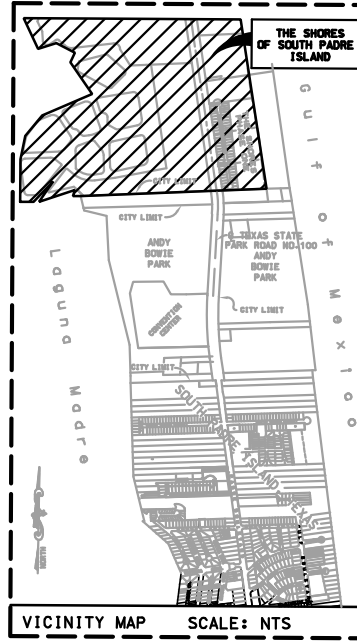
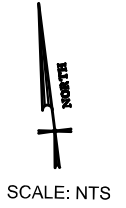


NOT FOR CONSTRUCTION



VICINITY MAP SCALE: NTS



EXHIBIT

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ROXNIE L. DE LA CRUZ, P.E. 137892 12/10/2025

VICINITY MAP THE SHORES South Padre Island Texas

DATE: December 2025 AVO: 55885-001



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503
(956) 664-0286

EX-100

MCA
CORTEZ-4260

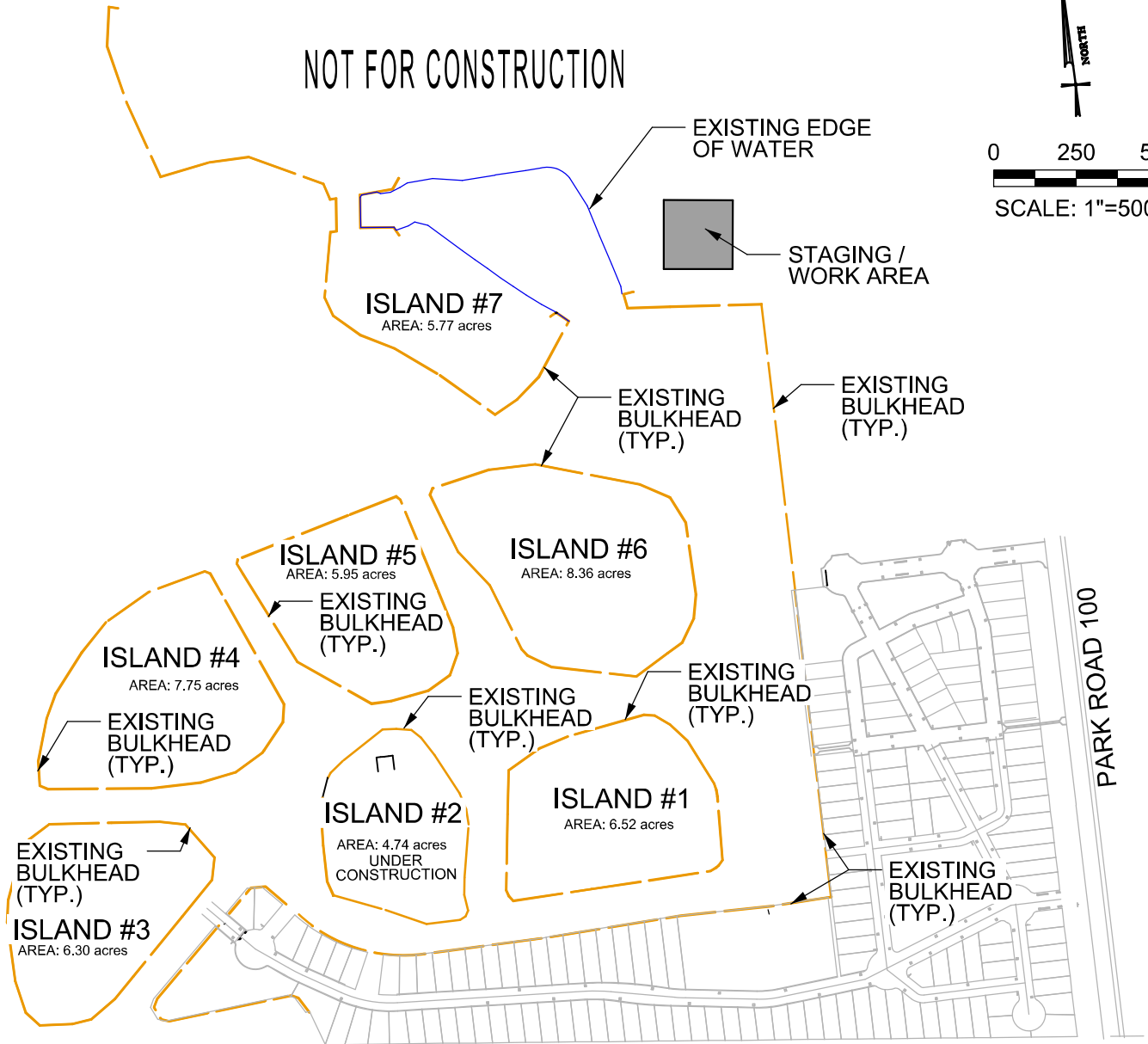
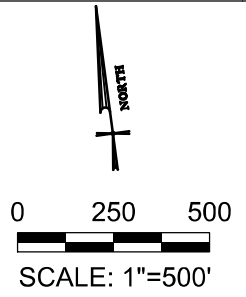
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Design

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NOT FOR CONSTRUCTION



SEE TYPICAL BULKHEAD DETAIL

NOTE:

1. THERE ARE NO VISIBLE AQUATIC VEGETATION OR WETLANDS WITHIN THE SHORES PROPERTY.
2. ALL STAGING OF CONSTRUCTION EQUIPMENT WILL BE ON UPLANDS.
3. STORM DRAINS WILL PENETRATE RETAINING WALLS AS REQUIRED, PER SEALED CONSTRUCTION DESIGN BY A LICENSED STRUCTURAL ENGINEER.
4. MAINTENANCE DREDGING MAY BE PREFORMED TO REMOVE SEDIMENT THAT ACCUMULATES IN VARIOUS PORTIONS OF THE MARINA AND CHANNELS AS ALLOWED BY THE APPROVED PERMIT. ALL DREDGING WILL BE ACCOMPLISHED BY MECHANICAL MEANS AND BARGED TO UPLAND AREAS WITHIN THE SHORES SUBDIVISION.

LEGEND

| | |
|--|---------------------|
| | EXISTING BULKHEAD |
| | EXISTING WATER EDGE |

EXHIBIT

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ROXIE L. DE LA CRUZ, P.E. 137892 12/10/2025

**BULKHEAD PLAN
THE SHORES
South Padre Island
Texas**

DATE: December 2025 AVO: 55885-001



EX-101

MCA CORTEZ-4260

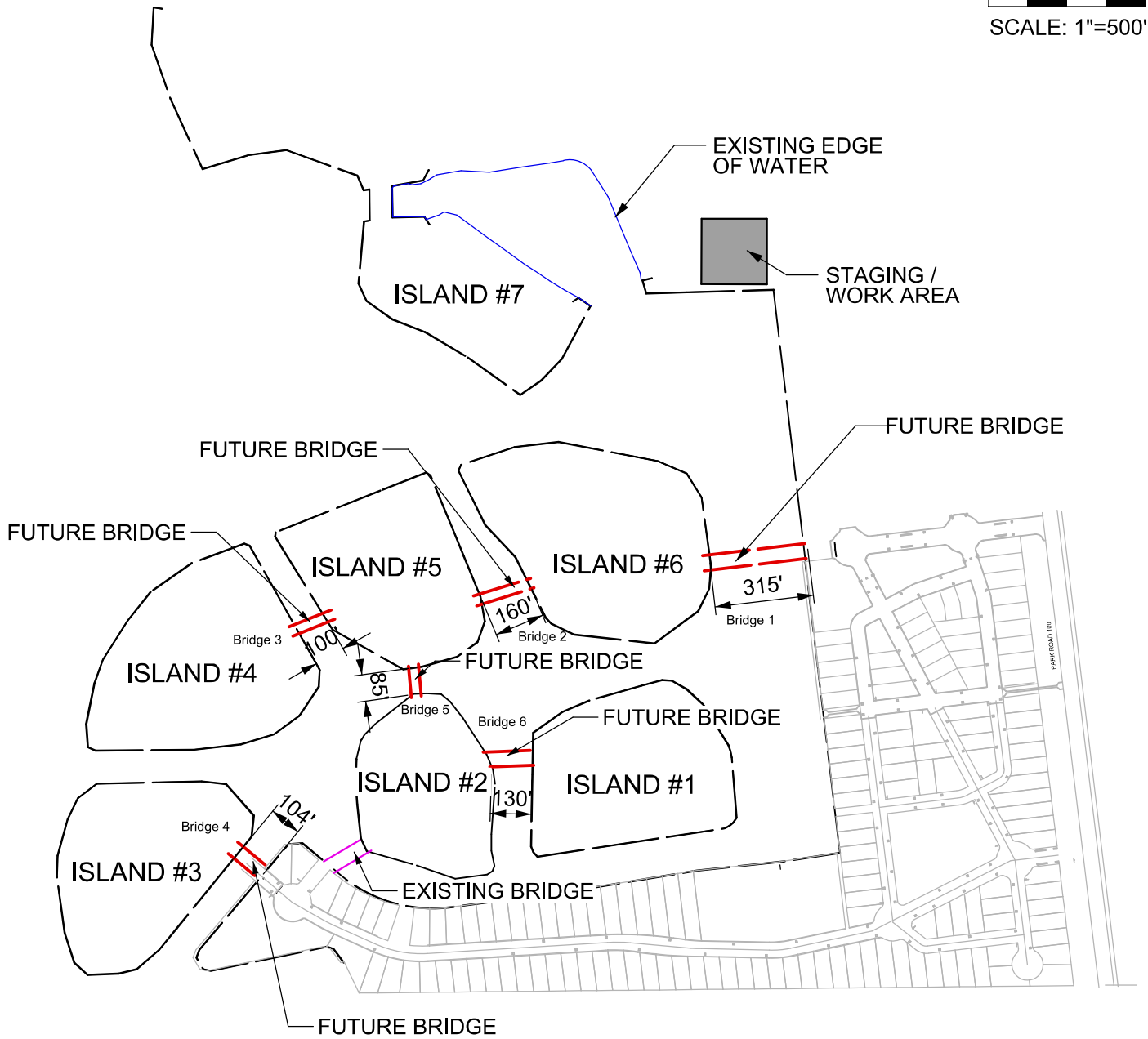
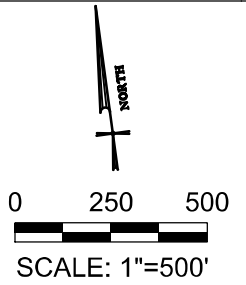
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Design

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EXHIBIT

SEE TYPICAL BRIDGE DETAIL

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BRIDGE PLAN
THE SHORES
South Padre Island
Texas

DATE: December 2025 AVO: 55885-001

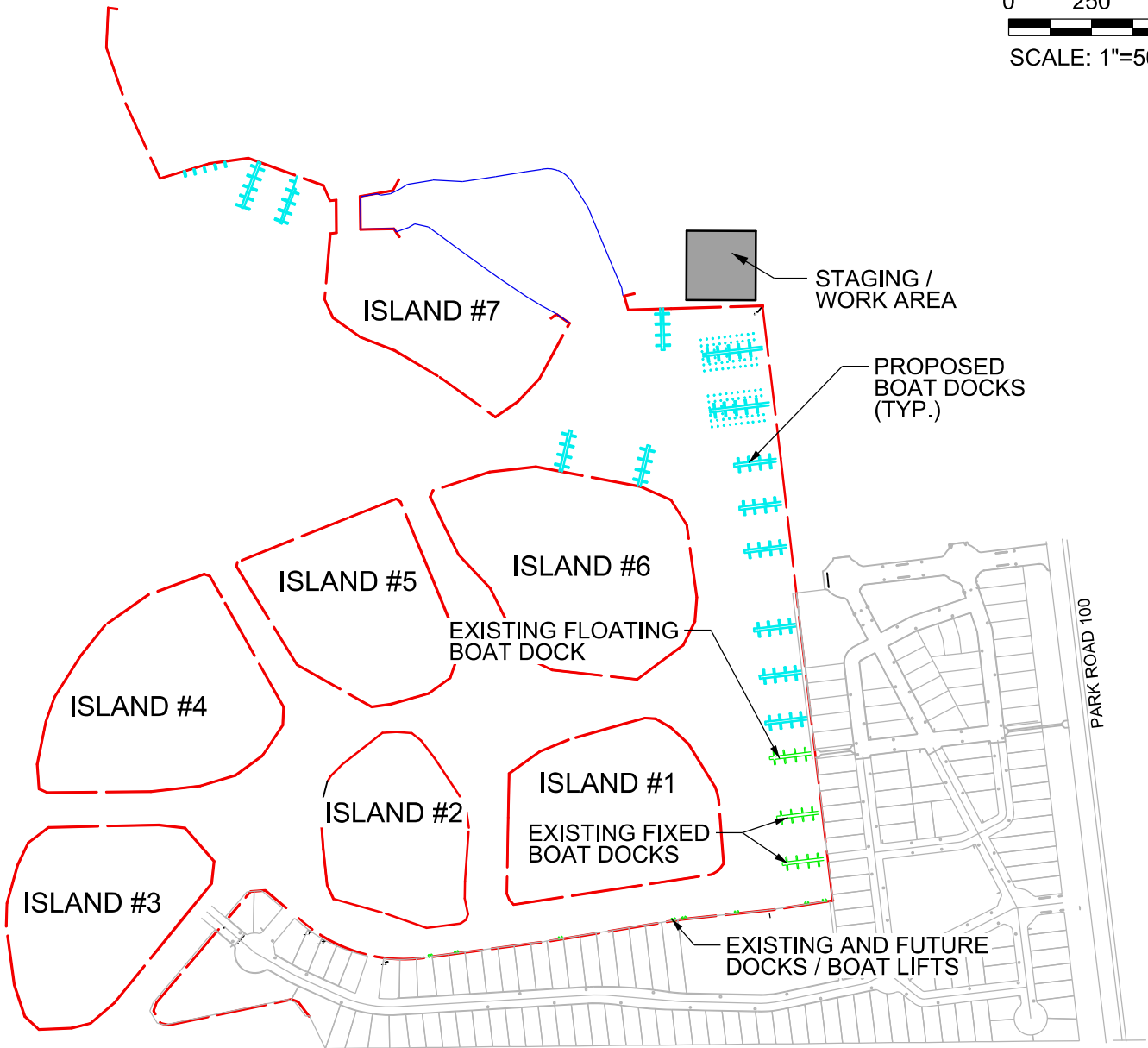


EX-102

NOT FOR CONSTRUCTION



0 250 500
SCALE: 1"=500'



EXHIBIT

SEE BOAT / LIFTS DETAILS

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BOAT / LIFTS PLAN
THE SHORES
South Padre Island
Texas

DATE: December 2025 AVO: 55885-001



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503
(956) 664-0266

EX-103

NOTE:

1. BOAT DOCKS AND BOAT LIFTS LOCATED ON WATER FRONT LOTS MAY BE INSTALLED BY LOT OWNERS IN COMPLIANCE WITH THESE SPECIFICATIONS.

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CORTEZ-4260

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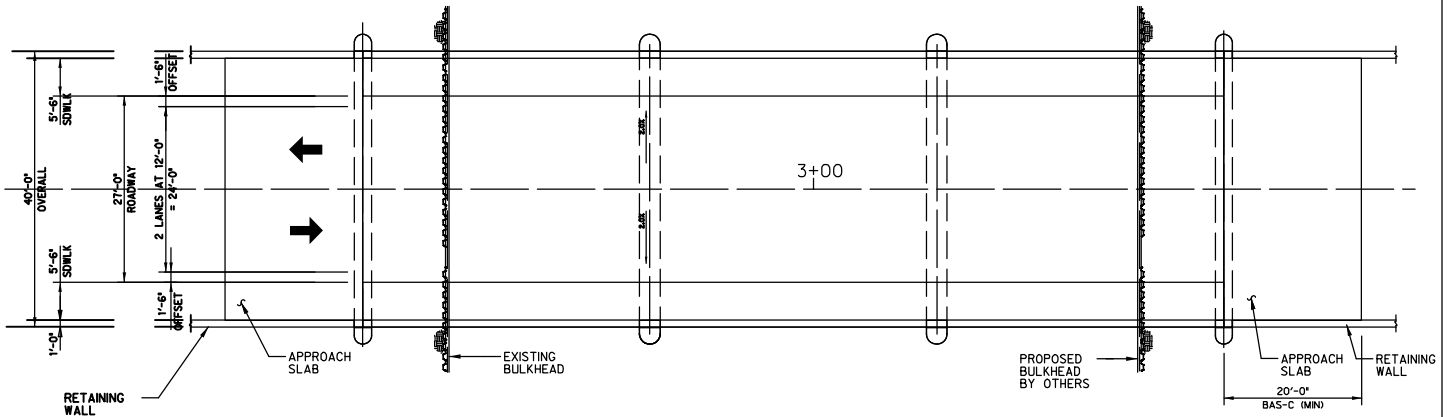
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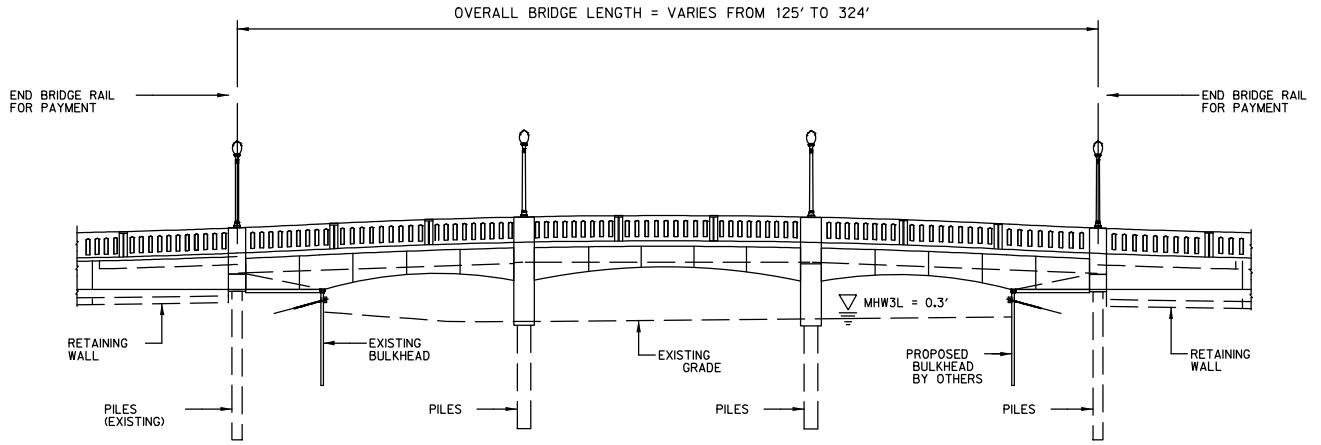
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MCA
CORTEZ-4260



PLAN
SCALE: NTS



ELEVATION
SCALE: NTS

TYPICAL BRIDGE PLAN

FOR REFERENCE ONLY REFER TO SEALED STRUCTURAL ENGINEERING DESIGN FOR APPROVED FINALIZED CONSTRUCTION. DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

EXHIBIT

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TYPICAL BRIDGE PLAN

THE SHORES
South Padre Island
Texas

DATE: December 2025 AVO: 55885-001



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503
(956) 664-0266

EX-105

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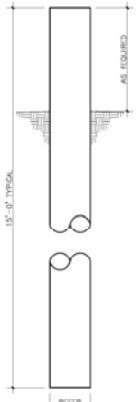
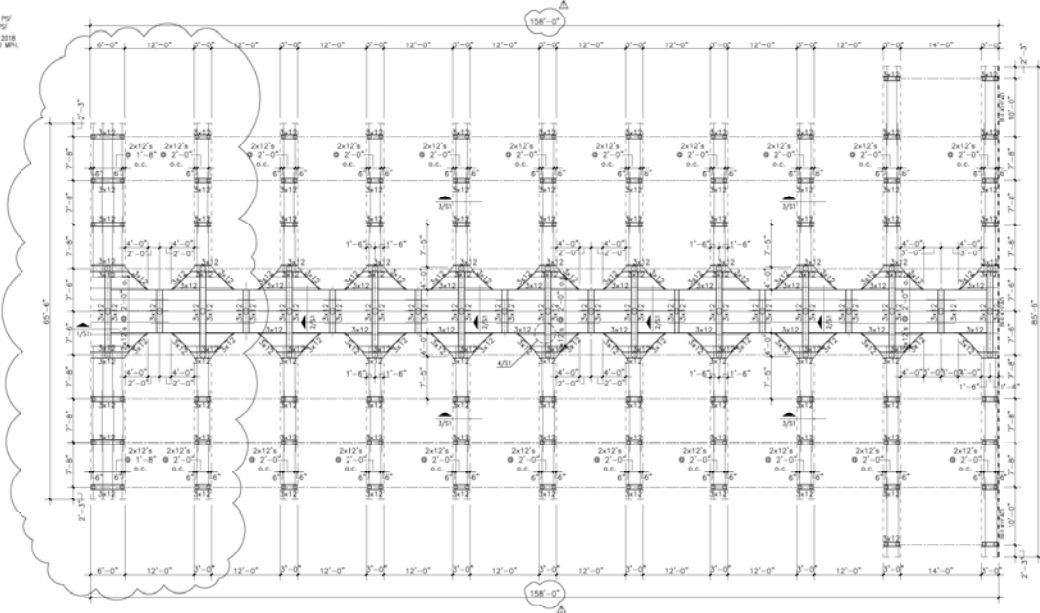
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NOT FOR CONSTRUCTION

GENERAL NOTES

DESIGN CRITERIA

- 1. FLOOR LOADS: 100 PSF
- 2. DEAD LOAD: 20 PSF
- 3. WIND LOAD: WITH BUILDING HEIGHT AS PER SEC 2018
- 4. THE FASTENING OF ALL-PLY SHALL BE AS PER A 150 MPA
- 5. UPTAKE FACTOR: C



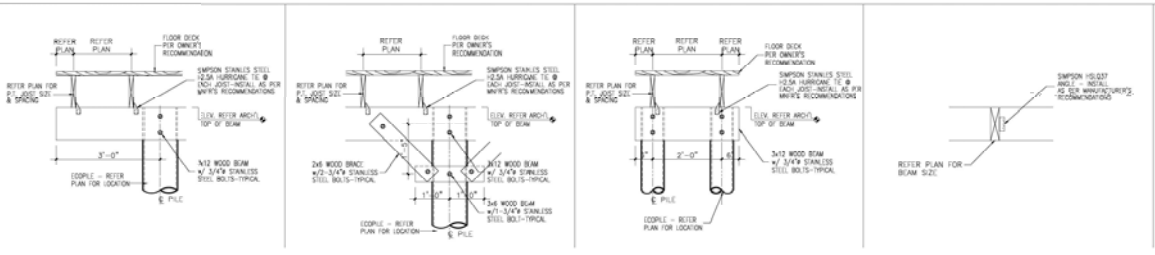
- 1. ALL PILES AT THE 3'-0" AND 6'-0" WIDE FLANGES SHALL BE 8"x 8"
- 2. ALL OTHER PILES SHALL BE 12"x 12"

FRAMING PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- 1. ELEVATION 100'-0" IS FOR REFERENCE ONLY.
- REFER ARCHITECTURAL DRAWINGS FOR ACTUAL ELEVATION.



TYPICAL FIXED BOAT DOCK FRAMING PLAN

EXHIBIT

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THE SHORES
South Padre Island
Texas

DATE: December 2025 AVO: 55885-001



EX-106

MCA CORTEZ-4260

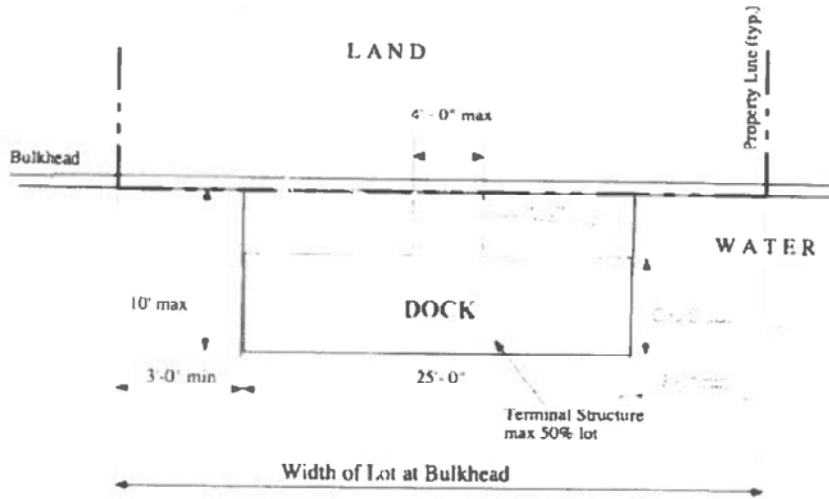
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Design

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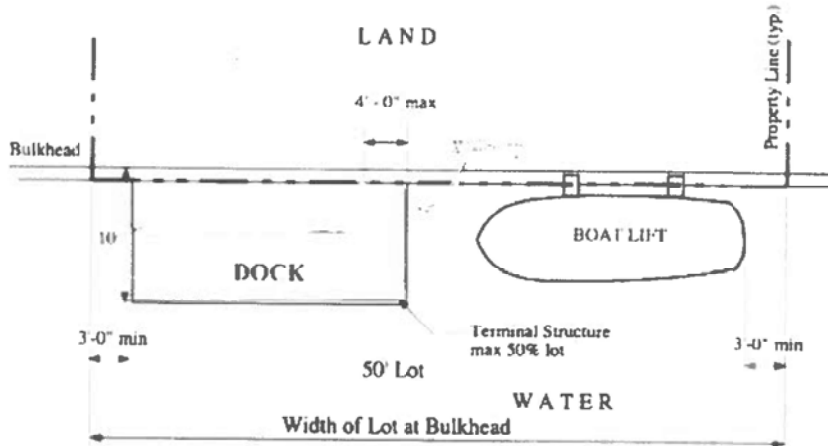
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NOT FOR CONSTRUCTION



Boating Facilities: Walkways & Terminal Structures

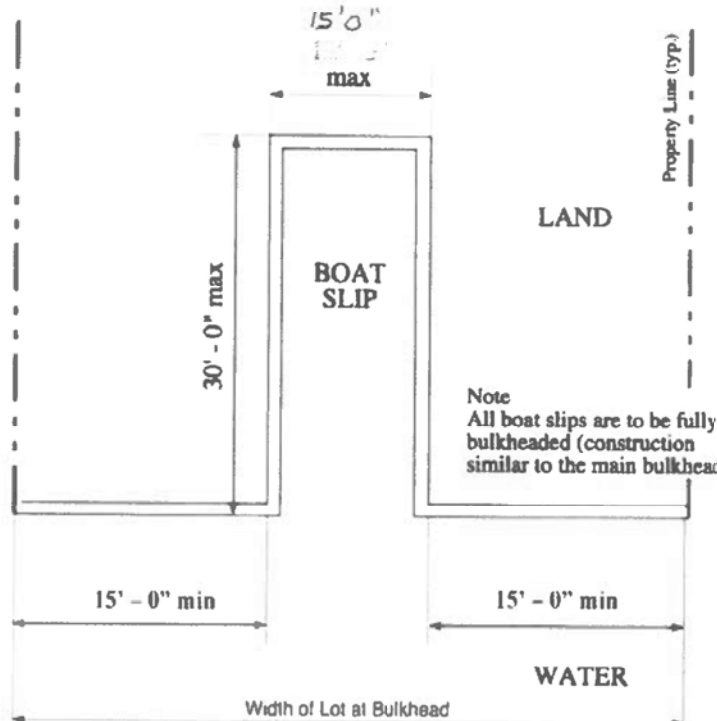
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VERTICAL ELEVATOR BOAT LIFT
PARALLEL WITH RETAINING WALL

NOTE:

- 1. BOAT DOCKS AND BOAT LIFTS LOCATED ON WATER FRONT LOTS MAY BE INSTALLED BY LOT OWNERS IN COMPLIANCE WITH THESE SPECIFICATIONS.



BOAT SLIP

EXHIBIT

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**BOAT LIFT
DETAILS**
THE SHORES
South Padre Island
Texas

DATE: December 2025 AVO: 55885-001



EX-107