REPLAT VACATING SETBACK LINES AND ESTABLISHING LOTS D, E AND F, BLOCK 22, VAL VERDE PARK No. 2, OUT OF LOT 19, BLOCK 22, VAL VERDE PARK No. 2 VAL VERDE COUNTY, TEXAS.

Being Lot Nineteen (19), in Block Twenty-Two (22), of the Val Verde Park No. 2 Addition, an addition to Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 2, Page 68 of the Map Records of Val Verde County, Texas.

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

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 TRACTS OF LAND CONVEYED TO ENRIQUE FUENTES GARCIA BY DEED RECORDED IN DOCUMENT NUMBER 00346111 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

_____
ENRIQUE FUENTES GARCIA

THE STATE OF TEXAS)(
)(
COUNTY OF VAL VERDE)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. ENRIQUE FUENTES GARCIA, OWNER OF THESE LOTS.

THIS _____TH DAY OF _____, 2024

_____
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, TEXAS
REGISTERED PROFESSIONAL ENGINEER # 65618, TEXAS

STATE OF TEXAS REGISTERED A. MARTINEZ-GUADARRAMA 5009 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ABNER MARTINEZ 65618 REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS)(
)(
COUNTY OF VAL VERDE)(

SWORN AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 2024

_____
NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

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

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

THE STATE OF TEXAS)(
COUNTY OF VAL VERDE)(

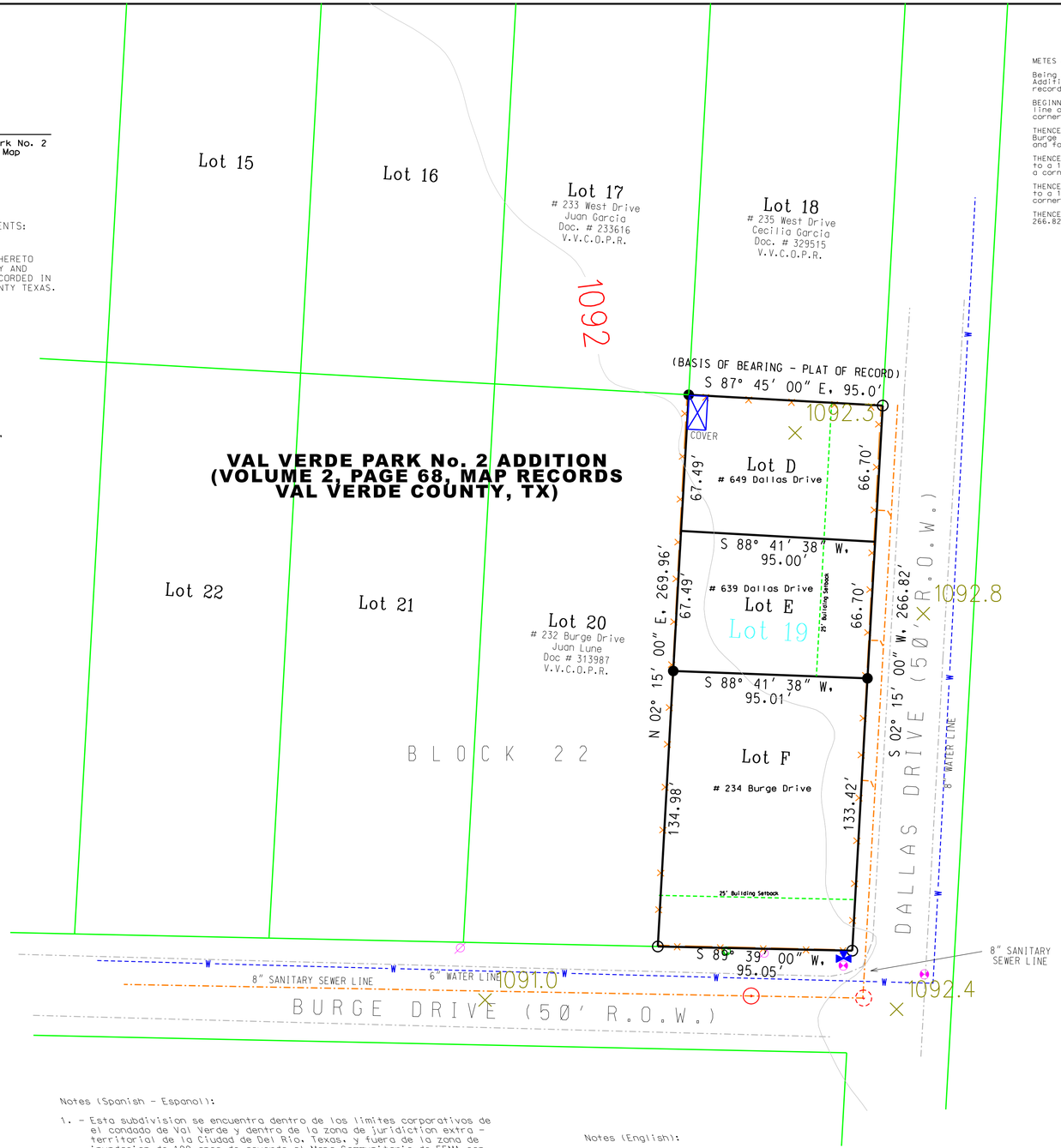
PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT WITHOUT OBLIGATION OR RESPONSIBILITY ON THE PART OF VAL VERDE COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR ACCESS AND UTILITY EASEMENTS AS MAY BE SHOWN ON PLAT.

_____ _____
DATE HON. LEWIS OWENS, VAL VERDE COUNTY JUDGE

THIS REPLAT OF LOT 19, BLOCK 22, VAL VERDE PARK ESTATES, HAS BEEN APPROVED IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

THIS ____ TH DAY OF _____, 2024

_____
City Planner



METES AND BOUNDS DESCRIPTION FOR LOT 19

Being Lot Nineteen (19), in Block Twenty-Two (22), of the Val Verde Park No. 2 Addition, an addition to Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 2, Page 68 of the Map Records of Val Verde County, Texas.

BEGINNING, at a 1/2" iron pin found at the intersection of the north right-of-way line of Burge Street and the west right-of-way line of Dallas Drive for a corner of Lot 19, Block 22, Val Verde Park No. 2 and for a corner of this tract;

THENCE, N. 89° 39' 00" W. 95.05 ft., along the said north right-of-way line of Burge Drive to a 1/2" iron pin found for the common south corner of Lots 19 and 20 and for a corner of this tract;

THENCE, along common property line of Lots 19 and 20, N. 02° 15' 00" E. 269.95 ft., to a 1/2" iron pin found for a common corner of Lots 19, 20, 17 and 18 and for a corner of this tract;

THENCE, S. 87° 45' 00" E. 95.0 ft., along common property line between Lots 18 and 19 to a 1/2" iron pin found in the said west right-of-way line of Dallas Drive for a corner of this tract;

THENCE, along said west right-of-way line of Dallas Drive, S. 02° 15' 00" W. 266.82 ft., to the Place of Beginning.

N

Scale 1" = 30'

SYMBOLOGY

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

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES D, E, and F, BLOCK 22, VAL VERDE PARK ESTATES SUBDIVISION

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

LOTES D, E, and F DE ESTE REPLAT, RECIBIRAN SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUENOS DE ESTOS LOTES PLANEAN PAGAR APROXIMADAMENTE $ 600.00 DOLARES POR SERVICIO, INCLUYENDO UN MEDIDOR, (I$ 1,800.00 TOTAL)

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

LOTES D, E, and F, DE ESTE REPLAT, DISPONDRAN DE SUS AGUAS DE DESECHO EN UN SISTEMA DE COLLECCION DE AGUAS NEGRAS ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUENOS DE ESTOS LOTES PLANEAN PAGAR APROXIMADAMENTE $ 1,500.00 DOLARES POR SERVICIO, INCLUYENDO LOS PERMISOS CORRESPONDIENTES DE ESTA INSTALACION, ($ 4,500.00 TOTAL DE SERVICIOS) MAS UN MONTO ADICIONAL DE $ 11,019.93, PARA EXTENDER LA LINEA DE DRENAJE SANITARIO.

CERTIFICATIONS:
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.

ENRIQUE FUENTES GARCIA

FINAL UTILITY REPORT FOR LOTS D, E, AND F, BLOCK 22, VAL VERDE PARK ESTATES SUBDIVISION

1.- WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS D, E, AND F, 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: (I$ 1,800.00 TOTAL)

2.- SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS D, E, AND F, OF THIS REPLAT, WILL BE PROVIDED WITH SEWAGE SERVICE BY A 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, ($ 1,450.00 TOTAL) PLUS AN ADDITIONAL AMOUNT OF $ 11,019.93 TO EXTEND SANITARY SEWER LINE ALONG DALLAS STREET

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.

ENRIQUE FUENTES GARCIA

Notes (Spanish - Espanol):

1. - Esta subdivision se encuentra dentro de los limites corporativos de el condado de Val Verde y dentro de la zona de juridiction extra - territorial de la Ciudad de Del Rio, Texas, y fuera de la zona de inundacion de 100 anos de acuerdo al Mapa Communitario de FEMA con numero de Panel 48465 C 1755 D, REVISADO JULIO 22, 2010

2. - Varilla corrugadas de 1/2 " fueron encontradas en esquinas originales y varillas corrugadas de 5/8" fueron instaladas en todaslas nuevas esquinas, a menos que se indique una diferencia.

3. - 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.

4. - Los lotes en esta subdivision son servidos con disposicion de aguas negras por medio de un sistema de drenaje sanitario mantenido y operado por la Ciudad de Del Rio, Texas.

5. - 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.

6. - Pudieran existir lineas o tubos de otras companias de utilidades en el area de las que el agrimensor no tiene conocimiento y por las cuales el agrimensor no asume ninguna responsabilidad.

7. - Solamente una vivienda se puede construir en cada lote de los incluidos en esta subdivision.

Notes (English):

1. - 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 1755 D, REVISED JULY 22, 2010

2. - 1/2 " iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.

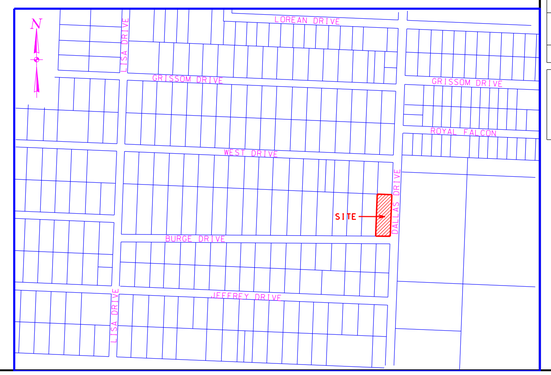
3. - The lots in this subdivision are currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.

4. - Lots in addition are served by a central sewer system, maintained and operated by the city of Del Rio, Val Verde County, Texas.

5. - 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.

6. - 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.

7. - No more than one detached single family dwelling per lot is allowed in any lot in this subdivision.



REPLAT VACATING SETBACK LINES AND ESTABLISHING LOTS D, E AND F, BLOCK 22, VAL VERDE PARK No. 2, OUT OF LOT 19, BLOCK 22, 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	App.

Designed by: ...
Drawn by: ...
Checked by: ...
Approved by: ...

Job No. P24-13
DATE
June, 2024

SHEET
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OF
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