

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 vacating setback lines and establishing Lots 1-A, 1-B, and 1-C, Block 16, Val Verde Park No. 2, out of Lot 1, Block 16, Val Verde Park Not. 2 Subdivision in Val Verde County, Texas.

Please be advised that the Commissioners Court meeting date on the original letter for August 26, 2026 has been changed to August 24, 2026.

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 VACATING SETBACK LINES AND ESTABLISHING
LOTS 1-A, 1-B AND 1-C, BLOCK 16,
VAL VERDE PARK NO. 2, OUT OF LOT 1, BLOCK 16,
VAL VERDE PARK NO. 2, SUBDIVISION IN
VAL VERDE COUNTY, TEXAS.

Being Lot One (1), Block Sixteen (16), Val Verde Park No. 2 Subdivision, according to the
plot of record in Volume 2, Page 68, of the Map Records, Val Verde County, Texas.

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

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 HIM, IN DEED RECORDED
IN VOLUME 510, PAGES 3 AND 4, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE
COUNTY TEXAS.

SAMUEL G. VELASQUEZ

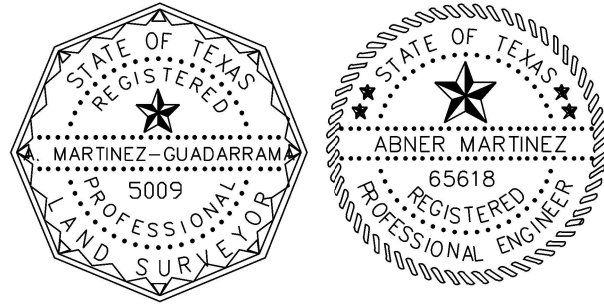
THE STATE OF TEXAS)(
COUNTY OF VAL VERDE)(
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. SAMUEL G. VELASQUEZ,
OWNER OF THIS LOT.

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 1, BLOCK 16, VAL VERDE PARK NO. 2, 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

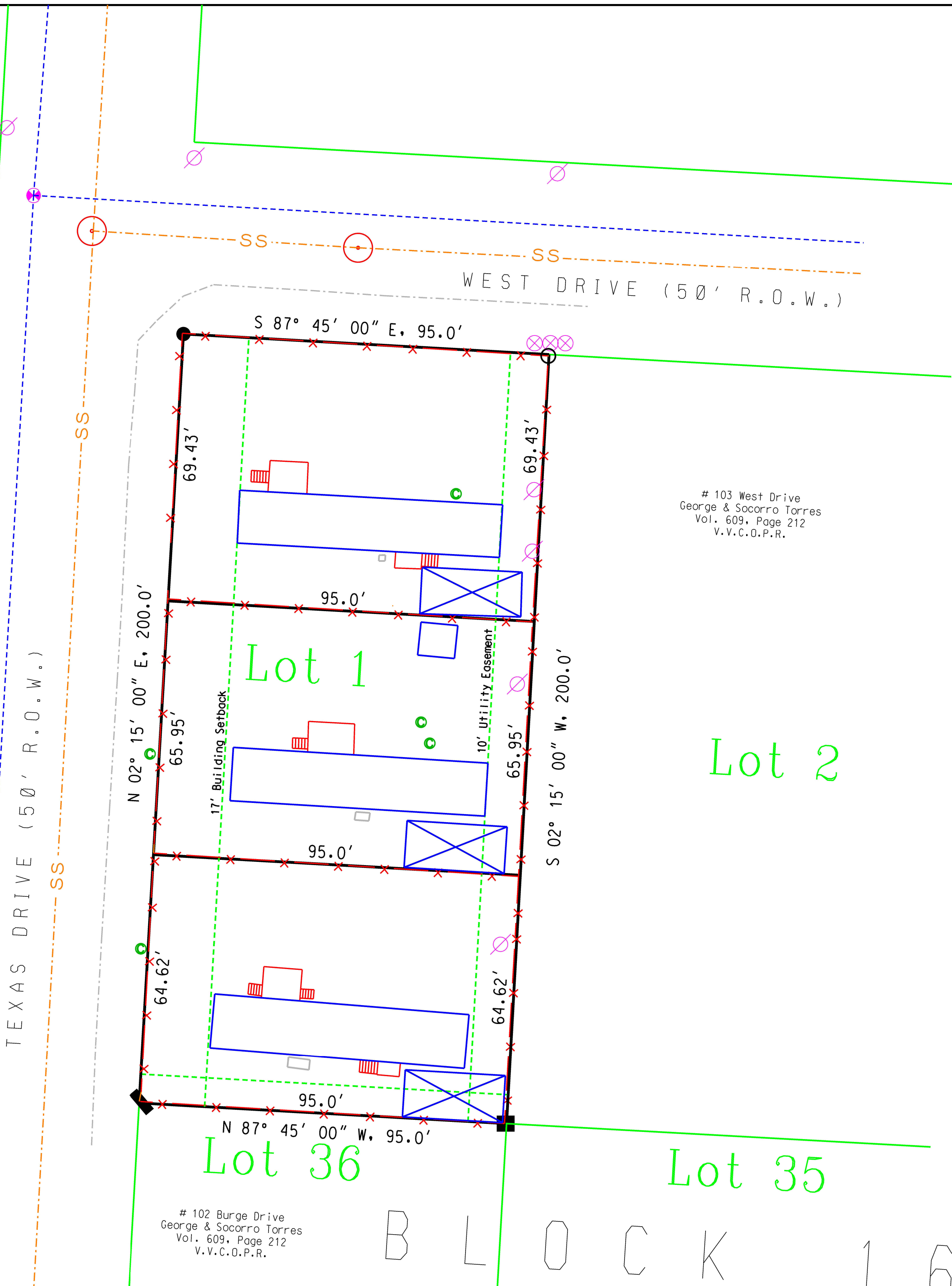
ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

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 anos de acuerdo al Mapa Comunitario de FEMA con
numero de Panel 48465 C 1665 D, REVISADO JULIO 22, 2010
- Marcas de los esquinas de este lote fueron encontradas en esquinas
originales como se describe en la descripcion del lote, 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.

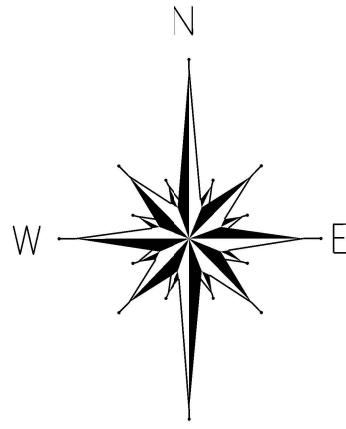
Notes (English):

- This subdivision is located within the Corporate Limits of Val Verde
County, Texas, and within the E.T.J 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
- Corner markers were found on all original corners as indicated in
metes and bounds description, and 5/8" iron rods were set on all
new corners unless otherwise indicated.
- 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
- FOUND 2" METAL PIPE
- ▬ FOUND 2" FLAT METAL PIECE



Scale: 1"= 20'

METES AND BOUNDS DESCRIPTION

Being Lot One (1), Block Sixteen (16), Val Verde Park No. 2, according to the
plat of record in Volume 2, Page 68, 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 at the intersection of the South right-of-way
line of West Drive, and the East line of Texas Drive, 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 West
Drive to a 1/2" iron pin found at the common corner of Lots 1 and 2, 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 1 and
2 to a 2" metal pipe found at the common corner of lots 1, 2, 36, and 35, for
the Southeast corner of this tract;

THENCE, N 87° 45' 00" W, 95.0 ft., along the common property line between Lots
1 and 36, to a 2" flat metal found on the East line of Texas Drive, for the
southwest corner of this tract;

THENCE, N 02° 15' 00" E, 200.00 ft., along the East line of Texas Drive, to the
Place of Beginning.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES 1-A, 1-B, AND 1-C,
BLOCK 16, VAL VERDE PARK NO. 2 SUBDIVISION

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

LOTES 1-A, 1-B AND 1-C, RECIBEN SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y
MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS.

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

LOTES 1-A, 1-B & 1-C DE ESTE REPLAT, DISPONEN DE SUS AGUAS DE DESECHO EN UN SISTEMA DE COLECCION
DE AGUAS NEGRAS ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS.

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

SAMUEL G. VELASQUEZ

FINAL UTILITY REPORT FOR LOTS 1-A, 1-B & 1-C, BLOCK 16, VAL VERDE PARK NO. 2 SUBDIVISION

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

LOTS 1-A, 1-B & 1-C OF THIS REPLAT, ARE ALREADY PROVIDED WITH POTABLE WATER BY A SYSTEM
OWNED MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, TEXAS.

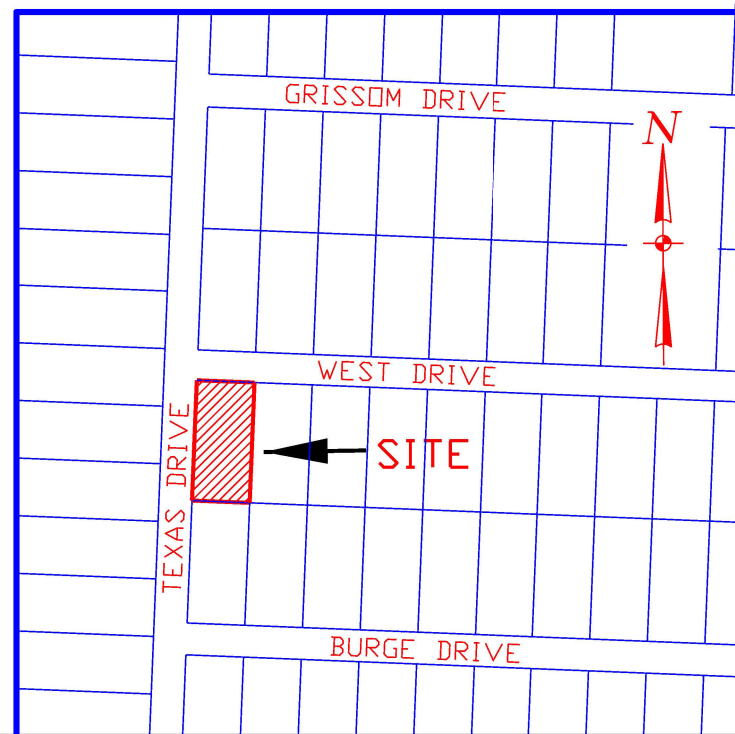
2. SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

LOTS ON THIS REPLAT ARE SERVICED BY A WASTEWATER COLLECTION SYSTEM OWNED, MAINTAINED
AND OPERATED BY THE CITY OF DEL RIO, TEXAS.

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.

SAMUEL G. VELASQUEZ

Location Map (N.T.S)



REPLAT VACATING SETBACK LINES AND ESTABLISHING
LOTS 1-A, 1-B AND 1-C, BLOCK 16,
VAL VERDE PARK NO. 2, OUT OF LOT 1, BLOCK 16,
VAL VERDE PARK NO. 2, 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. P26-010
DATE
JULY, 2026
SHEET
OF
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