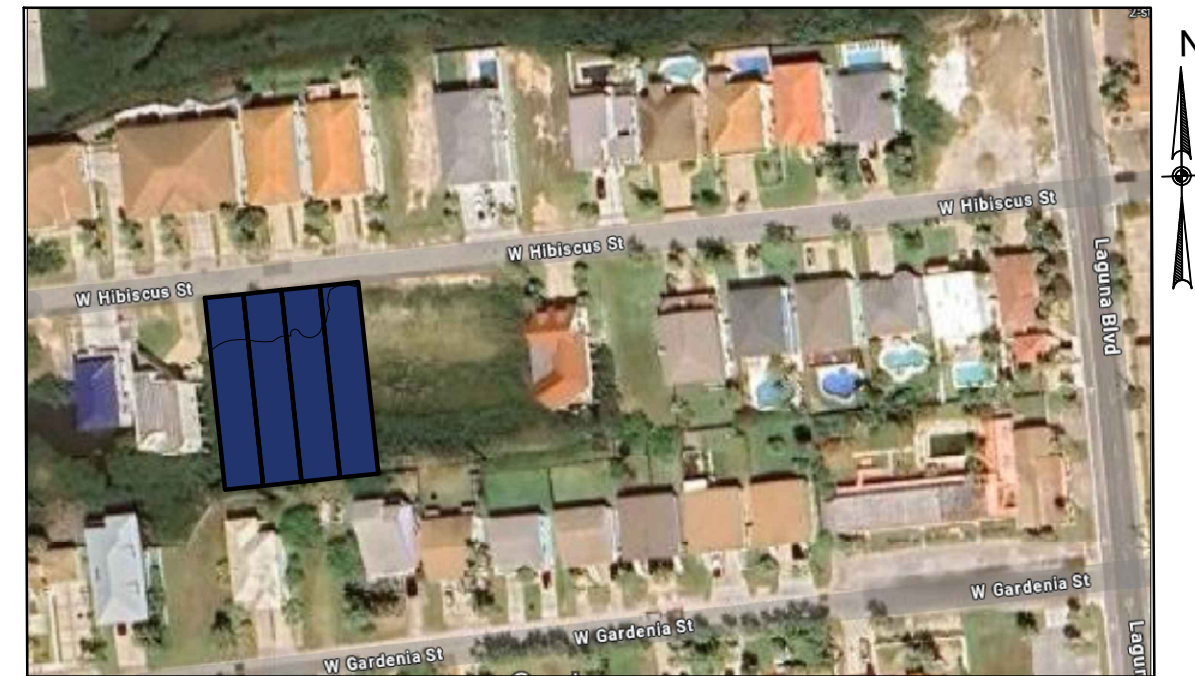
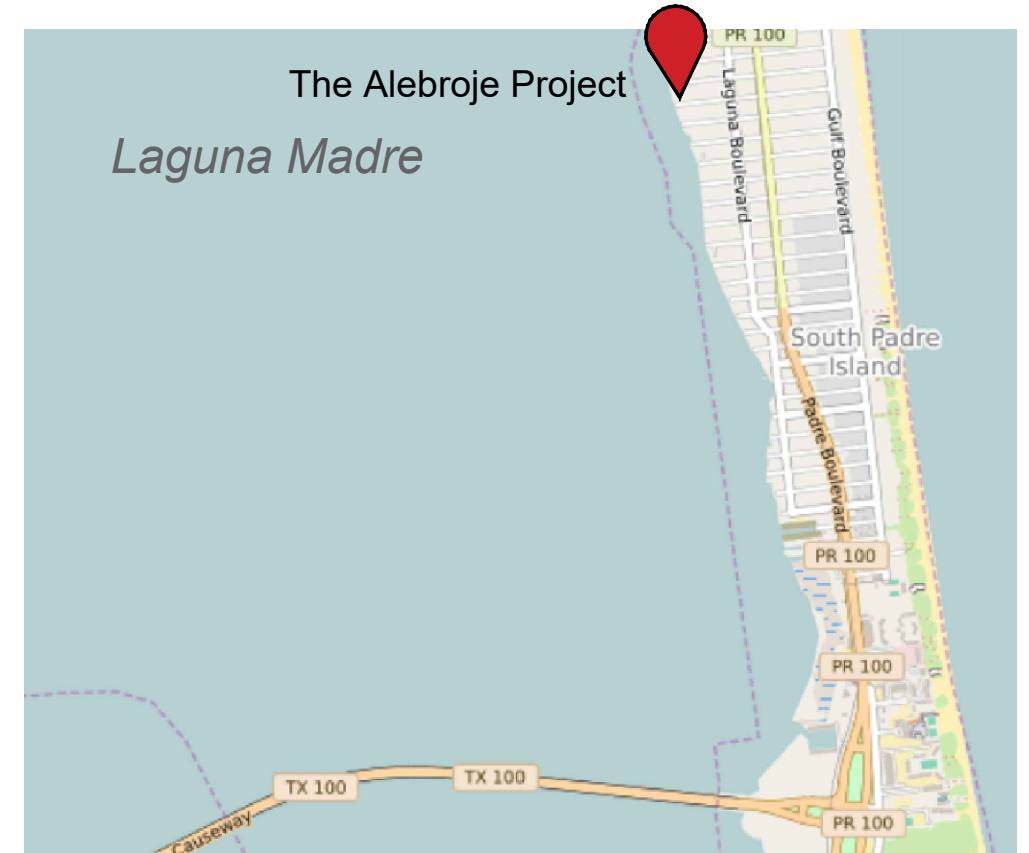




PLAN VIEW
SCALE: 1/32"=1'-0"

VECINITY MAP



LOCATION MAP

FILE NUMBER: SWG-2024-00108
 NAME: The Alebrije Investments LLC
 WATERWAY: Laguna Madre
 PROPOSED ACTIVITY: Residential Home
 SHEET: 1 - 11 DATE:08/14/24

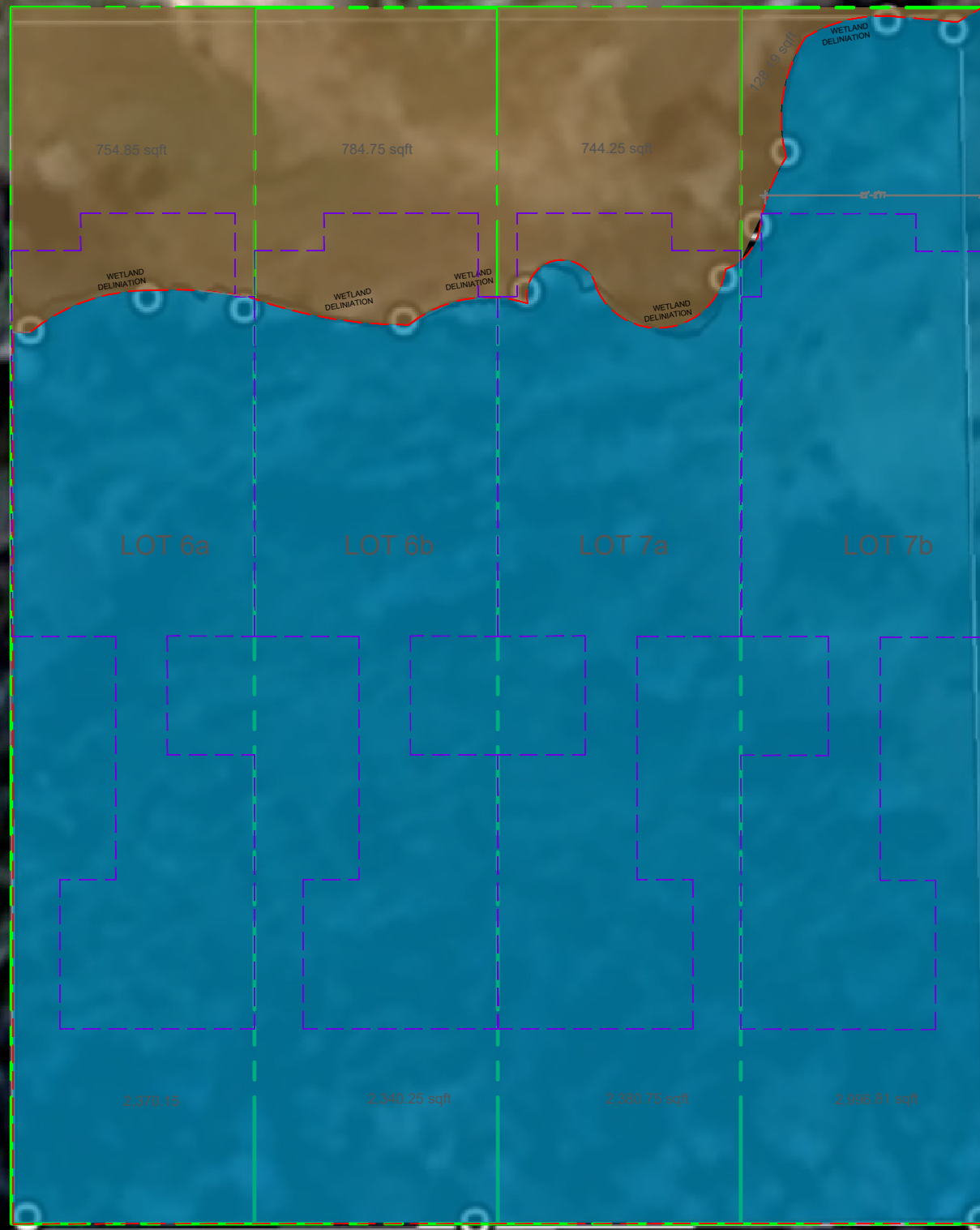


NAME:
Sergio Cantu
 APPLICANT:
Alebrije Investments LLC







PROJECT LOCATION
 LOCATION:
 LOT 6a, 6b, 7a & 7b HIBISCUS ST
 South Padre Island, Tx.

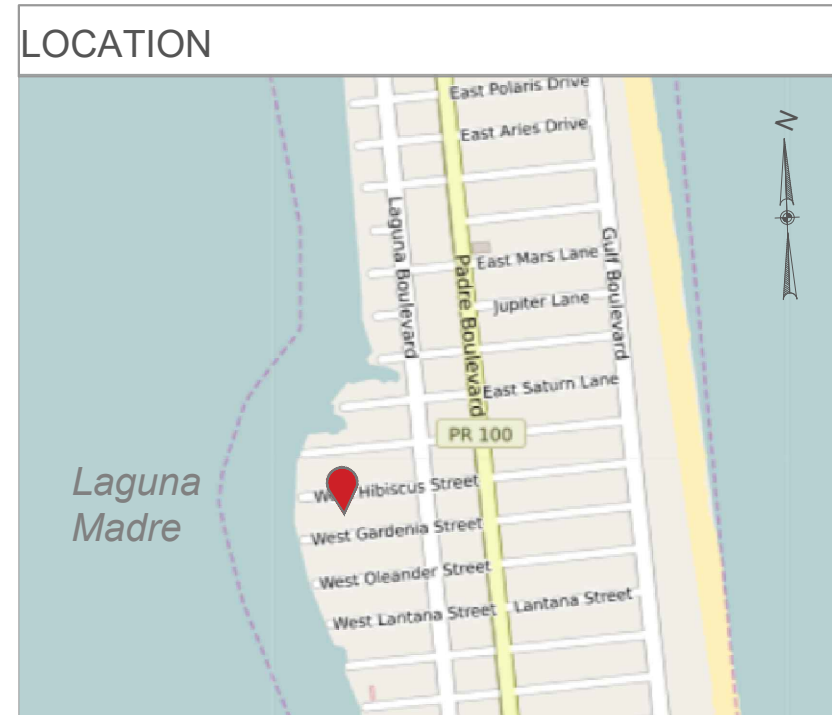
PROJECT:
Alebrije Townhouses
 TOTAL LIVING AREA:1,661.47 sq.ft.
 Scale: 1/32" = 1.0 Date: 02/12/2026

Sheet Number:
1.1



AREA CODE CHART

	TOTAL LAND AREA 12,500 sqft
	TOTAL WETLAND AREA 10,087.96 sqft
	TOTAL UPLAND AREA (Dryland) 2,412.04 sqft
	LOT Boundry line
	Wetland Delineation Boundry line
	Building Boundry line



AREA CHART	WETLAND AREA	DRYLAND AREA	TOTAL AREA
LOT 6a (25ft x 125ft)	2,370.15 sqft	754.85 sqft	3125.00 sqft
LOT 6b (25ft x 125ft)	2,340.25 sqft	784.75 sqft	3125.00 sqft
LOT 7a (25ft x 125ft)	2,380.75 sqft	744.25 sqft	3125.00 sqft
LOT 7b (25ft x 125ft)	2,996.81 sqft	128.19 sqft	3125.00 sqft
TOTAL AREA	10,087.96 sqft	2,412.04 sqft	12,500.00 sqft



Wetlands Note:
Based on the Wetland Delineation Report and Survey prepared by Coastal Zone Consultants LLC, authored by David W. Hicks, Ph.D., jurisdictional wetlands were identified on Lots 6A (447913), 6B (447914), 7A (447915), and 7B (447916) located on W. Hibiscus Street, South Padre Island, Texas. The location and extent of these wetlands are shown on the referenced delineation and survey. Any disturbance to jurisdictional wetlands or associated buffers may require authorization from the U.S. Army Corps of Engineers and/or other applicable regulatory agencies. All development activities shall comply with federal, state, and local wetland protection regulations.

FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
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SHEET: 1 - 11 DATE:08/14/24



NAME:
Sergio Cantu

APPLICANT:
Alebrije Investments LLC

WETLAND DELINIATION PLAN

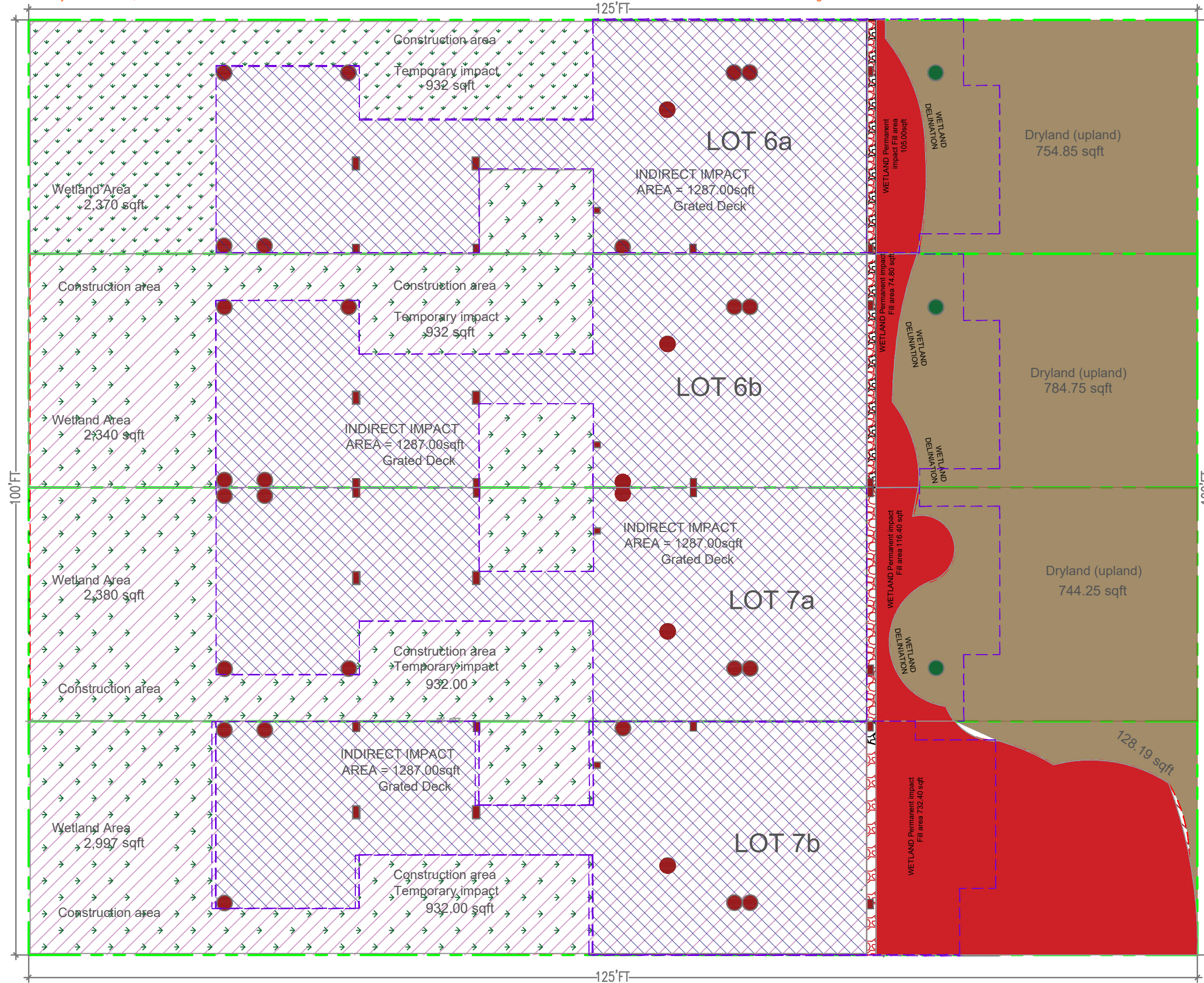
LOCATION:
**LOT 6a, 6b, 7a & 7b HIBISCUS ST
South Padre Island, Tx.**

PROJECT:
Alebrije Townhouses

TOTAL LIVING AREA: 1,661.47 sq.ft.

Scale: 1/8" = 1.0 Date: 02/12/2026

Sheet Number:
1.2

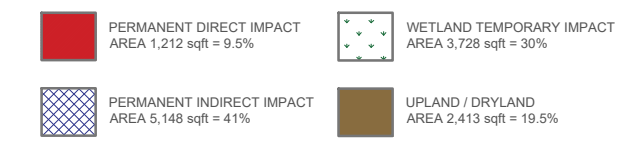


IMPACT AREA CHART

LOT	AREA	WETLANDS	DIRECT PERMANENT IMPACT	INDIRECT PERMANENT IMPACT	TEMPORARY IMPACT
6a	3,125	2,370	151	1,287	932
6b	3,125	2,340	121	1,287	932
7a	3,125	2,381	162	1,287	932
7b	3,125	2,997	778	1,287	932
SUM	12,500	10,088	1,212	5,148	3,728

PERMANENT IMPACT AREA CHART

Lot	Item	Area	Total
6a	Round Columns Area Lot 6a	= 17.00 sqft	151 sq-ft or 17 yd ³
	Square Columns Area Lot 6a	= 4.00 sqft	
	Retainer wall Area Lot 7b	= 25.00 sqft	
6b	Round Columns Area Lot 6b	= 17.00 sqft	121 sq-ft or 14 yd ³
	Square Columns Area Lot 6b	= 4.00 sqft	
	Retainer wall Area Lot 7b	= 25.00 sqft	
7a	Round Columns Area Lot 7a	= 17.00 sqft	162 sq-ft or 18 yd ³
	Square Columns Area Lot 7a	= 4.00 sqft	
	Retainer wall Area Lot 7b	= 25.00 sqft	
7b	Round Columns Area Lot 7b	= 17.00 sqft	778 sq-ft or 87 yd ³
	Square Columns Area Lot 7b	= 4.00 sqft	
	Retainer wall Area Lot 7b	= 25.00 sqft	



Sheet Number:
1.3

PROJECT:
Alebrije Townhouses

TOTAL LIVING AREA: 1,661.47 sq.ft.

Date: 02/12/2026

Scale: 3/32" = 1.0

SITE PLAN - PLAN VIEW

LOCATION:
LOT 6a, 6b, 7a & 7b HIBISCUS ST
South Padre Island, Tx.

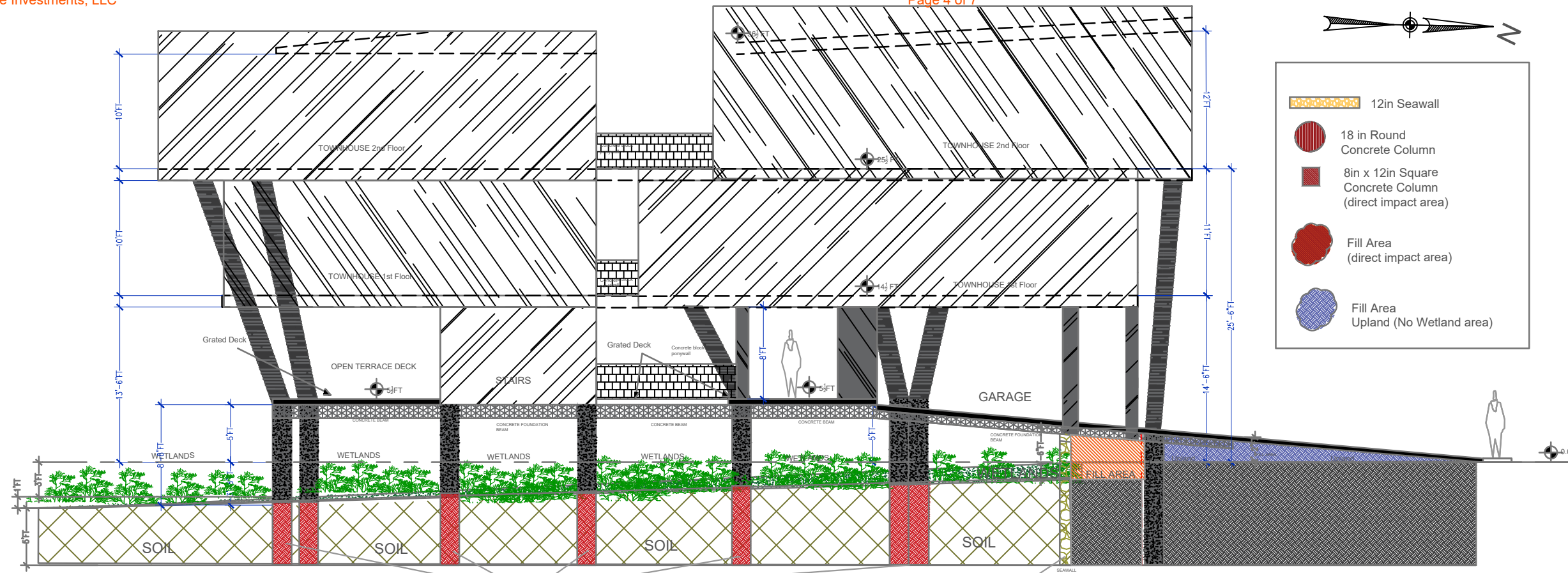
FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
PROPOSED ACTIVITY: Residential Home
SHEET: 1 - 11 DATE: 08/14/24

NAME:
Sergio Cantu

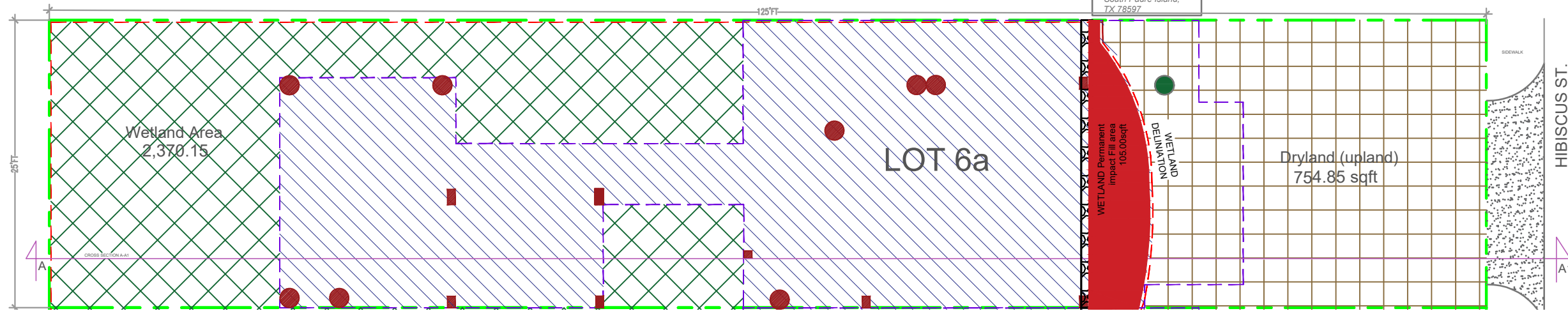
APPLICANT:
Alebrije Investments LLC



SITE PLAN
SCALE: 3/32"=1'-0"



PERMANENT DIRECT IMPACT AREA 23.00 sqft
PERMANENT DIRECT IMPACT AREA 25.00 sqft
SITE PLAN - Cross Section A-A1 Lot 6a, 6b & 7a
SCALE: 3/32"=1'-0"

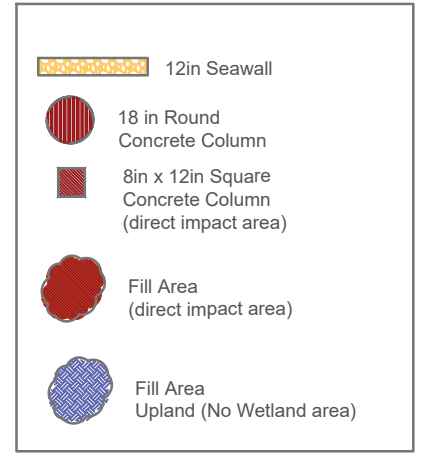
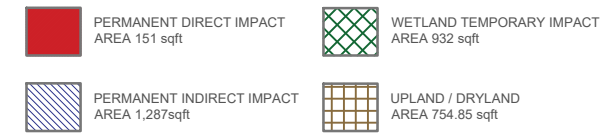


IMPACT AREA CHART

LOT	AREA	WETLANDS	DIRECT PERMANENT IMPACT	INDIRECT PERMANENT IMPACT	TEMPORARY IMPACT
6a	3,125	2,370	151	1,287	932
6b	3,125	2,340	121	1,287	932
7a	3,125	2,381	162	1,287	932
7b	3,125	2,997	778	1,287	932
SUM	12,500	10,088	1,212	5,148	3,728

PERMANENT IMPACT AREA CHART

6a	<ul style="list-style-type: none"> Round Columns Area Lot 6a = 17.00 sqft Square Columns Area Lot 6a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 105.00 sqft 	151
6b	<ul style="list-style-type: none"> Round Columns Area Lot 6b = 17.00 sqft Square Columns Area Lot 6b = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 74.80 sqft 	121
7a	<ul style="list-style-type: none"> Round Columns Area Lot 7a = 17.00 sqft Square Columns Area Lot 7a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 116.40 sqft 	162
7b	<ul style="list-style-type: none"> Round Columns Area Lot 7b = 17.00 sqft Square Columns Area Lot 7b = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 732.40 sqft 	778



FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
PROPOSED ACTIVITY: Residential Home
SHEET: 1 - 11 DATE: 08/14/24



PROJECT: **Alebrije Townhouses**

TOTAL LIVING AREA: 1,661.47 sq.ft.
Scale: 3/32" = 1.0
Date: 02/12/2026

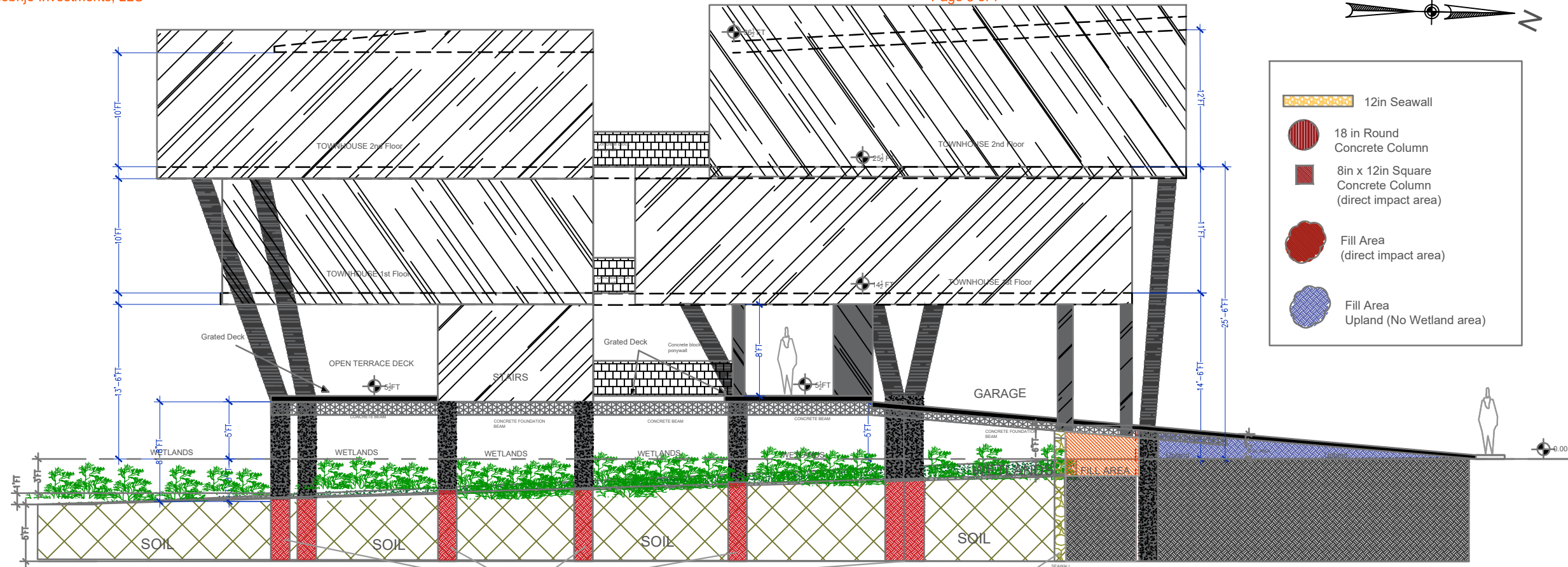
CROSS SECTION 6A

LOCATION: **LOT 6a, 6b, 7a & 7b HIBISCUS ST**
South Padre Island, Tx.

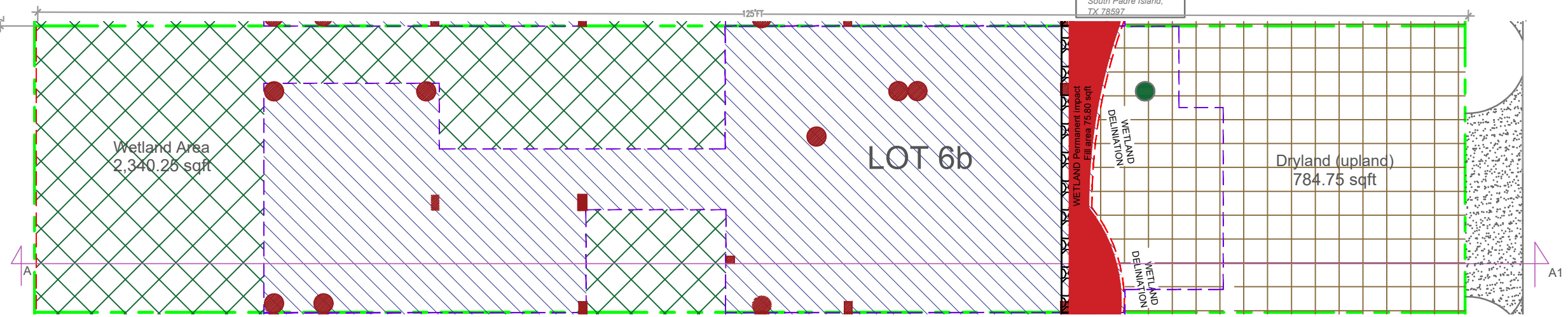
NAME: **Sergio Cantu**

APPLICANT: **Alebrije Investments LLC**

Sheet Number: **1.3.1**



PERMANENT DIRECT IMPACT AREA 23.00 sqft
PERMANENT DIRECT IMPACT AREA 25.00 sqft
SITE PLAN - Cross Section A-A1 Lot 6a, 6b & 7a
SCALE: 3/32"=1'-0"

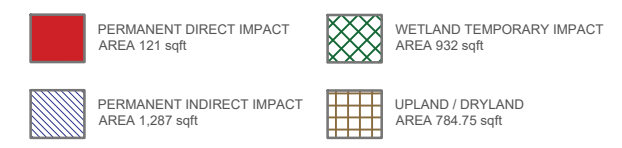


IMPACT AREA CHART

LOT	AREA	WETLANDS	DIRECT PERMANENT IMPACT	INDIRECT PERMANENT IMPACT	TEMPORARY IMPACT
6a	3,125	2,370	151	1,287	932
6b	3,125	2,340	121	1,287	932
7a	3,125	2,381	162	1,287	932
7b	3,125	2,997	778	1,287	932
SUM	12,500	10,088	1,212	5,148	3,728

PERMANENT IMPACT AREA CHART

6a	<ul style="list-style-type: none"> Round Columns Area Lot 6a = 17.00 sqft Square Columns Area Lot 6a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 105.00 sqft 	151
6b	<ul style="list-style-type: none"> Round Columns Area Lot 6b = 17.00 sqft Square Columns Area Lot 6b = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 74.80 sqft 	121
7a	<ul style="list-style-type: none"> Round Columns Area Lot 7a = 17.00 sqft Square Columns Area Lot 7a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 116.40 sqft 	162
7b	<ul style="list-style-type: none"> Round Columns Area Lot 7b = 17.00 sqft Square Columns Area Lot 7b = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 732.40 sqft 	778



FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
PROPOSED ACTIVITY: Residential Home
SHEET: 1 - 11 DATE: 08/14/24



PROJECT: **Alebrije Townhouses**

TOTAL LIVING AREA: 1,661.47 sq.ft.
Scale: 3/32" = 1.0
Date: 02/12/2026

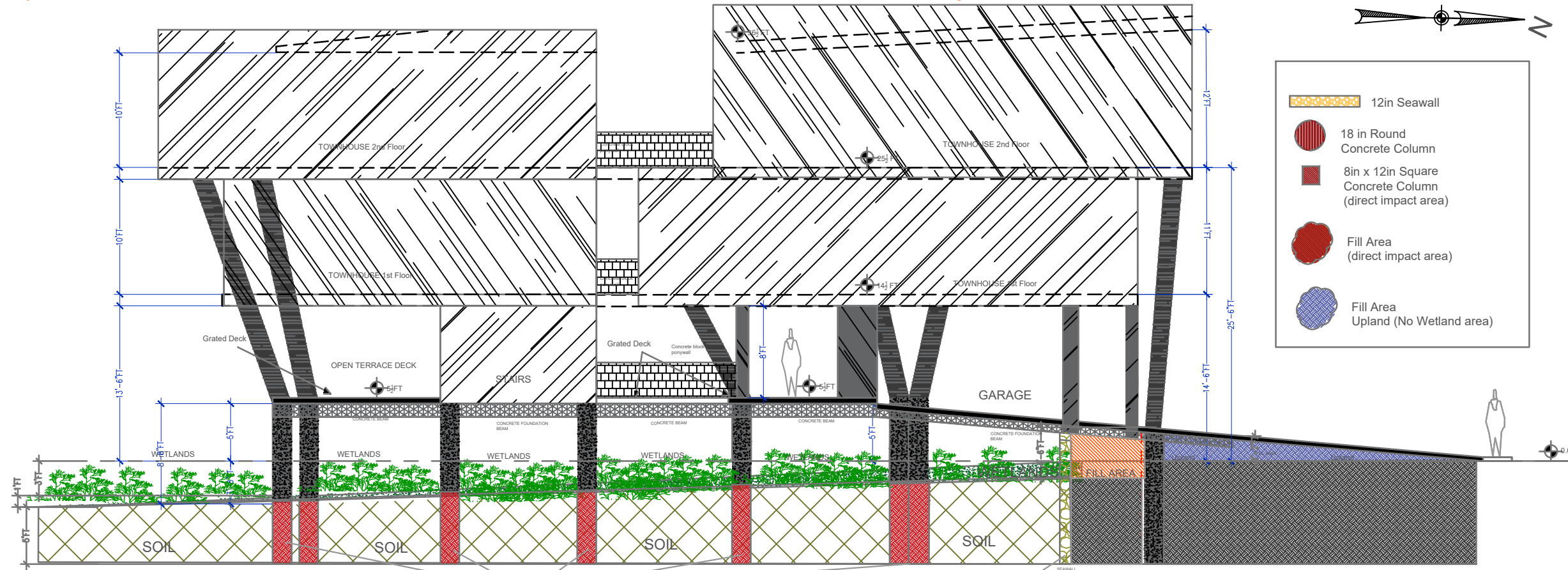
CROSS SECTION 6B

LOCATION: LOT 6a, 6b, 7a & 7b HIBISCUS ST
South Padre Island, Tx.

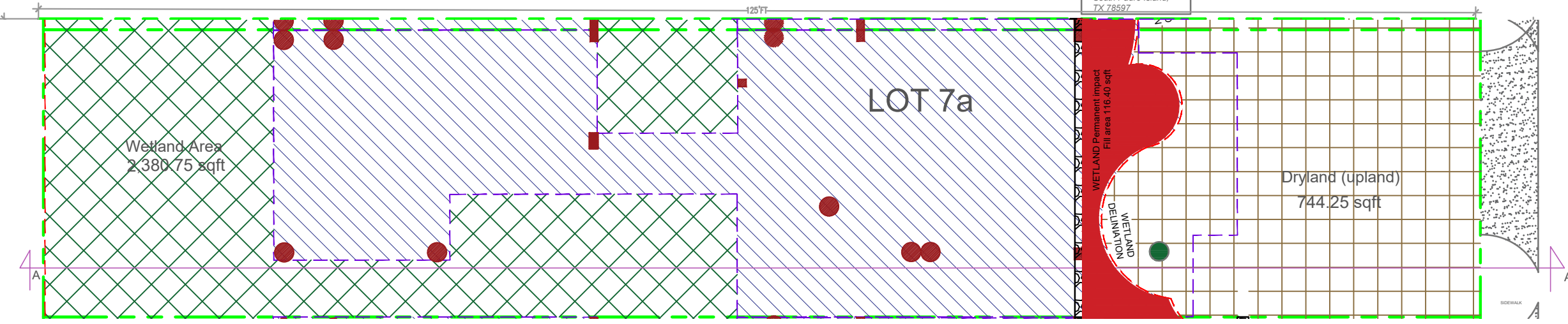
NAME: **Sergio Cantu**

APPLICANT: **Alebrije Investments LLC**

Sheet Number: **1.3.2**



SITE PLAN - Cross Section A-A1 Lot 6a, 6b & 7a
SCALE: 3/32"=1'-0"



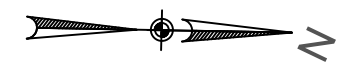
IMPACT AREA CHART

PERMANENT IMPACT AREA CHART

LOT	AREA	WETLANDS	DIRECT PERMANENT IMPACT	INDIRECT PERMANENT IMPACT	TEMPORARY IMPACT
6a	3,125	2,370	151	1,287	932
6b	3,125	2,340	121	1,287	932
7a	3,125	2,381	162	1,287	932
7b	3,125	2,997	778	1,287	932
SUM	12,500	10,088	1,212	5,148	3,728

6a	<ul style="list-style-type: none"> Round Columns Area Lot 6a = 17.00 sqft Square Columns Area Lot 6a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 105.00 sqft 	151
6b	<ul style="list-style-type: none"> Round Columns Area Lot 6b = 17.00 sqft Square Columns Area Lot 6b = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 74.80 sqft 	121
7a	<ul style="list-style-type: none"> Round Columns Area Lot 7a = 17.00 sqft Square Columns Area Lot 7a = 4.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 116.40 sqft 	162
7b	<ul style="list-style-type: none"> Round Columns Area Lot 7b = 17.00 sqft Square Columns Area Lot 7b = 6.00 sqft Retainer wall Area Lot 7b = 25.00 sqft Driveway Fill Area Lot 7b = 732.40 sqft 	778

PERMANENT DIRECT IMPACT AREA 162 sqft
 PERMANENT INDIRECT IMPACT AREA 1,287 sqft
 WETLAND TEMPORARY IMPACT AREA 932 sqft
 UPLAND / DRYLAND AREA 744.25 sqft



Sheet Number:
1.3.3

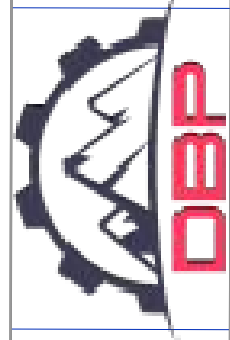
PROJECT: **Alebrije Townhouses**

TOTAL LIVING AREA: 1,661.47 sq.ft.
Scale: 3/32" = 1.0
Date: 02/12/2026

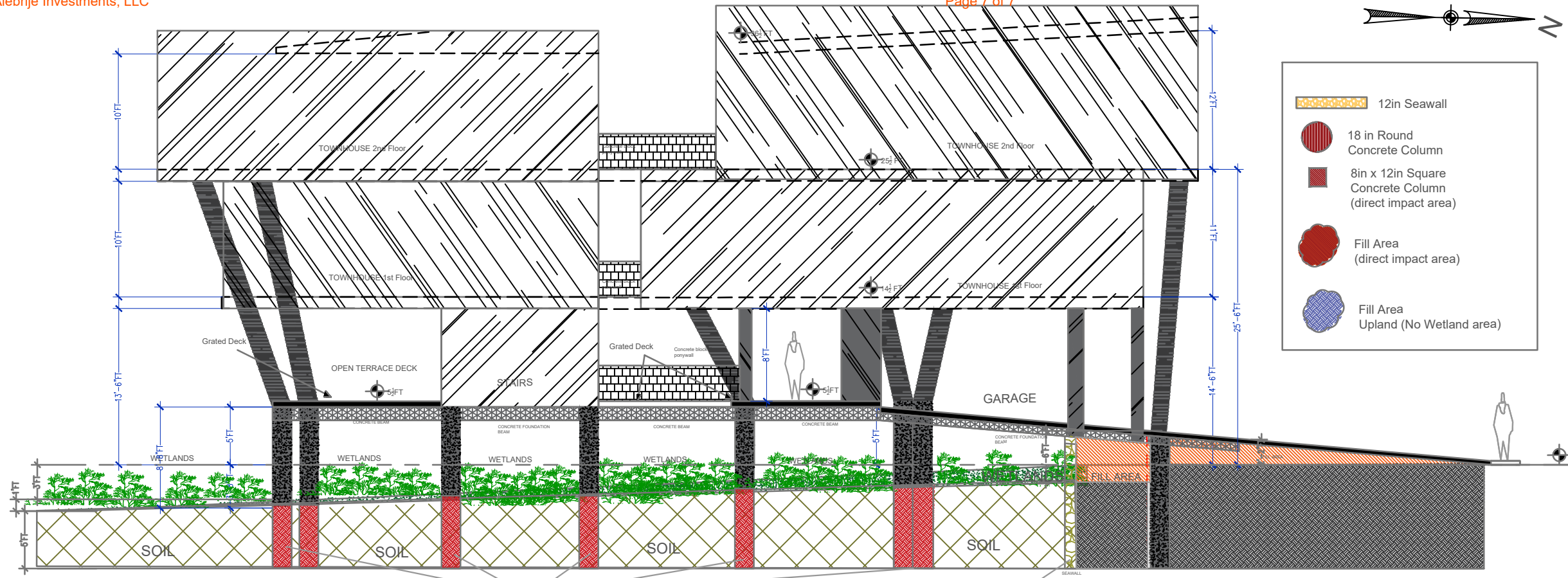
CROSS SECTION 7A

LOCATION:
LOT 6a, 6b, 7a & 7b HIBISCUS ST
South Padre Island, Tx.

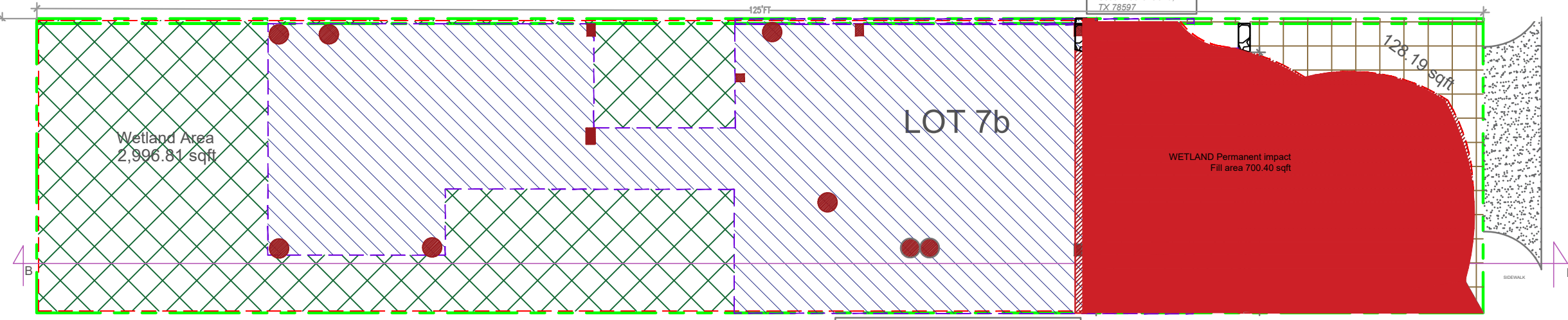
FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
PROPOSED ACTIVITY: Residential Home
SHEET: 1 - 11 DATE: 08/14/24



NAME: **Sergio Cantu**
APPLICANT: **Alebrije Investments LLC**



PERMANENT DIRECT IMPACT AREA 23.00 sqft
PERMANENT DIRECT IMPACT AREA 25.00 sqft
SITE PLAN - Cross Section B-B1 Lot 7b
SCALE: 3/32"=1'-0"

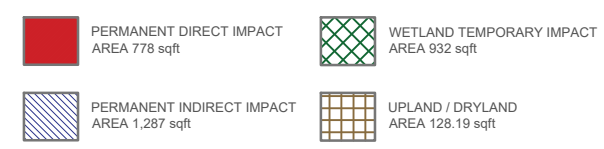


IMPACT AREA CHART

PERMANENT IMPACT AREA CHART

LOT	AREA	WETLANDS	DIRECT PERMANENT IMPACT	INDIRECT PERMANENT IMPACT	TEMPORARY IMPACT
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FILE NUMBER: SWG-2024-00108
NAME: The Alebrije Investments LLC
WATERWAY: Laguna Madre
PROPOSED ACTIVITY: Residential Home
SHEET: 1 - 11 DATE: 08/14/24



PROJECT: Alebrije Townhouses

TOTAL LIVING AREA: 1,661.47 sq.ft.
Scale: 3/32" = 1.0
Date: 02/12/2026

CROSS SECTION 7B

LOCATION: LOT 6a, 6b, 7a & 7b HIBISCUS ST
South Padre Island, Tx.

NAME: Sergio Cantu

APPLICANT: Alebrije Investments LLC

Sheet Number: 1.3.4