

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Replat Application Rio Diablo Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Re-Plat establishing Lot 24/25/26R, Block 5, Rio Diablo South Subdivision out of Lots 24,25, and 26, Block 5 Rio Diablo South Subdivision, Del Rio, TX.

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 department at 830-774-7569 or 830-774-7570

LEGEND:
— BOUNDARY LINE
● FOUND 1/2" DIAM. REBAR
- - - 10' UTILITY EASEMENT
- - - 25' BUILDING SET BACK
- - - PLAT LINES
— ROAD

SCALE:
1" = 100'

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

Amistad Land Use and Zoning Commission

By: _____
Printed Name: _____
Title: _____
Date: _____

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

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR, VAL VERDE COUNTY, TEXAS



STATE OF TEXAS:
COUNTY OF UVALDE:

I, MARK E. LOGGBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

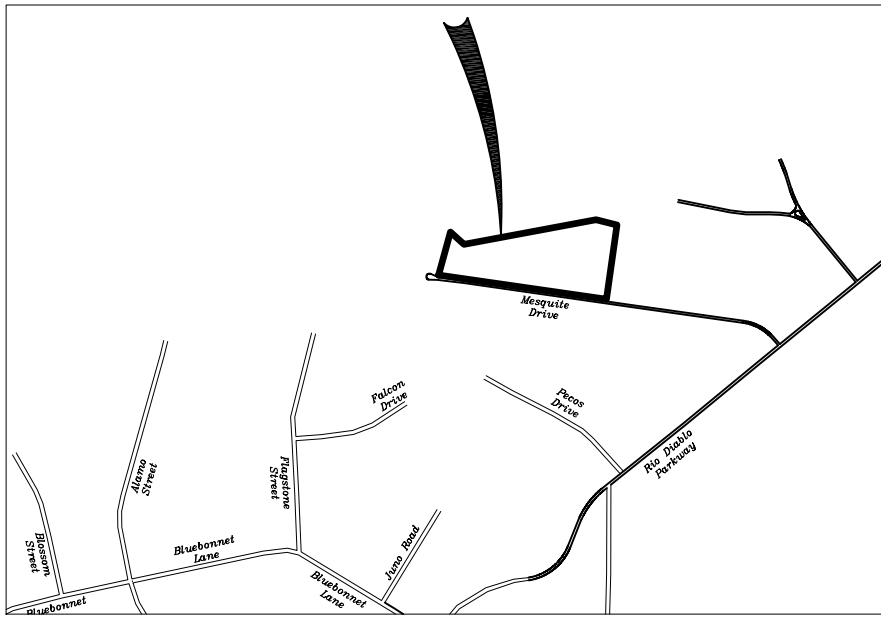
COMPLETED: OCTOBER 19, 2022

Mark E. Loggbrinck

REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418
JOB. NO. 22-0155

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE
BLOK A, SUITE 150 MC 230
AUSTIN, TEXAS 78753

VACINITY MAP
(NOT TO SCALE)



NOTES:

COURSES, DISTANCES AND AREAS SHOWN ARE GRID AND CONFORM TO TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.

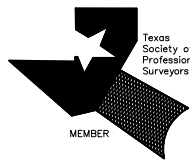
WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

Smyth Surveyors, Inc.

FIRM #10008800

235 N. GETTY STREET
SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY SMYTH SURVEYORS, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. ALL RIGHTS RESERVED, COPYRIGHT 2022, SMYTH SURVEYORS, INC. ©



FIELD NOTES DESCRIPTION FOR LOT 24-26R

Being a Survey of 16.40 Acres, more or less, lying in Val Verde County, Texas, being all of Lot 24, Lot 25 and Lot 26, Block 5 of the Rio Diablo South Subdivision recorded in Volume 5, Pages 16, 17 and 18 of the Val Verde County Map and Plat Records, also being out of that same certain tract called Tract No. One: Lot 9 and 10 described in conveyance document to Kusenberger Development, Inc., recorded in Volume 923, Page 748 of the Val Verde County Official Public Records, Val Verde County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat 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 1/2" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING: at a found 1/2" diameter rebar in the northeasterly Right-of-Way of Mesquite Drive, marking the common corner of Lot 23 of said Block 5, Rio Diablo South Subdivision and said Lot 24 and marking the southwest corner of the herein described tract;

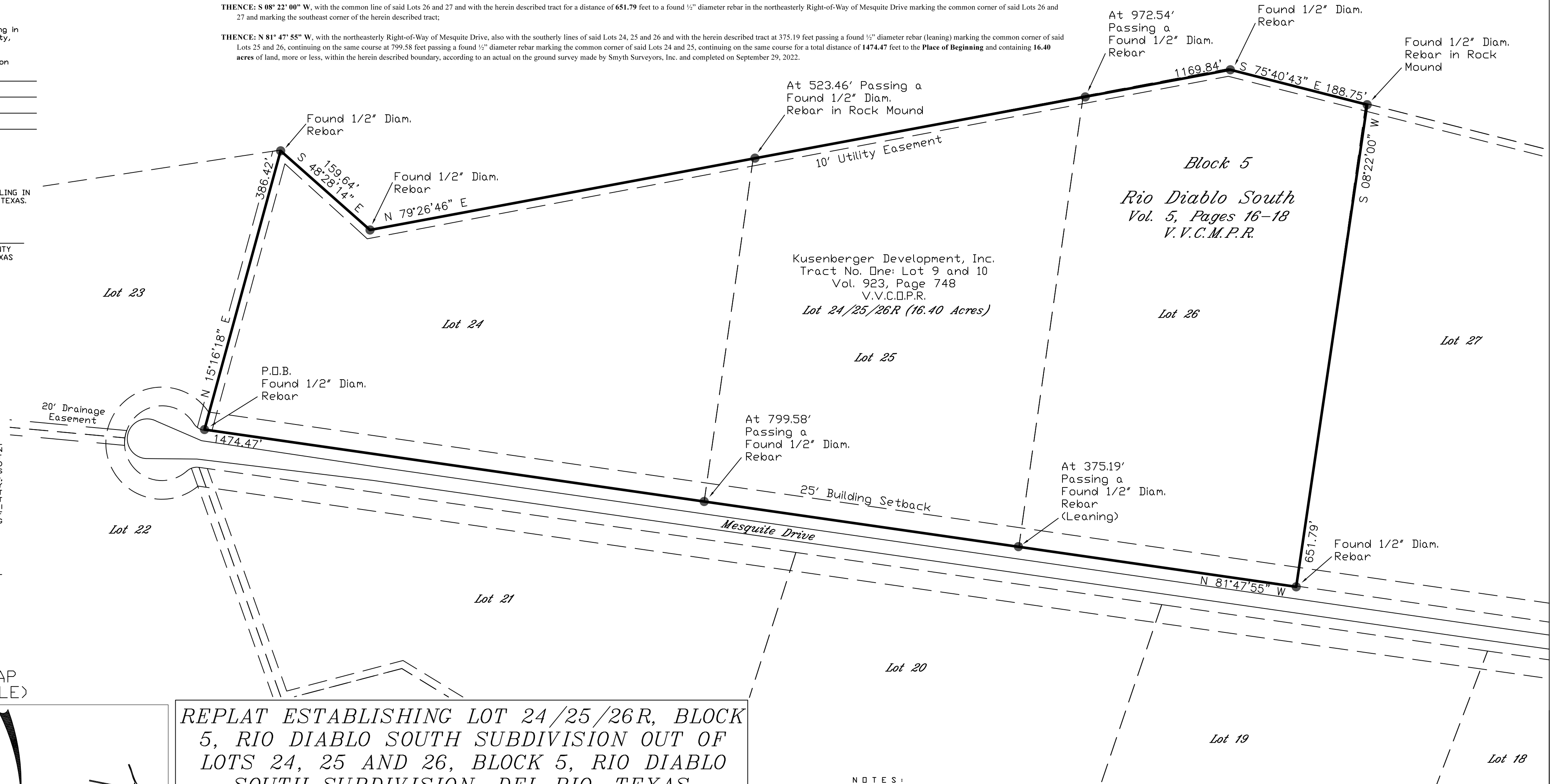
THENCE: N 15° 16' 18" E, with the common line of said Lots 23 and 24 and with the herein described tract for a distance of 386.42 feet to a found 1/2" diameter rebar marking the common corner of said Lots 23 and 24 and marking the northwest corner of the herein described tract;

THENCE: With the northerly lines of said Lots 24, 25 and 26 and with the herein described tract for the following three (3) calls:

- S 48° 28' 14" E, for a distance of 159.64 feet to a found 1/2" diameter rebar marking a deflection point of the herein described tract;
- N 79° 26' 46" E, at 523.46 feet passing a found 1/2" diameter rebar in rock mound marking the common corner of said Lots 24 and 25, continuing on the same course at 972.54 feet passing a found 1/2" diameter rebar marking the common corner of said Lots 25 and 26, continuing on the same course for a total distance of 1169.84 feet to a found 1/2" diameter rebar marking a deflection point of the herein described tract;
- S 75° 40' 43" E, for a distance of 188.75 feet to a found 1/2" diameter rebar in rock mound marking the common corner of Lot 27 of said Block 5, Rio Diablo South Subdivision and said Lot 26 and marking the northeast corner of the herein described tract;

THENCE: S 08° 22' 00" W, with the common line of said Lots 26 and 27 and with the herein described tract for a distance of 651.79 feet to a found 1/2" diameter rebar in the northeasterly Right-of-Way of Mesquite Drive marking the common corner of said Lots 26 and 27 and marking the southeast corner of the herein described tract;

THENCE: N 81° 47' 55" W, with the northeasterly Right-of-Way of Mesquite Drive, also with the southerly lines of said Lots 24, 25 and 26 and with the herein described tract at 375.19 feet passing a found 1/2" diameter rebar (leaning) marking the common corner of said Lots 25 and 26, continuing on the same course at 799.58 feet passing a found 1/2" diameter rebar marking the common corner of said Lots 24 and 25, continuing on the same course for a total distance of 1474.47 feet to the Place of Beginning and containing 16.40 acres of land, more or less, within the herein described boundary, according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on September 29, 2022.



NOTES:

- No public water well.
- No septic sewer.
- This subdivision is served with electricity by a system owned and operated by Rio Grande Electric Cooperative, Inc., 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.

PREPARED FOR:
KUSENBERGER DEVELOPMENT, INC.

PURPOSE OF SURVEY:
REPLAT

PROPERTY ADDRESS:
MESQUITE DR., DEL RIO, TEXAS 78840

REPLAT ESTABLISHING LOT 24/25/26R, BLOCK 5, RIO DIABLO SOUTH SUBDIVISION OUT OF LOTS 24, 25 AND 26, BLOCK 5, RIO DIABLO SOUTH SUBDIVISION, DEL RIO, TEXAS.

Being Lot 24, 25 and 26, Block 5, Rio Diablo South Subdivision, according to the map or plat recorded in Volume 5, Pages 16, 17 and 18, Map or Plat Records of Val Verde County, Texas.

STATE OF TEXAS
COUNTY OF VAL VERDE

The owners of the land shown on this replat and whose name are subscribed hereto and in person, acknowledges that this plat was made from an actual survey and replat these 3 lots conveyed to Kusenberger Development, Inc., by instrument recorded in Volume 921, Page 201, of the Official Public Records of Val Verde County, Texas.

STATE OF TEXAS
COUNTY OF VAL VERDE

This instrument was acknowledged before me by Kusenberger Development, Inc. Owner of these lots.

This ____ day of ____, 2022.

Notary Public - Val Verde County, Texas.

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.

Mark E. Loggbrinck
Registered Professional Land Surveyor #6418



STATE OF TEXAS
COUNTY OF VAL VERDE

Sworn and subscribed before me, this ____ day of ____, 2022.

Notary Public - Val Verde County, Texas.

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 easement as may be shown on plat.

Date

Hon. Lewis Owens, Val Verde County Judge