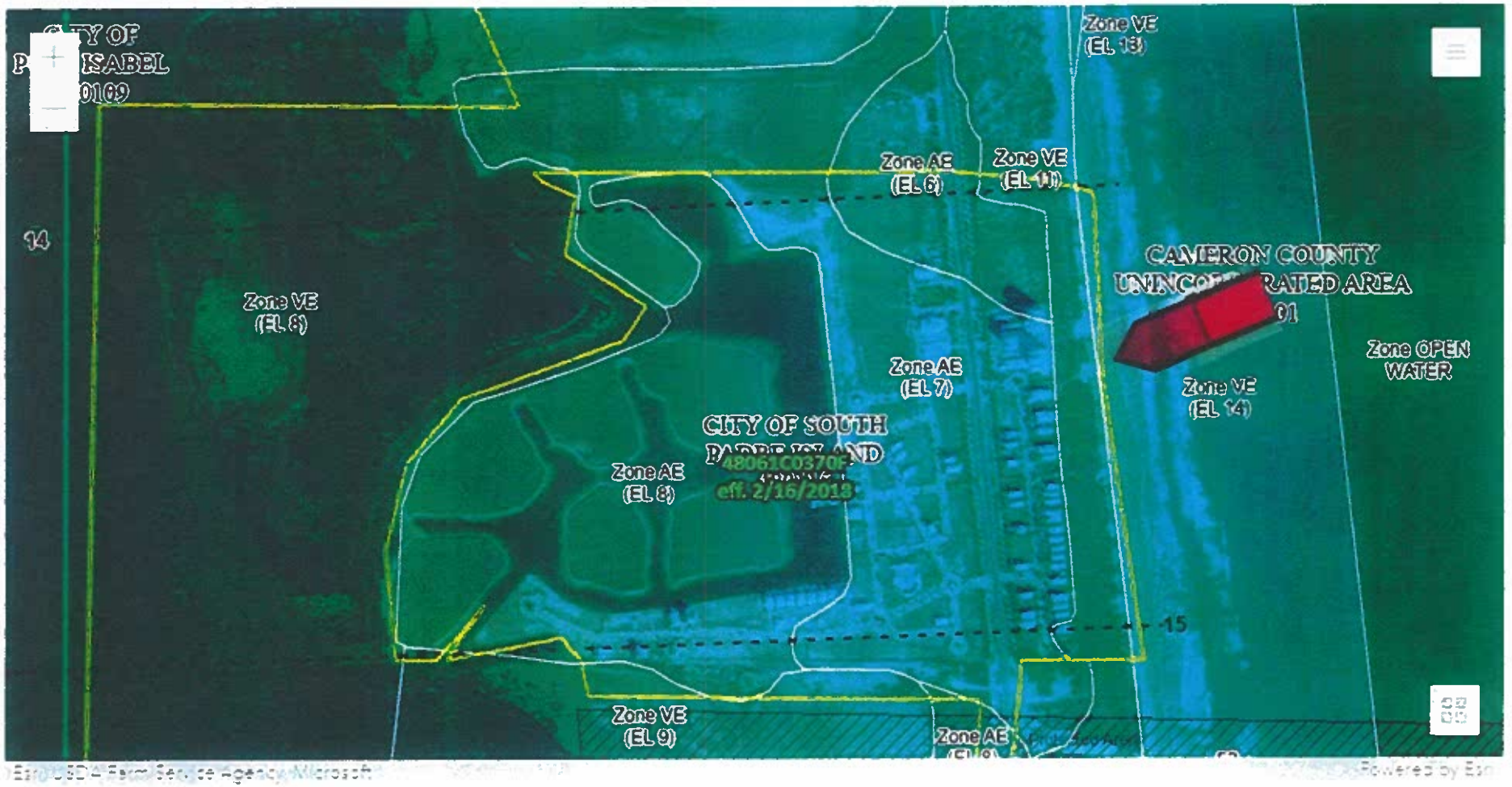
1930s-2019

Volumetric Elevation Cutoff : 0m

0m 10m

- Movement Rates
- Features
- Volumetrics
- Engineering





PTS
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected Firmette Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
Otherwise Protected Area
Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER FEATURES
20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert or Storm Sewer
Levee, Dike or Floodwall

THE SHORES
SOUTH PADRE ISLAND, TEXAS

The Shores Owner's Association



September 4, 2025

Volkram US, Inc.
Attn: Mario Sergio Ramírez Zablah
c/o: David Garza
Garza & Garza, L.L.P.
680 E. St. Charles St., Ste. 300
P.O. Box 2025
Brownsville, Texas 78520 dgarza@garzaandgarza.com

RE: 8450 Breakers Blvd., Shores Subdivision, South Padre Island, Texas

Dear Mr. Ramírez:

This letter is to advise you that the Shores Owner's Association will be mitigating for covering a small patch of crotonweed with hay that is growing in the dune area forward of the Shores Building line. The weed is undesirable in our opinion, but we are being punished for covering a small patch of it.

The mitigation will consist of placing approximately 100 sq. ft. of sand fence and planting Sea Oats to vegetate the area.

It is a requirement from the City of South Padre Island that the adjoining property owner be notified of any mitigation occurring next to them.

Regards,
Shores Owner's Association

SOA/ce

cc: mario.ramirez@arzyz.com

THE SHORES
SOUTH PADRE ISLAND, TEXAS

The Shores Owner's Association



September 4, 2025

Los Corales H.O.A.
Attn: Lorenzo Ortiz
8500 Padre Boulevard
South Padre Island, Texas 78597 lorenzo.delfin@gmail.com

RE: Los Corales, 8500 Padre Boulevard, Shores Subdivision, South Padre Island, Texas

Dear Mr. Ortiz:

This letter is to advise you that the Shores Owner's Association will be mitigating for covering a small patch of crotonweed with hay that is growing in the dune area forward of the Shores Building line. The weed is undesirable in our opinion, but we are being punished for covering a small patch of it.

The mitigation will consist of placing approximately 100 sq. ft. of sand fence and planting Sea Oats to vegetate the area.

It is a requirement from the City of South Padre Island that the adjoining property owner be notified of any mitigation occurring next to them.

Regards,
Shores Owner's Association

SOA/ce