

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Replat Application Val Verde Park Estates Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Re-plat establishing lots 8-A and 8-B block 2 Val Verde Park Estates out of lot 8 block 2 Val Verde Park Estates Subdivision in Val Verde County, Texas.

It will be presented for final consideration during our regular Commissioner Court meeting on July 29, 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

REPLAT ESTABLISHING LOTS 8-A AND 8-B, BLOCK 2,
VAL VERDE PARK ESTATES, OUT OF LOT 8, BLOCK 2,
VAL VERDE PARK ESTATES SUBDIVISION IN
VAL VERDE COUNTY, TEXAS.

Being Lot One (8), Block Six (2), Val Verde Park Estates Subdivision, according to the
plot of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas.

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

THE PERSON REPRESENTING THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE
NAME IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE
FROM AN ACTUAL SURVEY AND REPLAT THIS TRACT OF LAND CONVEYED TO NIDUS, LLC, IN
DEED RECORDED IN DOCUMENT No. 349512 OF THE OFFICIAL PUBLIC RECORDS OF VAL
VERDE COUNTY TEXAS.

LEO PROCOPIO, OWNER OF NIDUS, LLC

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. LEO PROCOPIO,
OWNER OF NIDUS, LLC, OWNER OF THIS LOT.

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 8, BLOCK 2, 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 ESTATES
SUBDIVISION
(VOLUME 2, PAGE 65, MAP RECORDS
VAL VERDE COUNTY, TX)

Notes (Spanish - Español):

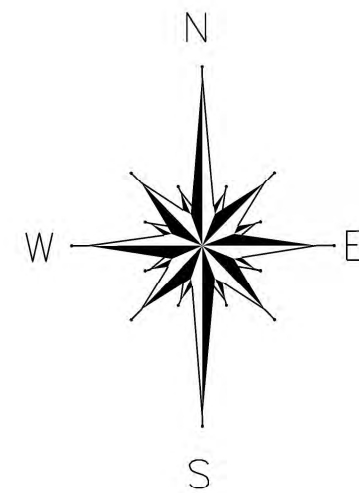
- Esta subdivision se encuentra dentro de los limites corporativos de el condado de Val Verde y dentro de la zona de jurisdiccion extra territorial de la Ciudad de Del Rio, Texas, y fuera de la zona de inundacion de 100 anos de acuerdo al Mapa Comunitario de FEMA con numero de Panel 48465 C 1665 D, REVISADO JULIO 22, 2010
- Varilla corrugadas de 1/2" fueron encontradas en esquinas originales y varillas corrugadas de 5/8" fueron instaladas en todos los nuevos 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 Ligh Company, una compania de utilidad publica operada bajo las leyes y regulacions del Estado De Texas.
- Pudieron existir lineas o tubos de otras companias de utilidades en el area de los que el agrimensur no tiene conocimiento y por los 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.

SYMBOLLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- ⊕ CLEAN OUT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊗ POWER POLE
- ⊕ MANHOLE



Scale: 1" = 20'

METES AND BOUNDS DESCRIPTION

Being Lot Eight (8), Block Two (2), Val Verde Park Estates, according to the
plot of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas.
Said Tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron pin set on the south right-of-way line of Gregory Drive,
at the common north corner of Lots 7 and 8, for the northwest corner and
Point of Beginning (P.O.B.), of this tract;

THENCE, S 87° 45' 00" E, 95.0 ft., along said south right-of-way line of Gregory
Drive to a 5/8" iron pin set at the common corner of Lots 8 and 9, of this
Block, for the northeast corner of this tract;

THENCE, S 02° 15' 00" W, 200.00 ft., along the common property line of
Lots 8 and 9 to a 1/2" iron pin set at the common corner of lots 8, 9,
36, and 37, for the Southeast corner of this tract;

THENCE, N 87° 45' 00" W, 95.0 ft., along the common property line between
Lots 8 and 37, to a 1/2" iron pin set, for the southwest corner of this
tract, and common corner of lots 7, 8, 37, and 38;

THENCE, N 02° 15' 00" E, 200.00 ft., along the common line of lots 7 and 8,
to the Place of Beginning.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES 8-A, 8-B, BLOCK 2, VAL VERDE PARK ESTATES SUBDIVISION

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

LOTES 8-A, 8-B 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 8-A, & 8-B 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 ESTA INSTALACION. (\$ 1,350.00 TOTAL DE SERVICIOS)

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

LEO PROCOPIO, OWNER OF NIDUS, LLC

FINAL UTILITY REPORT FOR LOTS 8-A, & 8-B, BLOCK 2, VAL VERDE PARK ESTATES SUBDIVISION

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

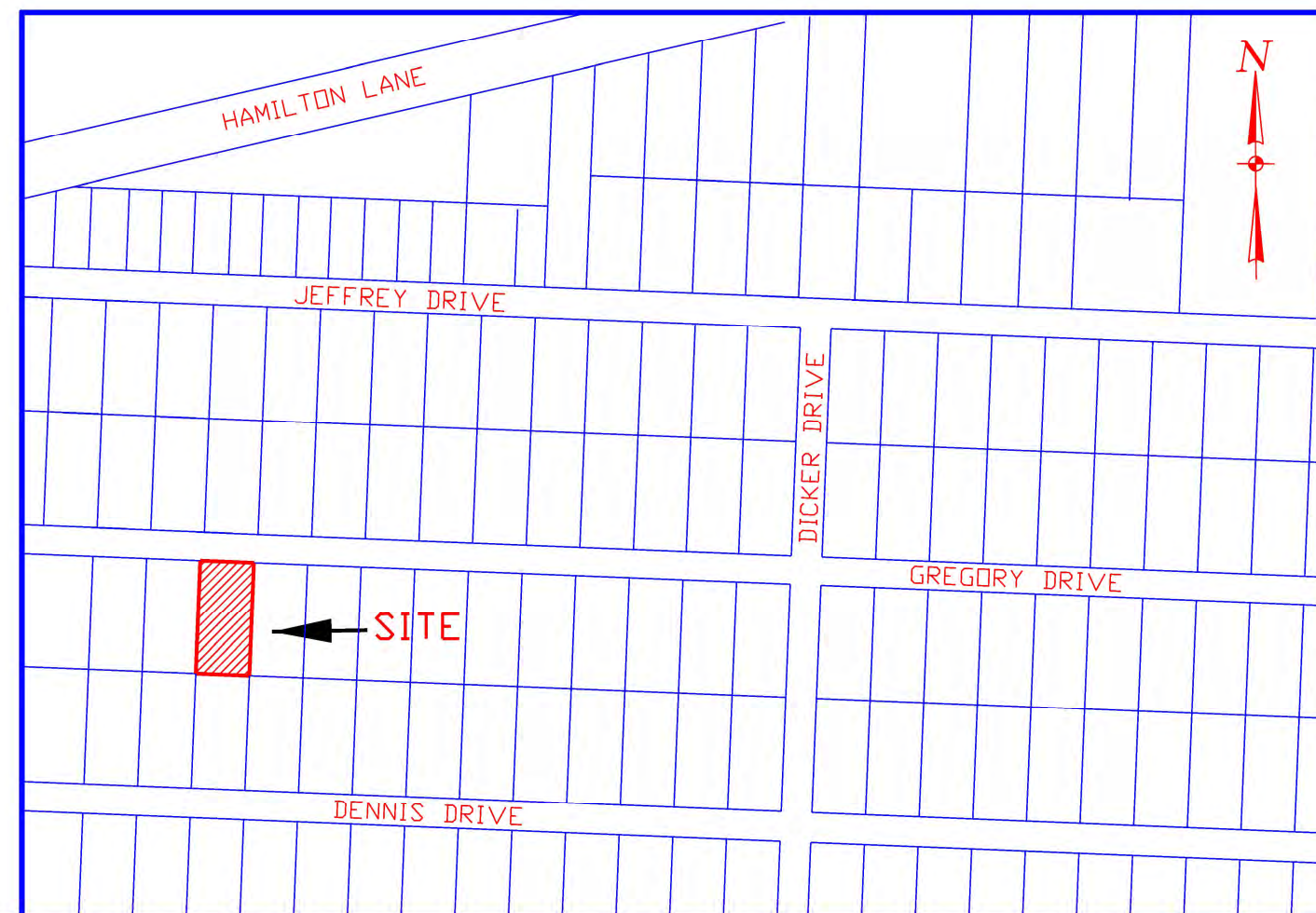
LOTS 8-A, & 8-B OF THIS REPLAT WILL BE PROVIDED WITH POTABLE WATER BY A SYSTEM
OWNED, MAINTAINED, AND OPERATED BY THE CITY OF DEL RIO, TEXAS.
THE ESTIMATED COST TO PROVIDE WATER SERVICE TO THE LOTS IN THIS REPLAT WILL BE
\$ 600.00 PER SERVICE, INCLUDING SERVICE LINE AND METER. (\$ 1,800.00 TOTAL)

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.

LEO PROCOPIO, OWNER OF NIDUS, LLC



REPLAT ESTABLISHING LOTS 8-A AND 8-B, BLOCK 2,
VAL VERDE PARK ESTATES, OUT OF LOT 8, BLOCK 2,
VAL VERDE PARK ESTATES SUBDIVISION IN
VAL VERDE COUNTY, TEXAS.

AMISTAD CONSULTING SERVICES

CIVIL - ENVIRONMENTAL - SURVEYING

SURVEYING FIRM # 101472-00 TEXAS

ENGINEERING FIRM NO. F-24, TEXAS

501 E. Garfield, Del Rio, Texas 78840

Phone: (830) 775-4579

Email: amg@amistadconsulting.net

Designed by	Drawn by	Checked by	Approved by	No.	Date	Revisions	App.

Job No. P26-005
DATE
JUNE, 2026

SHEET
OF
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