

VAL VERDE COUNTY



County Health /Risk Management Department

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

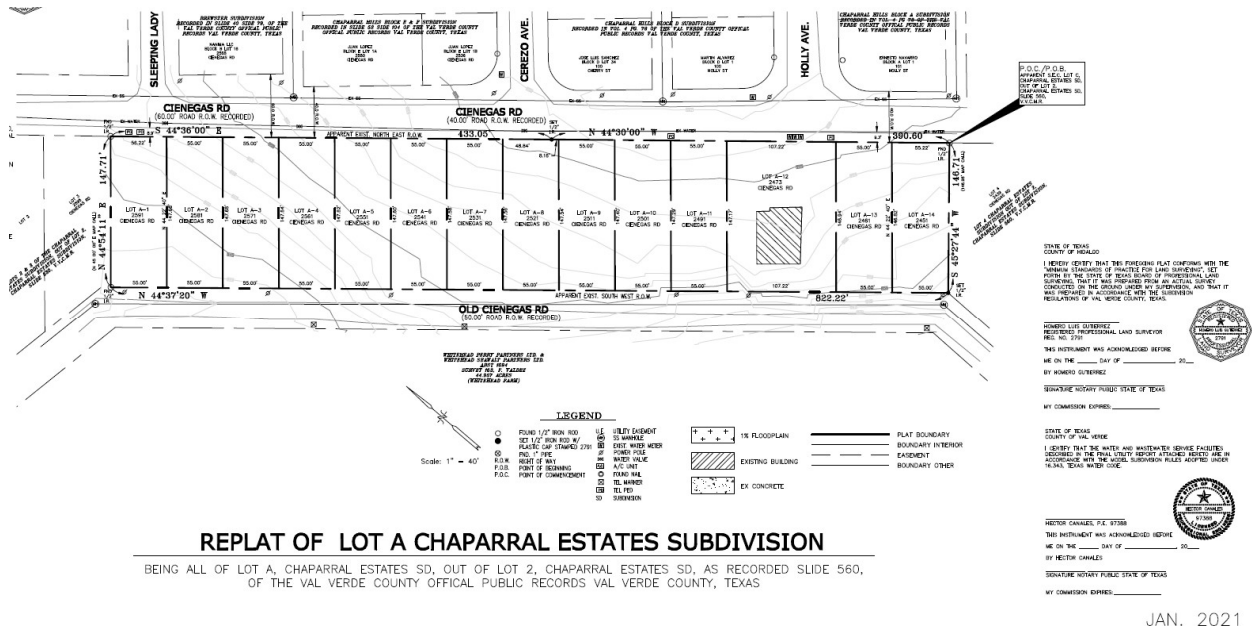
January 20, 2021

Notice of Replat Application Replat of Lot A Chaparral Estates Subdivision

An application has been received by the Val Verde County Health Department for Re-plat on Lot A, Chaparral Estates subdivision, the replat consist in subdividing Lot A (2.784 Acre tract) previously recorded on slide 560 of the Val Verde County Map records and subdividing it as shown on the attached plat.

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.



JAN. 2021

BEWEE ST

SEEWEE ST

CHERRY ST

HAUL ST

CIENEGAS RD

CHERRY ST

HAUL ST

OLD CIENEGAS RD

LOCATION MAP

NOT TO SCALE

MOUNTAIN VIEW

ENGINEERING

F--15053

CONSULTING ENGINEER:
HECTOR CANALES, P.E.
2400 VETERANS BLVD SUITE 8
DEL RIO, TEXAS 78840

SURVEYOR:
HOMERO L. GUTIERREZ P.E., RPLS
2600 SAN DIEGO
MISSION, TEXAS 78572

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 COMMISSIONERS' COURT.

DATE _____ COUNTY JUDGE LEWIS OWENS
VAL VERDE COUNTY

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

ABNER MARTINEZ-GUADARRAMA
COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

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

THE OWNER OF THE LAND SHOWN ON THIS
SUBDIVISION RE-PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO AND IN PERSON
ACKNOWLEDGES THAT THIS RE-PLAT WAS MADE
FROM AN ACTUAL SURVEY OF ALL OF LOT A
(2.784-ACRE TRACT OF LAND) OUT OF LOT 2
CHAPARRAL ESTATES SD, RECORDED IN SLIDE 560,
OF THE VAL VERDE COUNTY MAP RECORDS, IN VAL
VERDE COUNTY, TEXAS.

OWNERS HEREBY ATTEST TO THE VERACITY AND
COMPLETENESS OF THE MATTERS ASSERTED TO ON
THE PLAT AND IN THE ATTACHED DOCUMENTS.

GUSTAVO RODRIGUEZ FLORES
P.O. BOX 1395
DEL RIO TX 78840

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THE

____ DAY OF _____, 20____

BY GUSTAVO RODRIGUEZ FLORES

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SUBDIVISION IS OUTSIDE THE CITY LIMITS OF DEL RIO.
2. THIS SUBDIVISION IS NOT LOCATED WITHIN THE FEMA
REGULATED 1% ANNUAL FLOODPLAIN AS DEPICTED ON FIRM
PANEL #44455G, 17350, EFFECTIVE JULY 22, 2010.
3. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED
BY A PUBLIC WATER SYSTEM OWNED, OPERATED, AND
MAINTAINED BY CITY OF DEL RIO.
4. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED
BY PUBLIC SEWER SYSTEM OWNED, OPERATED AND MAINTAINED
BY THE CITY OF DEL RIO.
5. THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED
ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A
PUBLIC UTILITY OPERATED UNDER THE LAWS AND
REGULATIONS OF THE STATE OF TEXAS.

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE FOLLOWING:

CHAIRMAN -- DEL RIO PLANNING AND ZONING COMMISSION _____ DATE _____

MAYOR -- CITY OF DEL RIO _____ DATE _____

CITY SECRETARY -- CITY OF DEL RIO _____ DATE _____

STATE OF TEXAS
COUNTY OF VAL VERDE
I, HON. GENEROSA GRACIA-RAMON, COUNTY CLERK OF VAL VERDE
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS

FILED IN MY OFFICE ON THE _____ DAY OF _____

20____ AT _____ IN THE RECORDS OF SAID COUNTY, IN

VOL. _____ PAGE _____ IN TESTIMONY

WHEREOF WITNESS MY HAND AND OFFICAL SEAL OF OFFICE

THIS THE _____ DAY OF _____ 20____

HON. GENEROSA GRACIA-RAMON
VAL VERDE COUNTY, TEXAS

FINAL UTILITY REPORT OF REPLAT LOT A CHAPARRAL ESTATES

WATER SYSTEM: DESCRIPTION, COST AND COMPLETION DATES:

THE REPLAT OF LOT A, CHAPARRAL ESTATES SD, WILL BE
PROVIDED WITH POTABLE WATER BY THE CITY OF DEL RIO. THE
SUBDIVIDER AND CITY OF DEL RIO HAVE ENTERED INTO A
CONTRACT IN WHICH CITY OF DEL RIO HAS AGREED TO PROVIDE
SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30
YEARS. THE SUBDIVIDER WILL PAY FOR ONE (1) WATER METER
FOR EACH LOT.

SEWAGE FACILITIES: DESCRIPTION, COST AND COMPLETION DATES:

THE REPLAT LOT A, CHAPARRAL ESTATES SD, WILL BE PROVIDED
WITH SEWER SERVICE BY THE CITY OF DEL RIO. THE SUBDIVIDER
AND CITY OF DEL RIO HAVE ENTERED INTO A CONTRACT IN
WHICH THE CITY OF DEL RIO HAS AGREED TO PROVIDE SEWER
COLLECTION AND TREATMENT SERVICES TO THE SUBDIVISIONS.
THE SUBDIVIDER WILL PAY FOR ONE (1) SEWER SERVICE FOR
EACH LOT.

CERTIFICATIONS:

GUSTAVO RODRIGUEZ FLORES CERTIFIES THAT THE WATER AND
SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN
COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION
16.343 TEXAS WATER CODE AND PAYMENTS FOR ONE (1) WATER
AND SEWER CONNECTION DISCUSSED ABOVE ARE CORRECT.

WATER FACILITIES -- THE COST TO INSTALL THIRTEEN (13) EACH
WATER SERVICES IS \$7,800.00
SEWER FACILITIES -- THE COST TO INSTALL THIRTEEN (13) EACH
SEWER SERVICES IS \$5,850.00

GUSTAVO RODRIGUEZ FLORES
PO BOX 1395
DEL RIO, TX 78840

REPORTE FINAL DE UTILIDAD PARA LA RESUBDIVISION DE LOTE A
CHAPARRAL ESTATES

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

REPLAT LOT AM CHAPARRAL ESTATES SD, RECIBIRA SU PROVISION DE
AGUA DE LA CIUDAD DE DEL RIO. EL DUENO DE LA SUBDIVISION Y LA
CIUDAD DE DEL RIO HANFIRMADO UN CONTRATOR POR EL CUAL LA
SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30
ANOS. EL SUBDIVIDER PAGARA POR UNO (1) CONTADOR DE AGUA
PARA CADA TERRENO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO:

REPLAT LOT A, CHAPARRAL ESTATES RECIBIRA SD, SU COLLECTION DE
DRENAJE DE LA CIUDAD DE DEL RIO. EL DUENO DE LA SUBDIVISION Y
LA CIUDAD DE DEL RIO HANFIRMADO UN CONTRATOR POR EL CUAL LA
SUBDIVISION RECIBIRA SU COLLECTION DE DRENAJE. EL SUBDIVIDER
PAGARA POR UNO (1) CONTADOR DE DRENAJE PARA CADA TERRENO.

CERTIFICACIONES:

GUSTAVO RODRIGUEZ FLORES CERTIFICA QUE LOS SERVICIOS DE AGUA
Y DE DRENAJE DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS
MODEL SUBDIVISION RULS (LAS REGLAS GOBERNANDO A LAS
SUBDIVISIONES), ADOPTADES EN LA SECCION 16.343 DEL TEXAS WATER
CODE (CODIGO DE AGUA DE TEXAS) Y HA PAGADO POR UNO (1)
CONTADOR DE AGUA Y DRENAJE SON CORRECTO DESCRITO ARIVA.

AGUA -- LOS THRESE (13) SERVICIOS CON EL MEDIDOR MENCANIO
INSTALADO COSTARAN \$7,800.00

DRENAJE -- LOS THRESE (13) SERVICIOS INSTALODO COSTARAN
\$5,850.00

GUSTAVO RODRIGEZ FLORES
PO BOX 1395
DEL RIO, TX 78840

METES AND BOUNDS
REPLAT OF LOT A, CHAPARRAL ESTATES SUBDIVISION (2.784-ACRE TRACT)

ALL OF LOT A (2.784-ACRE TRACT OF LAND), BEING OUT OF CHAPARRAL ESTATES SUBDIVISION, OUT OF
LOT 2, CHAPARRAL ESTATES SUBDIVISION, AS RECORDED IN SLIDE 560, MAP RECORDS, OFFICE OF TEH
COUNTY CLERK OF VAL VERDE COUNTY, TEXAS; IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND HALF-INCH IRON ROD ON TEH APPARENT
EXISTING SOUTH RIGHT-OF-WAY LINE OF CIENEGAS ROAD (VARIABLE, USUAL APPARENT 40.00-FOOT
EXISTING RIGHT-OF-WAY FOR THE APPARENT EASTERNMOST CORNER OF SAID LOT A AND BEING THE POINT
OF BEGINNING (P.O.B.) OF SAID LOT A (2.784-ACRE TRACT OF LAND) HEREIN DESCRIBED;

THENCE, N 45°27'44" S, WITH THE APPARENT ESTERN LOT LINE OF SAID LOT A, AND THE APPARENT
WESTERN LOT LINE OF LOT 4, OUT OF SAID LOT 2, CHAPARRAL ESTATES SUBDIVISION (SLIDE 560 V.V.C.M.R.),
A DISTANCE OF 146.71 FEET TO A #4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHERN
CORNER OF SAID LOT A HEREIN DESCRIBED;

THENCE, S 44°37'20" W, WITH THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF OLD CIENEGAS ROAD
(APPARENT 50.00-FOOT EXISTING RIGHT-OF-WAY) AND SOUTHERN LOT LINE OF SAID LOT A, A DISTANCE OF
822.22 FEET TO A #4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHERNMOST
EASTERN CORNER OF LOT 3, OUT OF SAID LOT 2, CHAPARRAL ESTATES SUBDIVISION (SLIDE 530 V.V.C.M.R.)
AND FOR THE WESTERNMOST CORNER OF LOT A, HEREIN DESCRIBED;

THENCE, N 44°54'11" E, WITH THE APPARENT WESTERNMOST LOT LINE OF SAID LOT A AND THE ADJOINING
EASTERNMOST LOT LINE OF SAID LOT 3, OUT OF SAID LOT 2, CHAPARRAL ESTATES SUBDIVISION, A DISTANCE
OF 147.71 FEET TO A #4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHERNMOST
CORNER OF SAID LOT A HEREIN DESCRIBED;

THENCE, S 44°36'00" E, WITH SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF CIENEGAS ROAD AND THE
APPARENT NORTHERN LOT LINE OF SAID LOT A, A DISTANCE OF 433.06 FEET TO A #4 REBAR SET WITH
PLASTIC CAP STAMPED 2791 ON THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF CIENEGAS ROAD FOR
THE EXTERNAL CORNER OF SAID LOT A HEREIN DESCRIBED

THENCE, S 44°30'00" E, WITH THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF CIENEGAS ROAD AND THE
APPARENT NORTHERN LOT LINE OF SAID LOT A, A DISTANCE OF 390.60 FEET TO A #4 REBAR FOUND ON THE
SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF CIENEGAS ROAD FOR THE EASTERNMOST CORNER OF SAID LOT
A HEREIN DESCRIBED, AND ALSO THE POINT OF BEGINNING (P.O.B.) CONTAINING 2.784 ACRES OF LAND,
MORE OR LESS.

BEARING BASIS AS PER THE NORTHERNMOST SOUTH LOT LINE LOT 2, CHAPARRAL ESTATES SUBDIVISION, AS
RECORDED IN SLIDE 560, MAP RECORDS, OFFICE OF THE COUNTY CLERK OF VAL VERDE COUNTY, TEXAS.

P.O.C./P.O.B.
APPARENT S.E.C. LOT C,
CHAPARRAL ESTATES SD,
OUT OF LOT 2,
CHAPARRAL ESTATES SD,
SLIDE 560,
V.V.C.M.R.

LOT 4
CHAPARRAL ESTATES SD,
OUT OF LOT 2,
CHAPARRAL ESTATES SD,
SLIDE 560,
V.V.C.M.R.

STATE OF TEXAS
COUNTY OF HIDALGO
I HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS WITH THE
"MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING", SET
FORTH BY THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING, THAT IT 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.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 2791

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON THE _____ DAY OF _____, 20____
BY HOMERO GUTIERREZ

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF VAL VERDE

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES
DESCRIBED IN THE FINAL UTILITY REPORT ATTACHED HERETO ARE IN
ACCORDANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER
16.343, TEXAS WATER CODE.

HECTOR CANALES, P.E. 97388

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME ON THE _____ DAY OF _____, 20____
BY HECTOR CANALES

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES: _____

REPLAT OF LOT A CHAPARRAL ESTATES SUBDIVISION

BEING ALL OF LOT A, CHAPARRAL ESTATES SD, OUT OF LOT 2, CHAPARRAL ESTATES SD, AS RECORDED SLIDE 560,
OF THE VAL VERDE COUNTY OFFICAL PUBLIC RECORDS VAL VERDE COUNTY, TEXAS

Scale: 1" = 40'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/
PLASTIC CAP STAMPED 2791
- ⊗ FND. 1" PIPE
- ⊗ R.O.W.
- ⊗ P.O.B.
- ⊗ P.O.C.
- U.E. UTILITY EASEMENT
- ⊗ SS MANHOLE
- ⊗ EXIST. WATER METER
- ⊗ POWER POLE
- ⊗ WATER VALVE
- ⊗ A/C UNIT
- ⊗ FOUND NAIL
- ⊗ TEL MARKER
- ⊗ TEL PED
- SD SUBDIVISION

1% FLOODPLAIN

EXISTING BUILDING

EX CONCRETE

PLAT BOUNDARY

BOUNDARY INTERIOR

EASEMENT

BOUNDARY OTHER

JAN. 2021