

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Replat Application Ranchos Los Venados Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Re-plat modifying Lot 45 of Ranchos Los Venados and 3.00 acres, establishing lot 45-A

It will be presented for final consideration during our regular Commissioner Court meeting on April 8th, 2026 at the Old County Court-At-Law Building at 207 E. Losoya St. at 9:00 A.M.

As per Local Government Code Subchapter B Section 232.041(b-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.

For further information call Val Verde County Health/Engineering Department at 830-774-7569 or 830-774-7570

Re-Plat Modifying Lot 45 of Ranchos
Los Venados and 3.00 Acres,
Establishing Lot 45-A

JULIO C. ARRAMBIDE

Being 21.08 acres tract, located in the G.C.&S.F.R.R.CO., Survey 19, Block 5, Abstract 582, Val Verde County and being composed of Lot 45 of the Ranchos Los Venados, as shown on the plat recorded in Slide 265, Side B, Slide 266, Side A, and Slide 266, Side B of the Val Verde County Plat Records and a 3.00 acres tract described in conveyance document to Julio C. Arrambide and Guadalupe Arrambide, recorded in Document Number 343365 and being the same Lot 45 as described in conveyance document to Julio Cesar Arrambide and Guadalupe Ledesma Arrambide, recorded in Document Number 351359 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.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at steel stake found (S.P.C. N:13722609.72, E:1326685.92) at the northeast corner of said 3.00 acres tract, in the west line of Tract IV of the Lake Amistad Commercial Unit 1, as shown in Volume 2, Page 3 of the Val Verde County Plat Records for the northeast corner of the herein described tract;

THENCE S 38°03'39" E, 495.08 feet to a steel stake found at the southwest corner of said Tract IV, in the north line of Lot 55 of the Resubdivision Plat Establishing Lots 51-70 and Blaine Road, Ranchos Los Venados, as shown on the plat recorded in Slide 282, Side B of the Val Verde County Plat Records for a northeast corner of the herein described tract;

THENCE S 63°05'21" W, 80.35 feet to a steel stake found at the common north corner of Lot 45 and Lot 54 for an angle point in an east line of the herein described tract;

THENCE S 01°05'05" E, 948.53 feet to a steel stake found at the common corner of Lots 45, 46, 48 and 53 for the southeast corner of the herein described tract;

THENCE S 89°09'21" W, 779.88 feet to a steel stake found in the east line of Melody Road, at the common west corner of Lots 45 and 46 for the southwest corner of the herein described tract;

THENCE With the east line of Melody Road for the following two (2) calls:
1. N 19°06'15" W, 221.21 feet to a steel stake found;
2. Northeasterly with a non-tangent curve to the left, having a radius of 60.00 feet, chord N19°36'54"E, 43.76 feet, delta angle of 42°46'27", for an arc length of 44.79 feet to a steel stake found;

THENCE N 07°36'34" W, 560.41 feet to a steel stake found for an angle point in a west line of the herein described tract;

THENCE N 35°00'38" W, 92.73 feet to a steel stake found for a northwest corner of the herein described tract;

THENCE N 67°58'20" E, 238.40 feet to a steel stake found for a reentrant corner of the herein described tract;

THENCE N 35°01'45" W, 259.95 feet to a steel stake found for an angle point in a west line of the herein described tract;

THENCE N 72°51'52" W, 63.14 feet to a steel stake found for a northwest corner of the herein described tract;

THENCE Northeasterly with a non-tangent curve to the right, having a radius of 3595.00 feet, chord N 71°21'23" E, 205.32 feet, delta angle of 3°16'22", for an arc length of the remainder of a 6.09 acres tract described in conveyance document to Rosario Sanchez and Rene A. Sanchez, recorded in Document Number 294723 of the Val Verde County Official Public Records for a northwest corner of the herein described tract;

THENCE With the common lines of said 6.09 acres remainder for the following four (4) calls:
1. S 18°37'11" W, 47.17 feet to a steel stake found;
2. S 35°02'31" E, 559.41 feet to a steel stake found;
3. N 63°12'44" E, 250.68 feet to a steel stake found;
4. N 38°02'51" W, 562.77 feet to a steel stake found;

THENCE Northeasterly with a non-tangent curve to the right, having a radius of 3589.15 feet, chord N 77°21'00" E, 272.47 feet, delta angle of 4°21'02", for an arc length of 272.54 feet to the POINT OF BEGINNING containing 21.08 acres of land within the herein described boundary as surveyed by Dirksen Engineering on January 8, 2026.

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 ____

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

Plat inspected for filing in the Map Records of Val Verde County, Texas.

Amistad Land Use and Zoning Commission

By _____
Printed Name: _____
Title: _____

VICINITY MAP: VAL VERDE COUNTY, TX



SCALE 1"= 15000'

UTILITY REPORT :
WATER SERVICE IS PROVIDED BY ONSITE WELLS.
SEWER SERVICE IS PROVIDED BY ONSITE SCEPTIC.
GAS SERVICE IS PROVIDED BY ONSITE PROPANE/NATURAL GAS TANKS.
ELECTRIC SERVICE IS PROVIDED BY AEP.

INFORME DE UTILIDAD:
El servicio de agua se suministra mediante pozos propios.
El servicio de alcantarillado se proporciona mediante fosa séptica en la propiedad.
El servicio de gas se suministra mediante tanques de propano/gas natural en la propiedad.
El servicio eléctrico lo proporciona AEP.

NOTES

1. THIS TRACT IS LOCATED INSIDE VAL VERDE COUNTY, TEXAS.
2. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN ON FEMA FIRM MAPS 48465C1625D, EFFECTIVE JULY 22, 2010.
3. THE PROPOSED PLAT CONSISTS OF 21.08 ACRES WITH 1 INDIVIDUAL LOT. THE LOTS ADJOIN MELODY ROAD, A DEDICATED ROAD WAY.
4. 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. LOT 45-A IS INTENDED FOR SINGLE FAMILY RESIDENTIAL USE.
5. 25' FRONT SETBACK LINE, 15' SIDE SETBACK LINE, AND 15' REAR SETBACK LINE UNLESS OTHERWISE NOTED.

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 DECEMBER 4, 2025.

KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL ENGINEER 82628
REGISTERED PROFESSIONAL LAND SURVEYOR 6260
PROJECT NUMBER: 25-3718

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: _____

This plat has been reviewed and approved by the following:

Chairman - City of Del Rio Planning and Zoning Commission

Mayor - City of Del Rio City Council

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

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 OF THE LAND SHOWN.

BY: _____ JULIO CESAR ARRAMBIDE BY: _____ GUADALUPE LEDESMA ARRAMBIDE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY JULIO CESAR ARRAMBIDE.

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY GUADALUPE LEDESMA ARRAMBIDE.

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

