

VAL VERDE COUNTY



County Health /Risk Management Department

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

April 4, 2026

Notice of Replat Application

REPLAT CREATING LOTS 1A & 1B, BLOCK 19, VAL VERDE PARK No. 2, OUT OF LOT 1, BLOCK 19, VAL VERDE PARK No. 2 VAL VERDE COUNTY, TEXAS.

An application has been received by the Val Verde County Health Department for Re-plat 101 Rusty Drive, Val Verde Park No. 2, Del Rio, Texas.

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.

REPLAT CREATING
LOTS 1A & 1B, BLOCK 19, VAL VERDE PARK No. 2,
OUT OF LOT 1, BLOCK 19, VAL VERDE PARK No. 2
VAL VERDE COUNTY, TEXAS.

Being Lot One (1), Block Nineteen (9), Val Verde Park No. 2, according to the plat of record in Volume 2, Page 68, of the Map Records, Val Verde County, Texas and being the same tract of land conveyed to Manuel Menchaca in Warranty Deed recorded in Volume 379, Page 123 of the Official Public Records of Val Verde County, Texas.

THE STATE OF TEXAS)
COUNTY OF VAL VERDE) KNOW ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS TRACTS OF LAND CONVEYED TO MANUEL MENCHACA DEED RECORDED IN VOLUME 379, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

MANUEL MENCHACA

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ESMERALDA AND ANGEL ARREDONDO, OWNERS OF THESE LOTS.

THIS ____TH DAY OF _____, 2026.

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009, TX
REGISTERED PROFESSIONAL ENGINEER # 65618, TX

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THIS REPLAT OF LOT 1, BLOCK 19, VAL VERDE PARK ESTATES HAS BEEN APPROVED IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

THIS ____ TH DAY OF _____, 2026.

City Planner

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

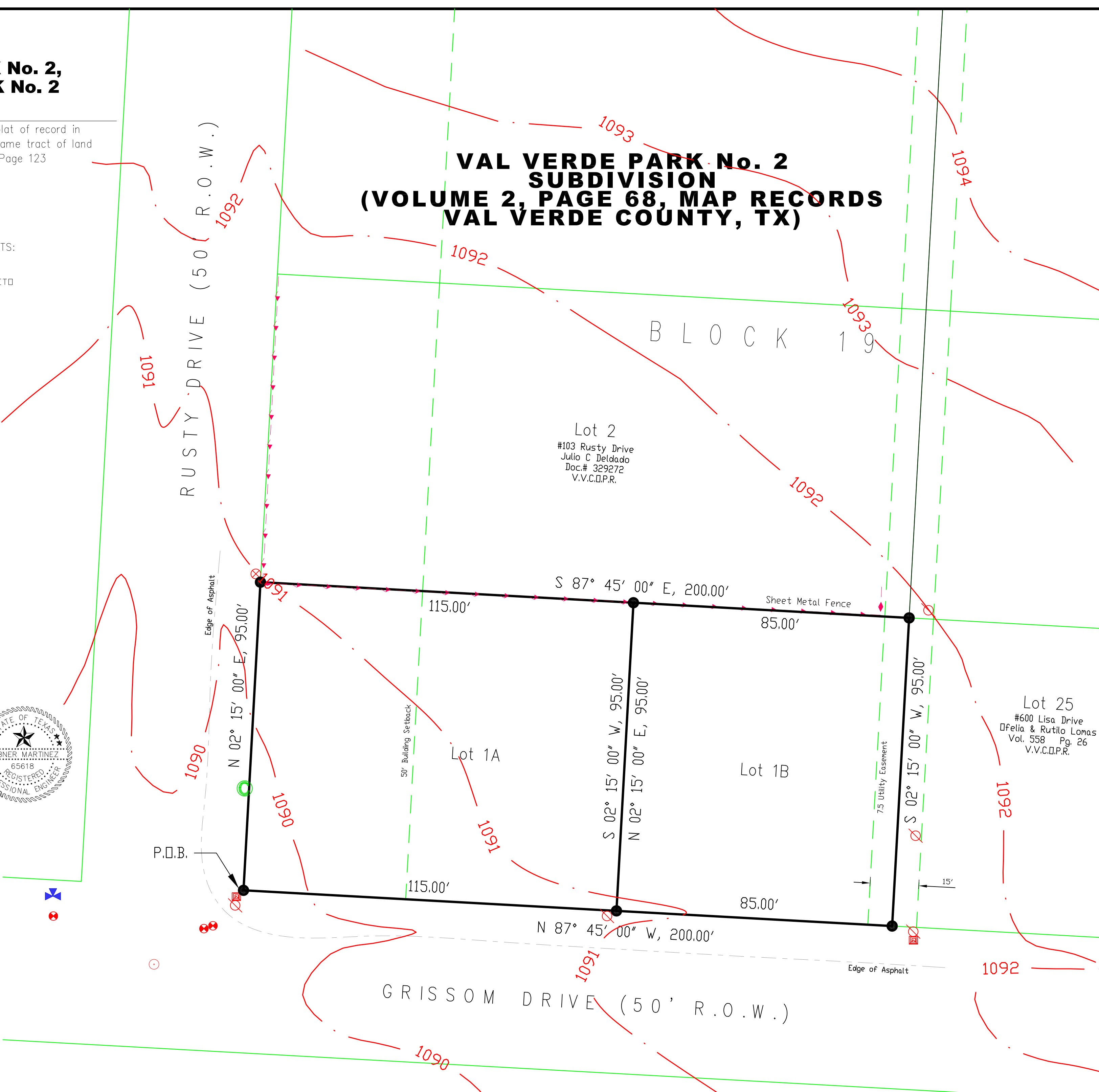
PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT WITHOUT OBLIGATION OR RESPONSIBILITY ON THE PART OF VAL VERDE COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR ACCESS AND UTILITY EASEMENTS AS MAY BE SHOWN ON PLAT.

DATE HON. LEWIS OWENS, VAL VERDE COUNTY JUDGE

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

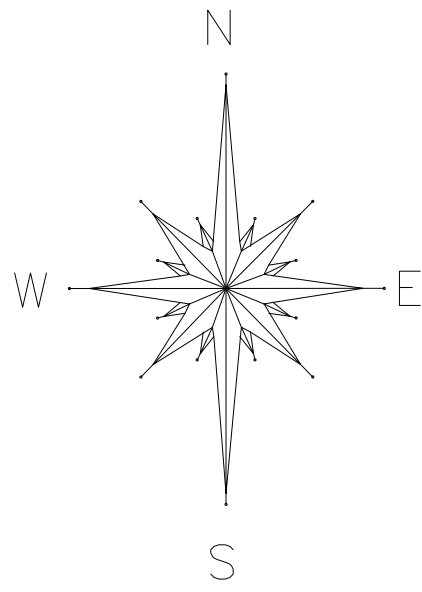
ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

VAL VERDE PARK No. 2
SUBDIVISION
(VOLUME 2, PAGE 68, MAP RECORDS
VAL VERDE COUNTY, TX)



SYMBOLOLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- POWER POLE
- WATER METER
- TELEPHONE PEDESTAL
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- CLEAN-OUT



Scale: 1"= 20'

METES AND BOUNDS DESCRIPTION

Being Lot One (1), Block Nineteen (19), Val Verde Park No. 2, according to the plat of record in Volume 2, Page 68, of the Map Records, Val Verde County, Texas and being the same tract of land conveyed to Manuel Menchaca in Warranty Deed recorded in Volume 379, Page 123 of the Official Public Records of Val Verde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron pin set at the intersection of the East right-of-way line of Rusty Drive and the North right-of-way line of Grissom Drive for the Southwest corner of Lot 1 and for a corner of this tract;

THENCE, N. 02° 15' 00" E. 95.00 ft., along the said East right-of-way line of Rusty Drive to a 5/8" iron pin set in the northwest corner of Lot 1, Block 19, Val Verde Park No. 2 for a corner of this tract;

THENCE, S. 87° 45' 00" E. 200.00 ft., along between common property lines of Lots 1 and 2 to a 5/8" iron pin set in the Northwest property corner of Lot 25 for a corner of this tract;

THENCE, S. 02° 15' 00" W. 95.00 ft., along the common property line between Lots 1 and 25 to a 5/8" iron pin set in the said North right-of-way line of Grissom Drive for a corner of this tract;

THENCE, N. 87° 45' 00" W., along the North right-of-way of Grissom Drive a length of 200.00 ft., to the Place of Beginning.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES 1A & 1B, BLOCK 19, VAL VERDE PARK No. 2 SUBDIVISION

1- PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LOTES 1A & 1B DE ESTE REPLAT, RECIBIRAN SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUEÑOS DE ESTOS LOTES PLANEARAN PAGAR APROXIMADAMENTE \$ 600.00 DOLARES POR SERVICIO, INCLUYENDO UN MEDIDOR. (\$ 1,800.00 TOTAL)

2- DRENAJE: DESCRIPCION, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LOTES 1A & 1B DE ESTE REPLAT, DISPONDRAN DE SUS AGUAS DE DESECHO EN UN SISTEMA DE COLECCION DE AGUAS NEGRAS ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUEÑOS DE ESTOS LOTES PLANEARAN PAGAR APROXIMADAMENTE \$ 450.00 DOLARES POR SERVICIO, INCLUYENDO LOS PERMISOS CORRESPONDIENTES DE ESTO INSTALACION. (\$ 1,350.00 TOTAL)

CERTIFICATION:
POR MEDIO DE FIRMA, CERTIFICAMOS QUE EL SERVICIO DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO QUE REGEN LA FORMACION DE SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DEL ESTADO TEXAS.

MANUEL MENCHACA

FINAL UTILITY REPORT FOR LOTS 1A & 1B, BLOCK 19, VAL VERDE PARK No. 2 SUBDIVISION

1- WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

LOTS 1A & 1B OF THIS REPLAT, WILL BE PROVIDED WITH POTABLE WATER BY A SYSTEM OWNED, MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, TEXAS. THE OWNERS OF THESE LOTS ARE PLANNING TO PAY ABOUT \$ 600.00 PER SERVICE, INCLUDING THE CORRESPONDING PERMITS. (\$ 1,800.00 TOTAL)

2- SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

LOTS ON THIS REPLAT WILL SERVED BY A WASTEWATER COLLECTION SYSTEM OWNED, MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, TEXAS. THE OWNERS OF THESE LOTS ARE PLANNING TO PAY ABOUT \$ 450.00 PER SERVICE, INCLUDING THE CORRESPONDING PERMITS. (\$ 1,350.00 TOTAL)

CERTIFICATIONS:
BY SIGNATURE BELOW, WE CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE STATE OF TEXAS WATER CODE.

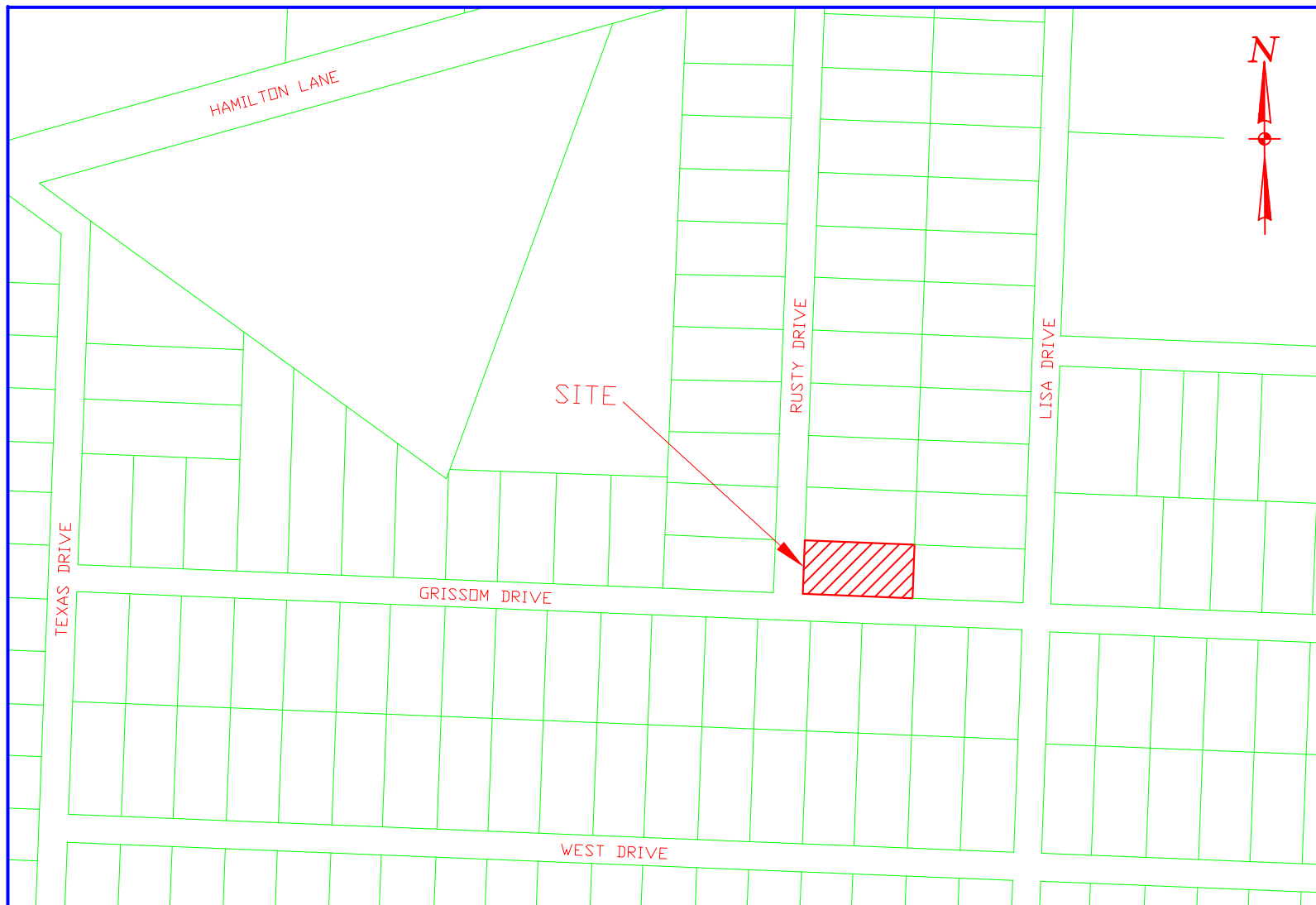
MANUEL MENCHACA

Notes (Spanish - Espanol):

- Esta subdivision se encuentra dentro de los limites corporativos de el condado de Val Verde y dentro de la zona de jurisdiccion extra territorial de la Ciudad de Del Rio, Texas, y fuera de la zona de inundacion de 100 años de acuerdo al Mapa Comunitario de FEMA con numero de Panel 48465 C 1665 D, REVISADO JULIO 22, 2010
- Varilla corrugadas de 1/2" fueron encontradas en esquinas originales y varillas corrugadas de 5/8" fueron instaladas en todas las nuevas esquinas, a menos que se indique una diferencia.
- Los lotes en esta subdivision son servidos con provision de agua potable por medio de un sistema de agua mantenido y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivision seran servidos con disposicion de aguas negras por medio de un sistema de drenaje sanitario mantenido y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivision son servidos con con electricidad por AEP/ Central Power and Light Company, una compania de utilidad publica operada bajo las leyes y regulacions del Estado De Texas.
- Pudieran existir lineas o tubos de otras companias de utilidades en el area de las que el agrimensur no tiene conocimiento y por las cuales el agrimensur no asume ninguna responsabilidad.
- Solamente una vivienda se puede construir en cada lote de los incluidos en esta subdivision.

Notes (English):

- This subdivision is located within the Corporate Limits of Val Verde County, Texas, and within the ETJ of the City of Del Rio, Texas and is outside the 100 year Flood Prone Area as depicted in FEMA Community Panel No. 48465 C 1665 D, REVISED JULY 22, 2010
- 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
- The lots in this subdivision will be served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
- Lots in addition are served by a central sewer system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
- 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 and regulations of the state of Texas.
- There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.
- No more than one detached single family dwelling per lot is allowed in any lot in this subdivision.



REPLAT CREATING
LOTS 1A & 1B, BLOCK 19, VAL VERDE PARK No. 2,
OUT OF LOT 1, BLOCK 19, VAL VERDE PARK No. 2
VAL VERDE COUNTY, TEXAS.

AMISTAD CONSULTING SERVICES

CIVIL - ENVIRONMENTAL - SURVEYING

SURVEYING FIRM # 101472-00, TEXAS

501 E. Garfield, Del Rio, Texas 78840

Phone: (830) 775-4579,

Email: amg@amistadconsulting.net

No.	Date	Revisions	Page

Designed by: _____
Drawn by: _____
Checked by: _____
Approved by: _____

Job No. P26-003
DATE
March 4, 2026

SHEET
1
OF
1