

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Plat Application JC Vazquez Unit 2 Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for plat establishing JC Vazquez Unit 2 Subdivision out of Block 13, Section 2, Blocks 16 and 9, Section 4 and Block 12, Section 3, San Felipe Pastures.

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

Notice of Public Hearing

A Public Hearing will be held Wednesday December 4th at 9:15A.M. in the Old County Court at Law Building located at 207 E. Losoya St. Del Rio, Texas.

This public Hearing will be conducted by the Commissioner's Court. The purpose of this hearing is to allow the public to comment either for or against a plat establishing JC Vazquez Unit 2 Subdivision out of Block 13, Section 2, Blocks 16 and 9, Section 4 and Block 12, Section 3, San Felipe Pastures.

For further information you may call Val Verde County Health/Risk Management/Engineering Department 830-774-7570.

PLAT ESTABLISHING JC VAZQUEZ UNIT 2 SUBDIVISION
OUT OF BLOCK 13, SECTION 2, BLOCKS 16 AND 9, SECTION 4
AND BLOCK 12, SECTION 3, SAN FELIPE PASTURES
JC VAZQUEZ UNIT 2 SUBDIVISION

Being a 2.90 acre tract out of the 1. & G.N.R.R.CO. Survey No. 6, Abstract No. 1016, Val Verde County, Texas
and part of Block 13, Section 3, Block 12, Section 3, Block 16, Section 4 and Block 9, Section 4,
San Felipe Pastures as shown in Volume 1, Page 14 of the Map Records of 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 THROUGH HIS PRESIDENT THAT THIS PLAT WAS MADE FROM
AN ACTUAL SURVEY AND REPLAT THIS TRACTS OF LAND CONVEYED TO RELIABLE TOWING
AND TRUCK REPAIR BY DEED RECORDED IN DOCUMENT NO. 337414 OF THE OFFICIAL
PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

RELIABLE TOWING & TRUCK REPAIR
PRESIDENT

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

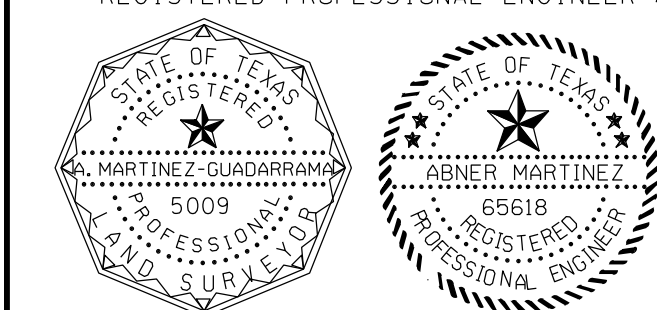
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____,
PRESIDENT OF RELIABLE TOWING AND TRUCK REPAIR OWNERS OF THESE LOTS.
THIS ____TH DAY OF _____, 2024

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



THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

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

NOTARY PUBLIC - 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 EASEMENTS AS SHOWN ON PLAT.

DATE _____ HON. LEWIS G. OWENS, COUNTY JUDGE

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE FOLLOWING:

CHAIRMAN - DEL RIO, TEXAS PLANNING & ZONING COMMISSION DATE: _____

MAYOR - DEL RIO, TEXAS CITY COUNCIL DATE: _____

CITY SECRETARY - CITY OF DEL RIO DATE: _____
ATTEST:

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:

- This subdivision is located within the corporate limits of Val Verde County, Texas in the Extra Territorial Jurisdiction of the City of Del Rio, Texas and is outside an special flood hazard area (100 year flood) as shown on FEMA/FIRM Map No. 48465 C 1055 D, revised July 22, 2010.
- 1/2" Iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
- 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.
- Lots in this subdivision 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

10.249 Acres

JVAR INC
DOC. # 337241
V.V.C.O.P.R.

BLOCK 13, SECTION 3,
SAN FELIPE PASTURE
VOL. 1, PG. 14,
V.V.C.M.R.

BLOCK 16, SECTION 4,
SAN FELIPE PASTURE
VOL. 1, PG. 14,
V.V.C.M.R.

BLOCK 9, SECTION 4,
SAN FELIPE PASTURE
VOL. 1, PG. 14,
V.V.C.M.R.

BLOCK 12, SECTION 3,
SAN FELIPE PASTURE
VOL. 1, PG. 14,
V.V.C.M.R.

ADDRESSES FOR LOTS 1-17, BLOCK 1			
LOT #	ADDRESS	LOT #	ADDRESS
1	-- LEWIS DR	10	-- LEWIS DR
2	-- LEWIS DR	11	-- LEWIS DR
3	-- LEWIS DR	12	-- LEWIS DR
4	-- LEWIS DR	13	-- LEWIS DR
5	-- LEWIS DR	14	-- LEWIS DR
6	-- LEWIS DR	15	-- LEWIS DR
7	-- LEWIS DR	16	-- LEWIS DR
8	-- LEWIS DR	17	-- LEWIS DR
9	-- LEWIS DR		

NOTE:
No more than one single family detached
dwelling shall be located on each lot.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES 1-17, BLOCK 1, JC VAZQUEZ UNIT 2 SUBDIVISION

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

LOTES 1-17 DE ESTE PLAT, RECIBIRAN SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUEÑOS DE ESTOS LOTES PLANEAN PAGAR APROXIMADAMENTE \$ 600.00 DOLARES POR SERVICIO, INCLUYENDO UN MEDIDOR. (1,200.00 TOTAL)

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

LOTES 1-17 DE ESTE PLAT, DISPONDRAÑ DE SUS AGUAS DE DESECHO EN UN SISTEMA DE COLECCION DE AGUAS NEGRAS ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUEÑOS DE ESTOS LOTES PLANEAN PAGAR APROXIMADAMENTE \$ 450.00 DOLARES POR SERVICIO, INCLUYENDO LOS PERMISOS CORRESPONDIENTES DE ESTA INSTALACION. (900.00 TOTAL)

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.

RELIABLE TOWING & TRUCK REPAIR
PRESIDENT

FINAL UTILITY REPORT FOR LOTS 1-17, BLOCK 1, JC VAZQUEZ UNIT 2 SUBDIVISION

- 1.- WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS 1-17 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. (1,200.00 TOTAL)
2. SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS 1-17 OF THIS REPLAT WILL SERVED BY A WASTEWATER COLLECTION SYSTEM OWNED, MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, TEXAS. THE OWNERS OF THESE LOTS ARE PALNNING TO PAY ABOUT \$ 450.00 PER SERVICE, INCLUDING THE CORRESPONDING PERMITS. (900.00 TOTAL)
- CERTIFICATIONS:
BY SIGNATURES 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.

RELIABLE TOWING & TRUCK REPAIR
PRESIDENT

METES AND BOUNDS DESCRIPTION FOR 2.90 ACRES

Situated in Val Verde County, Texas and being a 2.90 acre tract out of the 1. & G.N.R.R.CO. Survey No. 6, Abstract No. 1016, Val Verde County, Texas and part of Block 13, Section 3, Block 12, Section 3, Block 16, Section 4 and Block 9, Section 4, San Felipe Pastures as shown in Volume 1, Page 14 of the Map Records of Val Verde County, Texas and out of and part of a 35.498 acre tract as recorded in Document No. 00334916 of the official public records of Val Verde County, Texas. Said 2.90 acre-tract being more particularly described by metes and bounds as follows:

BEGINNING, at a Texas Department of Transportation type 2 concrete marker found at the intersection of the southwest right-of-way line of State Loop 79 and the northeast right-of-way line of Lewis Drive for the southeast corner of said 35.498 acre-tract and for a corner of this tract:

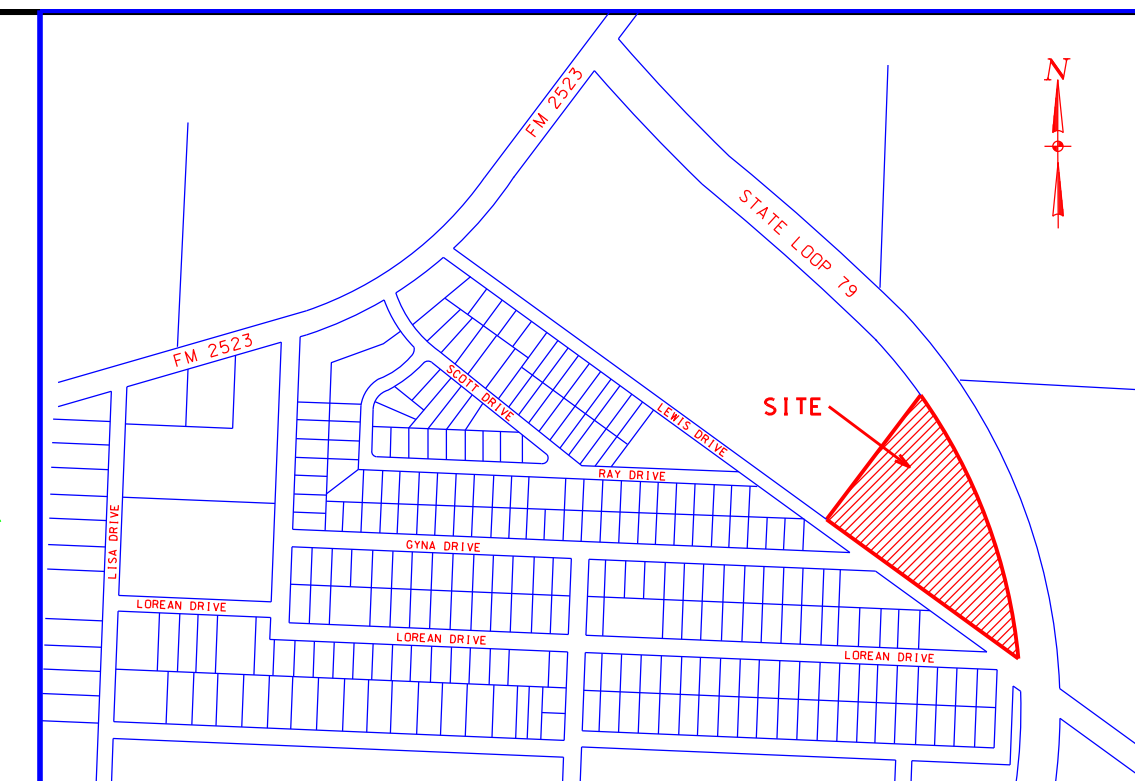
THENCE, N 53°15' 02" W, along the northeast right-of-way line of Lewis Drive, a distance of 1,109.48 feet to a 5/8" iron pin set for a corner of this tract;

THENCE, N 39°41' 57" E, a distance of 120.0 feet to a 5/8" iron pin set for a corner of this tract;

THENCE, S 53°15' 02" E, a distance of 992.51 feet to a 5/8" iron pin set in the southwest right-of-way line of State Loop 79 for a corner of this tract;

THENCE, along the southwest right-of-way line of State Loop 79, along a curve to the right with a radius of 1,977.74', a chord which bears S 06°53'22" E, and an arc length of 99.24 feet to a 1x00T type 2 concrete marker found for the point of compound curvature of a curve to the right and a corner of this tract;

THENCE, along the arc of said curve to the right with a radius of 2,243.54 feet, a chord which bears S 04°38'04" E, and an arc length of 64.01 feet to the Place of Beginning.



SYMBOLOLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- ◇ RAILROAD SPIKE
- ⊕ WATER VALVE
- ⊗ WATER METER
- ⊙ CLEAN OUT
- ⊕ POWER POLE
- ⊙ MANHOLE
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ TxDOT MONUMENT
- SIGN

Scale 1" = 60'

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

Designed by: ...	Drawn by: ...	Checked by: ...	Approved by: ...	No.	Date	Revisions	App.

Job No. P24-13
DATE
Oct., 2024
SHEET
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OF
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