

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of preliminary replat Guardiola Subdivision

An application has been received by the Val Verde County Health Department for Replat creating lots 1 through 16 Guardiola Subdivision out of Tract E, Rogers Subdivision.

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

Situated in Val Verde County, Texas and being Tract E, Rogers Subdivision according to the map or plat recorded in Slide 153, Side B, of the Map Records of Val Verde County, Texas.

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THESE LOTS CONVEYED TO JAG CONTRACTOR AND DEVELOPERS LLC BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 349630, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUAN A. GUARDIOLA JR.,
PRESIDENT OF JAG CONTRACTOR AND DEVELOPERS LLC, OWNERS OF THESE LOTS.

THIS _____ TH DAY OF _____, 2024

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

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 SHOWN ON PLAT.

DATE _____ HON. LEWIS OWENS, COUNTY JUDGE

1. - This subdivision is located outside the city limits of Del Rio, Texas and within the corporate limits of Val Verde County, Texas and is outside the 100 year Flood Prone Area as depicted in FEMA Community Panel No. 48465C 1645 D. Effective JULY 22, 2010.

- 2- 1/2" iron rods were set on all original corners and 3/8" iron rods were set on all new corners unless otherwise marked.
- 3- Developers of these lots will provide a Septic tank for each Lot.
- 4- The lots in this subdivision will be served by a public water 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- In no more than one detached single family dwelling per lot is allowed.
- 8- No lot in this subdivision, except for Lot 7B, said Lot 7B will be subdivided into more than one lot.

CITY SECRETARY - CITY OF DEL RIO DATE:

ADNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

GUARDIOLA SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. EL COSTO ESTIMADO PARA PROVEER SERVICIO DE AGUA POTABLE, SERA DE \$ 600.00, INCLUYENDO LINEA DE SERVICIO Y MEDIDOR PARA CADA LOTE.

ORENAJE: DESCRIPCION, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL ORENAJE PARA LA SUBDIVISION
GUARDIOLA SUBDIVISION. RECIBIRA SU PROVISION DE ORENAJE A TRAVES DE FOSAS SEPTICAS.
MANTENIDAS POR EL DUEÑO. EL COSTO ESTIMADO PARA OBTENER SERVICIO SANITARIO SERA DE \$ 5000.0.

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 18-343 DEL CODIGO DEL AGUA DEL ESTADO TEXAS.
CERTIFICAMOS QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
EL SERVICIO DE FOSA SEPTICA PARA EL LOTE 1, SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO CON UN COSTO DE \$ 5000.00.

WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

GUARDIOLA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY A SYSTEM OWNED OPERATED AND MAINTAINED BY THE CITY OF DEL RIO, TEXAS. THE ESTIMATED COST TO PROVIDE WATER SERVICE TO EACH LOT IN THIS SUBDIVISION WILL BE \$ 600.00, INCLUDING SERVICE LINE AND METER.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
SEWAGE GUARDIOLA SUBDIVISION WILL BE PROVIDED WITH SEWER BY PRIVATE
SEPTIC TANKS MAINTAINED AT THE OWNERS EXPENSE, THE ESTIMATED COST TO PROVIDE
SEWER SERVICE TO THE LOTS IN THIS SUBDIVISION WILL BE \$ 5000.0.

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. WE CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED ON-SITE SEWAGE FACILITY, DISCUSSED ABOVE, ARE ABOUT 5000.00 FOR LOT 1.

Located in Val Verde County, Texas and being Tract E, Rogers Subdivision, according to the map or plat recorded in Slide 153, Side B, of the Map Records of Val Verde County, Texas. Said Tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin found at the intersection of the south right-of-way line of Wagon Wheel Road and the west right-of-way line of Hockberry Lane for the north corner of said Tract E and for a corner of this tract:

Thence, along the said west right-of-way line of Hackberry Lane, S 17° 34' 06" E, 636.49 Ft., to a 3/8" iron pin found for a corner of this tract;

Thence, S 85° 26' 00" W, 602.01 Ft., to a 1/2" iron pin found for the southeast corner Tract D, Rogers Subdivision and for a corner of this tract;

Thence, along common property line of Tracts D and E, N 01° 52' 00" E, 799.20 ft. to a 3/8" iron pin found on the said south right-of-way line of Wagon Wheel Road for a corner of this tract.

Thence, continuing along the said south right-of-way line of Wagon Wheel Road, N 66° 27' 00" E, 348.0 ft., to the Place of Beginning.

TRACT 1
239 Wagon Wheel

○ FOUND 1/2" IRON ROD
 ● FOUND 3/8" IRON ROD
 ∅ POWER POLE
 ⊕ WATER VALVE
 ⚡ FIRE HYDRANT

Scale 1" = 60

REPLAT
CREATING LOTS 1 THROUGH 16,
GUARDIOLA SUBDIVISION
OUT OF TRACT E, ROGERS SUBDIVISION
VERDE COUNTY, TEXAS.
(RESIDENTIAL SUBDIVISION)

AMISTAD CONSULTING SERVICES
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