

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 Replat creating Lots A, B & C, Block 10 Val Verde Park Estates out of Lot 27, Block 10, Val Verde Park Estates.

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

Being Lot Twenty-Seven (27), Block Ten (10), Val Verde Park Estates, according to the plot of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas and being the same tract of land conveyed to Joaquin Munoz in Warranty Deed dated April 16, 2004 recorded in Volume 892, Page 866 of the Official Public Records of Val Verde County, Texas.

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS TRACTS OF LAND CONVEYED TO RAGUA LLC BY DEED RECORDED IN DOCUMENT No. 00339040 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ESMERALDA AND ANGEL ARREDONDO, OWNERS OF THESE LOTS.

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

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.

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

THIS REPLAT OF LOT 27, BLOCK 4, 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

Being Lot Twenty-Seven (27), Block Ten (10) Val Verde Park Estates, according to the plat of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas and being the same tract of land conveyed to Joaquin Munoz in Warranty Deed dated April 16, 2004 recorded in Volume 892, Page 866 of the Official Public Records of Val Verde County, Texas.. and 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 RM Highway 2523 (Hamilton Lane) and the west right-of-way line of Harvey Drive for the north corner of Lot 27 and for a corner of this tract;

THENCE, S. 02° 15' 00" W. 224.24 ft., along the said west right-of-way line of Harvey Drive to a 5/8" iron pin set in the northeast corner of Lot 28, Block 10, Val Verde Park Estates for a corner of this tract;

THENCE, N. 87° 45' 00" W. 200.00 ft., along between common property lines of Lots 27 and 28 to a 5/8" iron pin set in the east property line of Lot 26 for a corner of this tract;

THENCE, N. 02° 15' 00" E. 84.44 ft., along the common property line between Lots 26 and 27 to a 5/8" iron pin set in the said south right-of-way line of RM Highway 2523 (Hamilton Lane) for a corner of this tract;

THENCE, with a circular curve to the right along the said south right-of-way line of RM Highway 2523 (Hamilton lane) with radius = 1,381.69 ft., with a chord bearing of N 57° 17' 47" E, and a length of 244.53 ft., to the Place of Beginning.

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

Notes:

1. - This subdivision is located within the city limits 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
2. - $\frac{1}{4}$ " iron rods were found on all original corners and
?" 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.

