

VAL VERDE COUNTY



County Health /Risk Management Department

400 Pecan St.
Del Rio, Texas 78840
(830) 774-7570

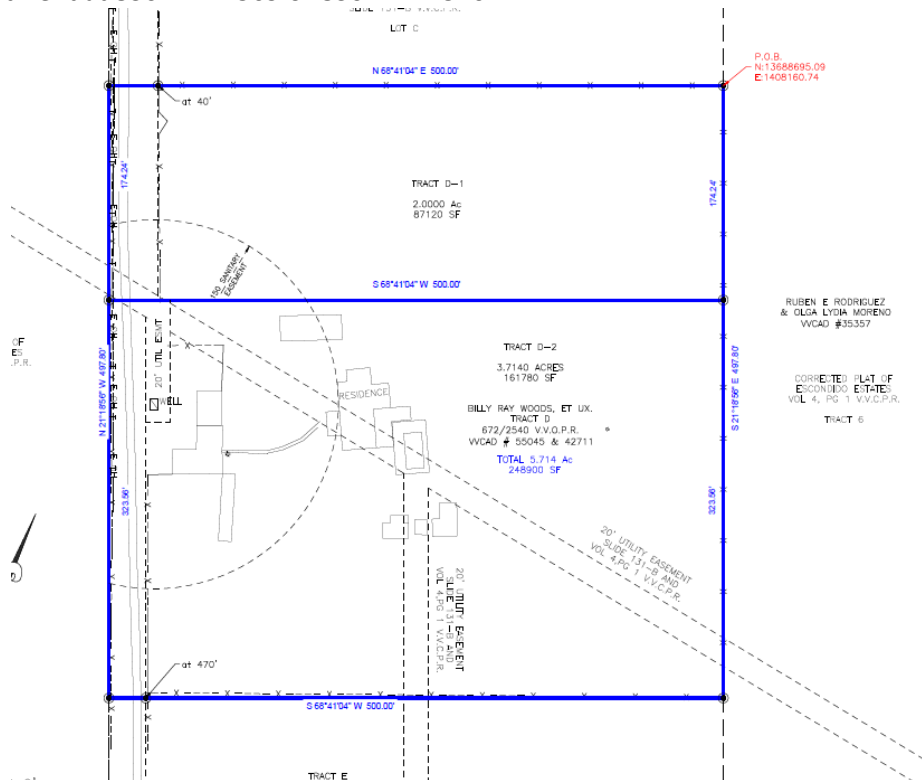
January 6, 2020

Notice of Replat Application Re-Plat Tract D Justin Burk Subdivision

An application has been received by the Val Verde County Health Department for Re-plat on Tract D, Justin Burk Subdivision, 349 Private Road 2000.

As per Local Government Code Subchapter B Section 232.041(b-1) (1) & (2) this notice will be posted continuously on Val Verde County's website for 30 days preceding the date of the meeting to consider the application, and written notice to every owner within 200-feet will be sent.

If you have any questions regarding this application or for further information call Val Verde County Health department at 830-774-7569 or 830-774-7570.



RE-PLAT TRACT D, JUSTIN BURK SUBDIVISION

BILLY RAY WOODS AND CORY LAINE WOODS
Tract D, 5.7140 acres, of the Justin Burk Subdivision recorded in Slide 131, Side A of the Val Verde County Plat Records and described in conveyance document to Bill Ray Woods, et ux. in Volume 672, Pages 254 - et seq. of the Val Verde County Official Public Records, Val Verde County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone, Grid.) (All corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set by fence post (SPC N:13688695.09, E:1408160.74) in west line of Tract 6 of the Correction Plat of Escondido Estates recorded in Volume 4, Page 1 of the Val Verde County Plat Records at the southeast corner of Tract C of said Justin Burk Subdivision for the northeast corner of the herein described subdivision;

THENCE S 21°18'56" E, 497.80 feet with the west line of said Tract 6 to a steel stake at the northeast corner of Tract E of said Justin Burk Subdivision for the southeast corner of the herein described tract;

THENCE S 68°41'04" W, 500.00 feet at 470 feet passing a steel stake set at the east line of thirty feet in width access easement and continuing to a steel stake set in the east line of tract 3 as shown on said Correction Plat of Escondido Estates and at the northwest corner of said Tract E for the southwest corner of the herein described tract;

THENCE N 21°18'56" W, 497.80 feet with the east line of said Tract 3 to a steel stake set at the southwest corner of said Tract C for the northwest corner of the herein described tract;

THENCE N 68°41'04" E, 500.00 feet, at 40 feet passing a steel stake marking the east line of a 40 feet wide access easement and continuing to the POINT OF BEGINNING containing a total of 5.7140 acres of land within the herein described boundary as surveyed by Dirksen Engineering on October 14, 2020.

STATE OF TEXAS)
COUNTY OF VAL VERDE)

THE OWNER OF THE LAND SHOWN ON THIS RE-PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND RE-PLAT THE LAND SHOWN.

BY: BILLY RAY WOODS CORY LAINE WOODS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, OF _____ BY BILLY RAY WOODS AND CORY LAINE WOODS

MY COMMISSION EXPIRES ON: _____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS
COUNTY OF VAL VERDE

PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT, AS SHOWN ON THIS PLAT.

DATE _____ COUNTY JUDGE _____
VAL VERDE COUNTY, TEXAS

This plat has been reviewed and approved by the following:

Date: _____
Chairman - City of Del Rio Planning and Zoning Commission

Date: _____
Mayor - City of Del Rio City Council

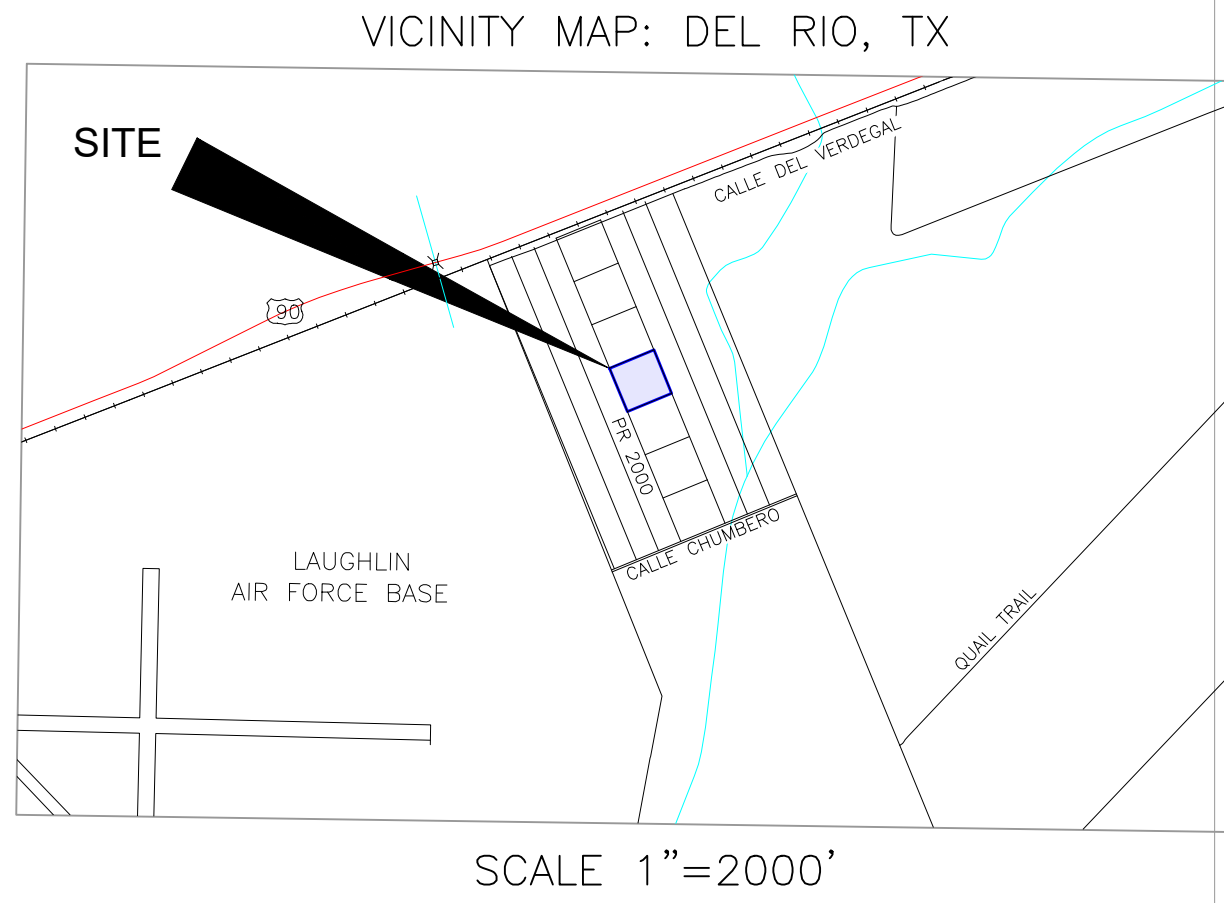
Attest: _____ Date: _____
City Secretary - City of Del Rio

Date: _____
City of Del Rio - City Planner

PLAT INSPECTED BY AND APPROVED FOR FILING IN MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

ABNER MARTINEZ, COUNTY SURVEYOR, VAL VERDE COUNTY, TEXAS.

PLAT RECORDED SLIDE _____, SIDE _____ COVENANTS RECORDED VOL _____, PAGE _____

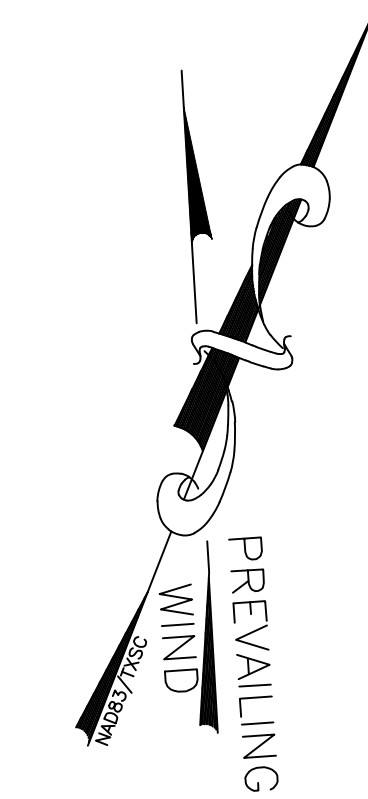


UTILITY REPORT:
WATER SERVICE IS PROVIDED BY WATER WELL
SEWER SERVICE IS PROVIDED BY ON SITE SEPTIC FACILITIES.
ELECTRIC SERVICE IS PROVIDED BY AEP.

INFORME DE UTILIDAD:
EL SERVICIO DE AGUA ES PROPORCIONADO POR POZO DE AGUA
EL SERVICIO DE ALCANTARILLADO ES PROPORCIONADO POR UNA
INSTALACION SEPTICA IN EL SITIO
EL SERVICIO ELÉCTRICO ES PROPORCIONADO POR AEP.

NOTES

- THIS TRACT IS LOCATED OUTSIDE THE CITY LIMITS OF DEL RIO, TEXAS.
- THIS TRACT IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DEPICTED ON FEMA FIRM MAP NO. 48465C1675D DATED JULY 22, 2010.
- THE PROPOSED REPLAT CONSISTS OF 37987 SQUARE FEET WITH 2 INDIVIDUAL LOTS THAT HAVE AN AVERAGE OF 37987 SQUARE FEET IN SIZE. THE SUBDIVISION ADJOINS DEDICATED ROAD WAYS, BURGE DRIVE.
- MONUMENTATION SHOWN AND DESCRIBED HEREON WAS FOUND AT ALL ORIGINAL CORNERS AND 1/2" IRON RODS, WITH PLASTIC IDENTIFICATION CAPS, WERE SET AT ALL NEW CORNERS, UNLESS OTHERWISE MARKED.
- THIS SUBDIVISION IS SERVED WITH ELECTRICITY BY A SYSTEM OWNED AND OPERATED BY AEP/CENTRAL POWER AND LIGHT COMPANY, A PUBLIC UTILITY OPERATED UNDER THE LAWS OF THE STATE OF TEXAS.
- THIS TRACT IS LOCATED WITHIN THE ETJ OF CITY OF DEL RIO.
- THIS TRACT IS LOCATED WITHIN THE AREA SHOWN ON THE AUGUST 2008 JOINT LAND USE STUDY (JLUS) AND MAY BE SUBJECT TO NOISE OR OTHER CONDITIONS FROM MILITARY OPERATIONS AT LAUGHLIN AIR FORCE BASE.
- THE LOTS ON THIS PLAT ARE SERVED BY A WATER WELL LOCATED ON TRACT D-2. TRACT D-1 ACCESSES THE WATER WELL BY A 20 FEET WIDE EASEMENT. THE OWNERS OF BOTH LOTS WILL BE REQUIRED TO SHARE EQUALLY IN MAINTENANCE OF THE WELL, PUMPS, SWITCHES AND PRESSURE SYSTEM. EACH OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF WATER PIPING TO THEIR DEVELOPMENTS.



Scale 1" = 100'

BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.

LEGEND

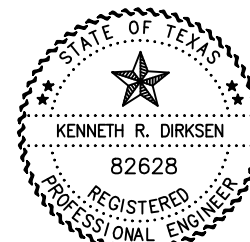
- FOUND MONUMENT
- ⊙ SET STEEL STAKE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - PLAT LINE
- - - FENCE
- ▨ BUILDING LINE/HATCH
- E OH - POWER
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ AC UNIT
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE

STATE OF TEXAS)
COUNTY OF UVALDE)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE DESIGN OF THE STREETS, LOTS AND DRAINAGE SYSTEMS.

I, THE UNDERSIGNED AFFIANT, A DULY LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR IN GOOD STANDING UNDER APPROPRIATE STATUS OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AS COMPLETED ON MARCH 25, 2020.

KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL ENGINEER 82628
REGISTERED PROFESSIONAL LAND SURVEYOR 6260
PROJECT NUMBER: 20-2123

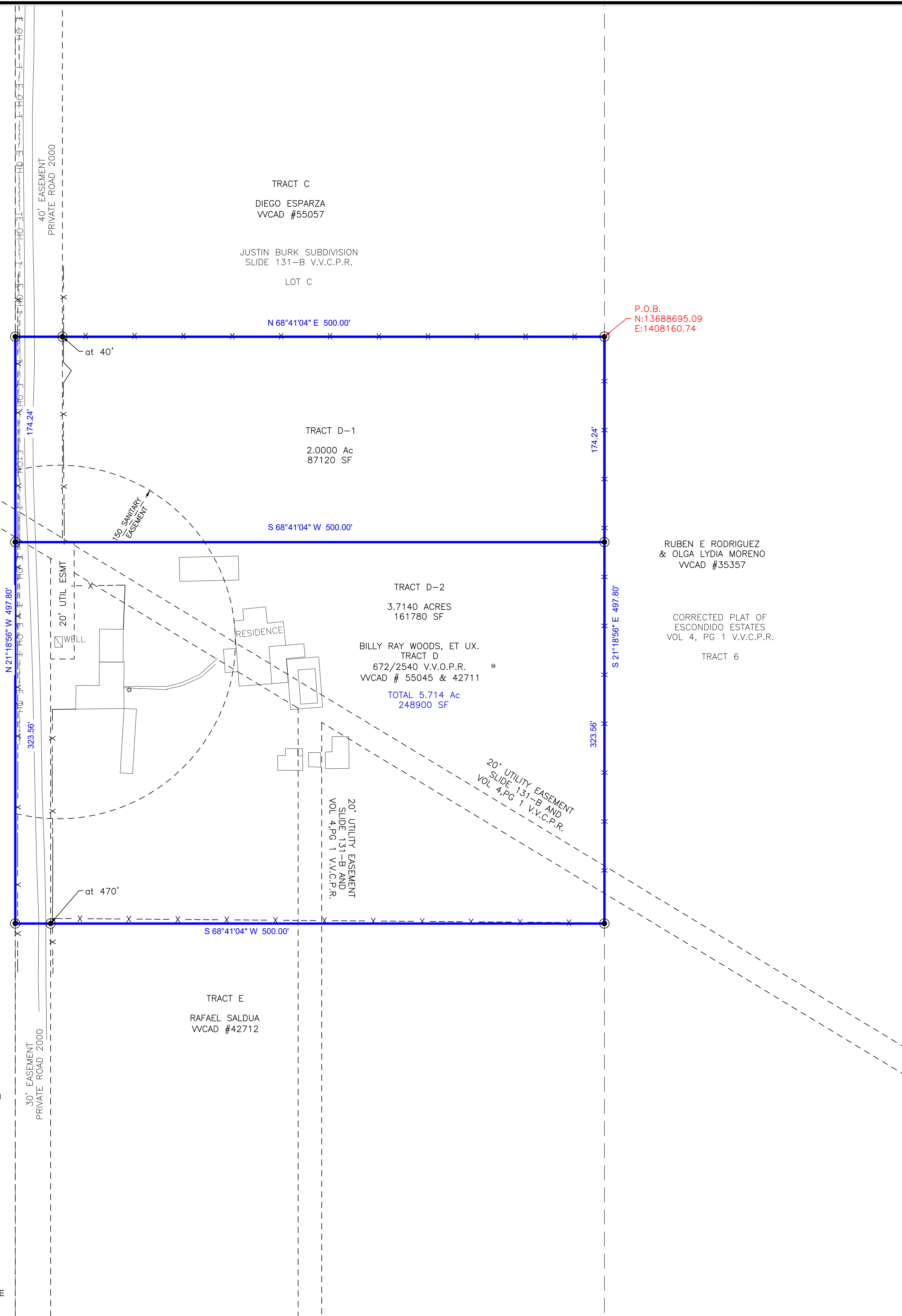


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY
KENNETH R. DIRKSEN, P.E., R.P.L.S.



SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____



P.O.B.
N:13688695.09
E:1408160.74

RE-PLAT TRACT D, JUSTIN BURK SUBDIVISION

PREPARED FOR:
BILLY RAY WOODS
P.O. BOX 421621
DEL RIO, TX 78842-1621

DIRKSEN ENGINEERING
THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING CONDUCTED BY THE UNDERSIGNED FOR THE PURPOSES SHOWN. THE UNDERSIGNED HAS CONDUCTED A VISUAL INSPECTION OF THE GENERAL CONDITIONS FOUND EXISTING AS OF THE DATE OF THE SURVEY AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE INFORMATION PROVIDED TO THE UNDERSIGNED. ALL RIGHTS RESERVED, COPYRIGHT 2020, DIRKSEN ENGINEERING.
TFFP FIRM #F-0649
TFFS FIRM #F0103741
107 W. SOUTH ST.
UVALDE, TEXAS 78801
PHONE 850-278-2100
kenneth@dirkseneng.com