

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of preliminary Replat Application establishing Rocker Siete Unit 1 Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Replat establishing Rocker Siete Unit 1 Subdivision out of block 5, section 3 and block 12, section 3, San Felipe Pastures and out of survey No. 6, block 3, I. & G. N. RR. Co., Val Verde County, Texas

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 ESTABLISHING ROCKER SIETE UNIT 1 SUBDIVISION
OUT OF BLOCK 12, SECTION 3, SAN FELIPE PASTURES
AND OUT OF SURVEY NO. 6, BLOCK 3, I. & G. N. RR. Co.,
VAL VERDE COUNTY, TEXAS

ROCKER SIETE UNIT 1 SUBDIVISION
Being a 6.80 acre tract out of the I. & G. N. R.R. Co. Survey No. 6, Abstract No. 1016, Val Verde County, Texas
and part of Block 12, Section 3, Block 3, 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) I KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAME IS SUBSCRIBED HEREIN
AND IN PERSON, ACKNOWLEDGES THROUGH HIS PRESIDENT THAT THIS PLAT WAS MADE FROM
AN ACTUAL SURVEY AND REPEAT THIS TRACTS OF LAND CONVEYED TO ROCKER SIETE
PROPERTIES LP BY DEED RECORDED IN DOCUMENT NO. 359614 OF THE OFFICIAL
PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

ROCKER SIETE PROPERTIES LP
GEORGE HARGROVE, PRESIDENT

THE STATE OF TEXAS)
COUNTY OF VAL VERDE) I
THIS 14th DAY OF 2025
WEST DRIVE (50' R.O.W.)

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE) I
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.

ADRIAN MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009, TEXAS
REGISTERED PROFESSIONAL ENGINEER # 63618, TEXAS



THE STATE OF TEXAS)
COUNTY OF VAL VERDE) I
SWORN AND SUBSCRIBED BEFORE ME, THIS 14th DAY OF 2025

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE) I
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

ADRIAN MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

FINAL UTILITY REPORT FOR LOTS 1-31, BLOCK 1, ROCKER SIETE UNIT 1 SUBDIVISION

1. WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS 1-31 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
\$ 450.00 PER SERVICE, INCLUDING SERVICE LINE AND METER, (1,200.00 TOTAL).

2. SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
LOTS 1-31 OF THIS REPLAT WILL BE SERVED BY A WASTEWATER COLLECTION SYSTEM OWNED, MAINTAINED
AND OPERATED BY THE CITY OF DEL RIO, TEXAS. THE OWNERS OF THESE LOTS ARE PROMISING
TO PAY ABOUT \$ 450.00 PER SERVICE, INCLUDING THE CORRESPONDING PERMITS, (1,900.00 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.

ROCKER SIETE PROPERTIES LP
GEORGE HARGROVE, PRESIDENT

REPORTE FINAL DE SERVICIOS SANITARIOS PARA LOTES 1-31, BLOCK 1, ROCKER SIETE UNIT 1 SUBDIVISION

1. PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
LOTES 1-31 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 PLANEAR
PAGAR APROXIMADAMENTE \$ 450.00 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 1-31 DE ESTE PLAT, DISPONDRAN DE SUS AGUAS DE DRENAJE 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, (1,900.00 TOTAL).

CERTIFICACIONES:
POR MEDIO DE FIRMAS, CERTIFICAMOS QUE EL SERVICIO DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE
DOCUMENTO CUMPLEN CON LAS REGLAS MODELO QUE REGLEN LA FORMACION DE SUBDIVISIONES, ADOPTADAS
EN LA SECCION 16-343 DEL CODIGO DE AGUA DEL ESTADO TEXAS.

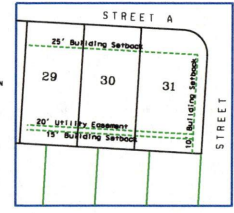
ROCKER SIETE PROPERTIES LP
GEORGE HARGROVE, PRESIDENT

SYMBOLLOGY

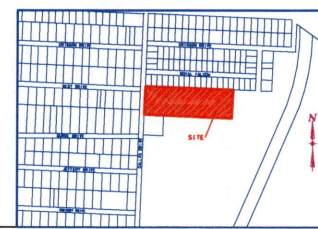
- FOUND 1/2" IRON ROD
- SET 1/4" IRON ROD
- RAILROAD SPIKE
- WATER VALVE
- WATER METER
- CLEAN OUT
- POWER POLE
- MANHOLE
- LIGHT POLE
- FIRE HYDRANT
- TXDOT MONUMENT
- SIGN



FALCON TERRACE
(SLIDE 361 SIDE B, MAP RECORDS
VAL VERDE COUNTY, TX)



- Notes:
- This subdivision is located within the corporate limits of Val Verde County, Texas, in the Eastern portion of the Section 3 of the Block 12, San Felipe Pastures as shown in PLAT Map No. 48460-0-1600-0, revised July 12, 2016.
 - 1/2" iron rods were found on all original corners and 1/4" 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.
 - The lots in this subdivision will be 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 AMSTAD 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.



REPLAT ESTABLISHING ROCKER SIETE UNIT 1 SUBDIVISION
OUT OF BLOCK 12, SECTION 3, SAN FELIPE PASTURES
AND OUT OF SURVEY NO. 6, BLOCK 3, I. & G. N. RR. Co.,
VAL VERDE COUNTY, TEXAS

AMSTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM - 101-101 TEXAS
601 S. Garfield, Del Rio, Texas 78840
Phone: (830) 776-4679
Email: amstadin@amstadinconsulting.net

Designed by	Drawn by	Checked by	Approved by

JOB NO. P25-12
DATE
AUGUST 1, 2025
SHEET
OF
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