

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 modifying setback lines and creating lots A, B, and C, Blk. 6, Val Verde Park Estates, out of Lot 1 Blk. 6, Val Verde Park Estates.

It will be presented for final consideration during our regular Commissioner Court meeting on August 13, 2025 at the Old County Court-At-Law Building at 207 E. Losoya St. at 9:00 A.M.

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

REPLAT VACATING SETBACK LINES AND CREATING LOTS A, B, AND C, BLOCK 6, VAL VERDE PARK ESTATES, OUT OF LOT 1, BLOCK 6, VAL VERDE PARK ESTATES VAL VERDE COUNTY, TEXAS.

Being Lot One (1), Block Six (6), Val Verde Park Estates, according to the plat of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas.

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

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 AMG6 HOME BUILDERS DEED RECORDED IN DOCUMENT No. ----- OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

MICHAEL GUERRERO, OWNER OF
AMG6 HOME BUILDERS, LLC

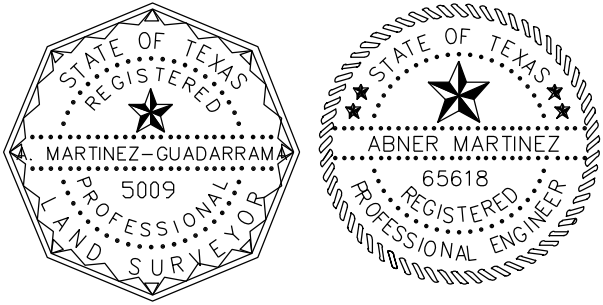
THE STATE OF TEXAS)(
COUNTY OF VAL VERDE)(
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL GUERRERO,
OWNER OF AMG6 HOME BUILDERS, LLC, OWNERS OF THESE LOTS.

THIS ____TH DAY OF _____, 2025

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, TX
REGISTERED PROFESSIONAL ENGINEER # 65618, TX



THE STATE OF TEXAS)(
COUNTY OF VAL VERDE)(
SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2025

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THIS REPLAT OF LOT 1, BLOCK 6, VAL VERDE PARK ESTATES HAS BEEN APPROVED
IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

THIS ____ TH DAY OF _____, 2025

City Planner

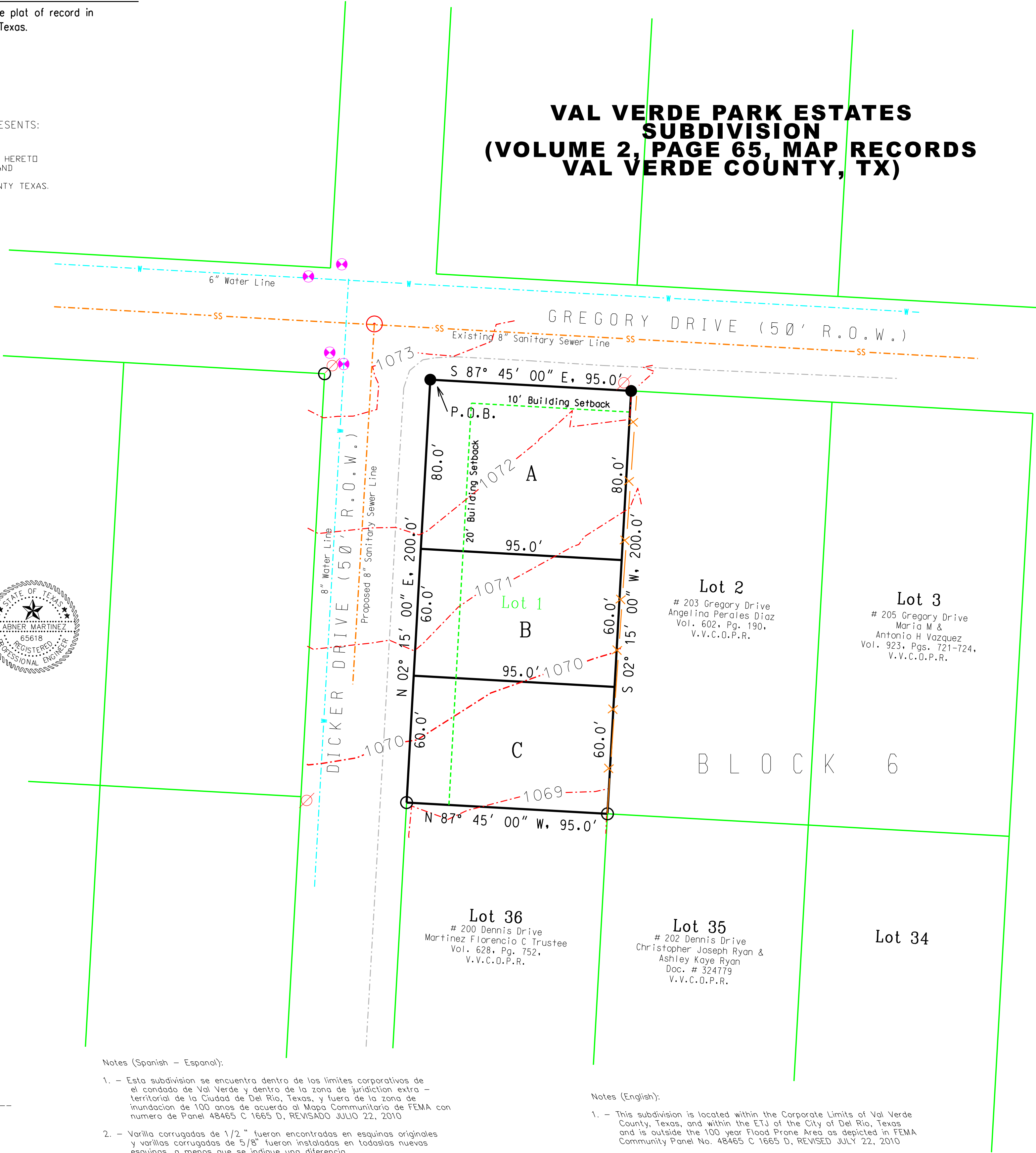
THE STATE OF TEXAS)(
COUNTY OF VAL VERDE)(
PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS,
AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT WITHOUT
OBLIGATION OR RESPONSIBILITY ON THE PART OF VAL VERDE COUNTY TO CONSTRUCT
OR MAINTAIN STREETS OR ACCESS AND UTILITY EASEMENTS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

DATE _____ HON. LEWIS OWENS, VAL VERDE COUNTY JUDGE

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

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

VAL VERDE PARK ESTATES
SUBDIVISION
(VOLUME 2, PAGE 65, MAP RECORDS
VAL VERDE COUNTY, TX)



Notes (Spanish - Español):

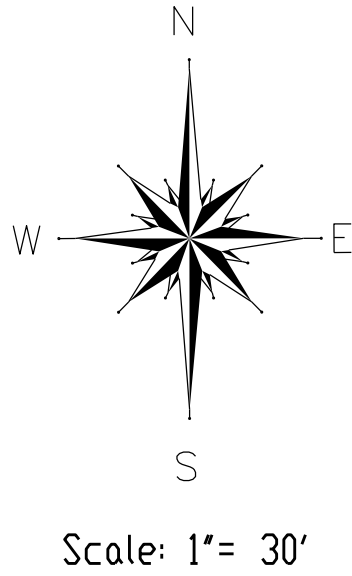
- Esta subdivisión se encuentra dentro de los límites corporativos de el condado de Val Verde y dentro de la zona de jurisdicción extra territorial de la Ciudad de Del Rio, Texas, y fuera de la zona de inundación de 100 años de acuerdo al Mapa Comunitario de FEMA con numero de Panel 48465 C 1665 D, REVISADO JULIO 22, 2010
- Varilla corrugadas de 1/2 " fueron encontradas en esquinas originales y varillos corrugados de 5/8" fueron instaladas en todos los nuevos esquinas, a menos que se indique una diferencia.
- Los lotes en esta subdivisión son servidos con provisión de agua potable por medio de un sistema de agua mantenido y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivisión serán servidos con disposición de aguas negras por medio de un sistema de drenaje sanitario mantenido y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivisión son servidos con con electricidad por AEP / Central Power and Ligh Company, una compañía de utilidad pública operada bajo las leyes y regulaciones del Estado De Texas.
- Pudieran existir líneas o tubos de otras compañías de utilidades en el área de las que el agrimensor no tiene conocimiento y por las cuales el agrimensor no asume ninguna responsabilidad.
- Solamente una vivienda se puede construir en cada lote de los incluidos en esta subdivisión.

Notes (English):

- 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 1665 D, REVISED JULY 22, 2010
- 1/2 " iron rods were found on all original corners and 7" iron rods were set on all new corners unless otherwise marked.
- 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.
- Lots in addition 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 assumed herein.
- No more than one detached single family dwelling per lot is allowed in any lot in this subdivision.

SYMBOLOLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- CLEAN OUT
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊗ POWER POLE
- ⊕ MANHOLE



METES AND BOUNDS DESCRIPTION

Being Lot One (1), Block Six (6), Val Verde Park Estates, according to the plat of record in Volume 2, Page 65, of the Map Records, Val Verde County, Texas. Said Tract 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 Gregory Drive and the east right-of-way line of Dicker Drive for the northwest corner of Lot 1 and for a corner of this tract;

THENCE, S. 87° 45' 00" E. 95.0 ft., along the said south right-of-way line of Gregory Drive to a 5/8" iron pin set in the northwest corner of Lot 2, Block 6, Val Verde Park Estates for a corner of this tract;

THENCE, S. 02° 15' 00" W. 200.00 ft., along the common property line of Lots 1 and 2 to a 1/2" iron pin found in the common property corner of Lots 1, 2, 35 and 36 for a corner of this tract;

THENCE, N. 87° 45' 00" E. 95.0 ft., along the common property line between Lots 1 and 36 to a 5/8" iron pin found in the said east right-of-way line of Dicker Drive for a corner of this tract;

THENCE, N. 02° 15' 00" E. 200.00 ft., along the said east right-of-way line of Dicker Drive to the Place of Beginning.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES A, B & C, BLOCK 6, VAL VERDE PARK ESTATES SUBDIVISION

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

LOTES A, B & C DE ESTE REPLAT, RECIBIRAN SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. LOS DUEÑOS DE ESTOS LOTES PLANEAR PAGAR APROXIMADAMENTE \$ 600.00 DOLARES POR SERVICIO, INCLUYENDO UN MEDIDOR. (\$ 1,600.00 TOTAL)

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

LOTES A, B & C DE ESTE REPLAT, DISPONDRAN 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 PLANEAR PAGAR APROXIMADAMENTE \$ 450.00 DOLARES POR SERVICIO, INCLUYENDO LOS PERMISOS CORRESPONDIENTES DE ESTA INSTALACION. (\$ 1,350.00 TOTAL DE SERVICIOS)

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.

MICHAEL GUERRERO, OWNER OF
AMG6 HOME BUILDERS, LLC

FINAL UTILITY REPORT FOR LOTS A, B & C, BLOCK 6, VAL VERDE PARK ESTATES SUBDIVISION

1.- WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

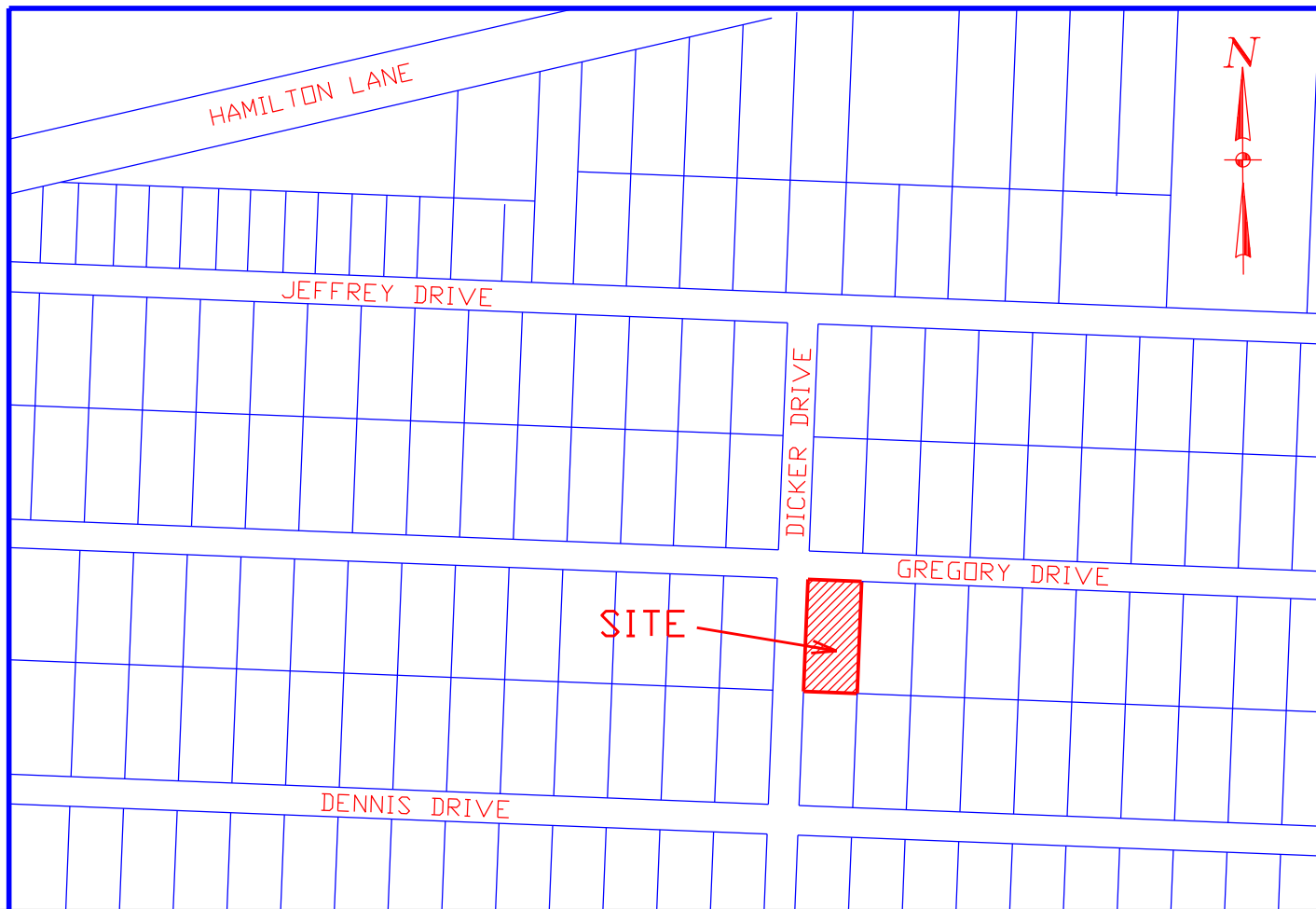
LOTS A, B & C OF THIS REPLAT, WILL BE PROVIDED WITH POTABLE WATER BY A SYSTEM OWNED MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, TEXAS. THE ESTIMATED COST TO PROVIDE WATER SERVICE TO THE LOTS IN THIS REPLAT WILL BE \$ 600.00 PER SERVICE, INCLUDING SERVICE LINE AND METER. (\$ 1,600.00 TOTAL)

2. SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

LOTS ON 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 PLANNING TO PAY ABOUT \$ 450.00 PER SERVICE, INCLUDING THE CORRESPONDING PERMITS. (\$ 1,350.00 TOTAL)

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.

MICHAEL GUERRERO, OWNER OF
AMG6 HOME BUILDERS, LLC



REPLAT VACATING SETBACK LINES AND CREATING LOTS A, B, AND C, BLOCK 6, VAL VERDE PARK ESTATES, OUT OF LOT 1, BLOCK 6, VAL VERDE PARK ESTATES, 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

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

Job No. P25-001
DATE: June, 2025
SHEET
OF
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