

VAL VERDE COUNTY



County Health /Risk Management Department

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

September 27, 2022

Notice of Replat Application Lots 1A and 1B Val Verde Park No.2 Out of Lot 1 Block 13

An application has been received in the Val Verde County Health Department for Re-plat on Lot 1 Block 13, Val Verde Park No. 2

As per Local Government Code Subchapter B Section 232.041(b-1) (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, and written notice to every owner within 200-feet will be sent.

If you have any questions regarding this application or for further information you call Val Verde County Health department at 830-774-7569 or 830-774-7570.

**REPLAT VACATING
LOT 1, BLOCK 13, VAL VERDE PARK No. 2
AND ESTABLISHING LOTS 1A AND 1B, BLOCK 13,
VAL VERDE PARK No. 2, OUT OF LOT 1, BLOCK 13,
VAL VERDE PARK No. 2
VAL VERDE COUNTY, TEXAS.**

Situated in Val Verde County, Texas and being Lot 1,
Block 13, of the Val Verde Park No. 2 Subdivision, according to the Plat
recorded in Volume 2, Page 68, of the Deed Records of Val Verde County, Texas.

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE X X I KNOW ALL MEN BY THESE PRESENTS,

THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAME IS DESCRIBED HEREIN
AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND
REPLAT THIS TRACT OF LAND GRANTED TO JUAN ALBERTO CASTELLO BY DEED RECORDED IN
DOCUMENT NUMBER 05551915 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

JUAN ALBERTO CASTELLO

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE X X THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. JUAN CASTELLO,
OWNER OF THESE LOTS,
THIS 20 DAY OF AUGUST 2022

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE X X 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.

JOSE MARTINEZ - CHIDARRANA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS X X
COUNTY OF VAL VERDE X X

SHOWN AND SUBSCRIBED BEFORE ME, THIS 20 DAY OF AUGUST 2022

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE X X

PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY,
TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT
WITHOUT OBJECTION OR RESPONSIBILITY ON THE PART OF VAL VERDE
COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR EASEMENTS AS SHOWN ON PLAT.

DATE HON. LEWIS G. BROWN, COUNTY JUDGE

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE FOLLOWING:

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

WARD - DEL RIO, TEXAS CITY COUNCIL DATE:

CITY SECRETARY - CITY OF DEL RIO DATE:

ATTEST:

Notas (Spanish) - Español:

- Esta subdivisión se encuentra dentro de los límites corporativos de el condado de Val Verde y dentro de la zona de jurisdicción dentro territorial de la Ciudad de Del Rio, Texas, y fuera de la zona de jurisdicción de 100 años de edad de el agua Comunitaria de la FCHA con número de Parcel 4840, C. 175 D, REVISADO JULIO 22, 2015.
- Varilla coronadas de 1/2" fueron encontradas en secciones originales y varillas coronadas de 5/8" fueron instaladas en todas las nuevas secciones, a menos que se indique otra medida.
- Los lotes en esta subdivisión son servidos con provisión de agua potable por medio de un sistema de agua enterrado y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivisión son servidos con disposición de aguas negras por medio de un sistema de aguas enterrado y operado por la Ciudad de Del Rio, Texas.
- Los lotes en esta subdivisión son servidos con electricidad por AEP Central Power and Light Company, una compañía de utilidad pública operada bajo las leyes y regulaciones del Estado de Texas.
- Fuera de este plat, existen secciones de otros propietarios de utilidades en el área de los que el agrimensor no tiene conocimiento y por las cuales el agrimensor no debe ninguna responsabilidad.
- No queda un terreno sin poder 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 ETR of the City of Del Rio, Texas, and is outside the 100 year Flood Protection as depicted in FEMA Community Panel No. 4840 S 1755 D, REVISED JULY 22, 2015.
- 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise noted.
- 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 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 shown. The surveyor is unaware of and no liability may exist in assumed herein.
- No acre shall be designed single family dwelling per lot is shown in any lot in this subdivision.

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

JOSE MARTINEZ CHIDARRANA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

NOTES AND BOUNDS DESCRIPTION FOR LOTS A, B AND C

Situated in Val Verde County, Texas and being Lot 1, Block 13, of the Val Verde Park No. 2 Subdivision, according to the Plat recorded in Volume 2, Page 68, of the Deed Records of Val Verde County, Texas and being more particularly described by area and bounds as follows:

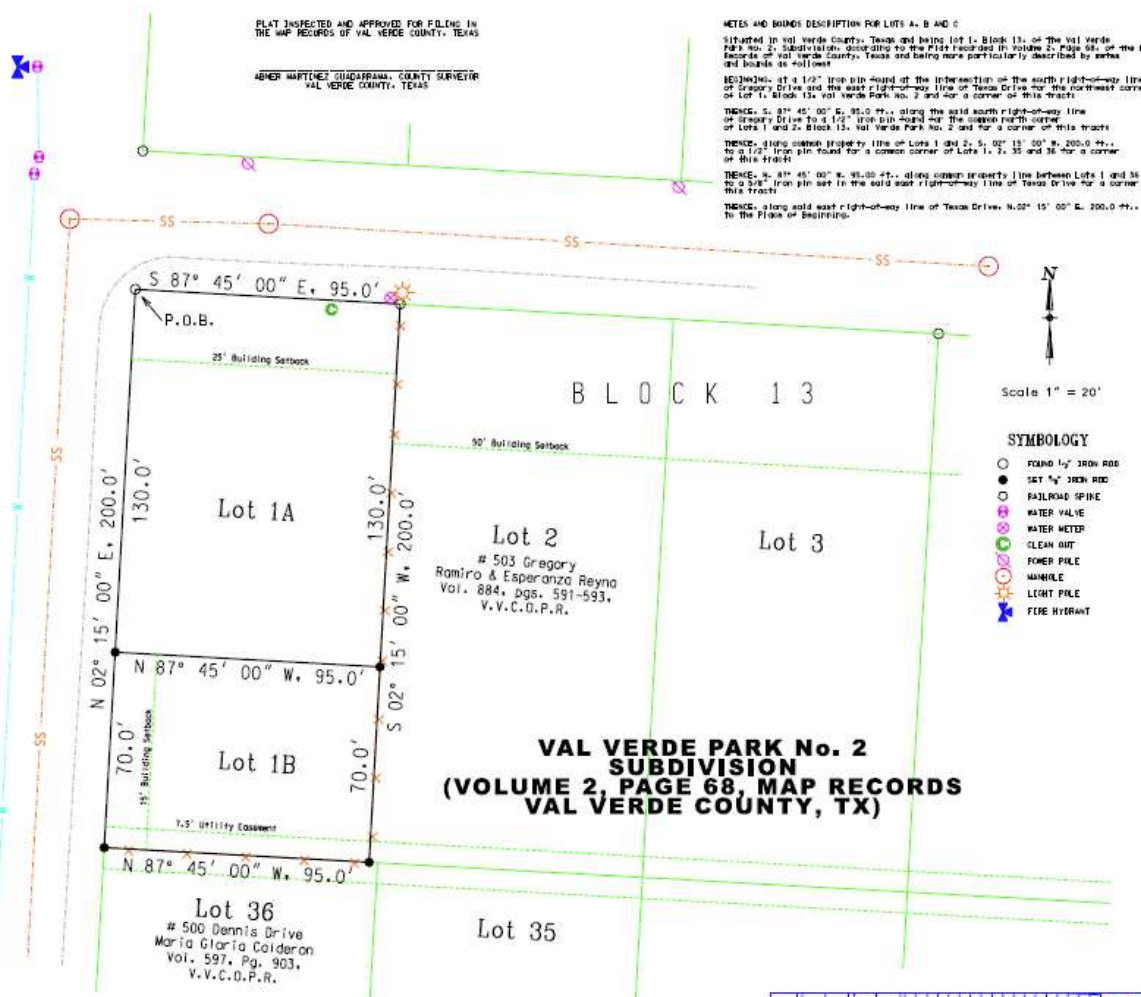
BOUNDARY: of a 1/2" iron pin found at the intersection of the south right-of-way line of Gregory Drive and the east right-of-way line of Texas Drive for the northwest corner of Lot 1, Block 13, Val Verde Park No. 2 and for a corner of this tract.

TRACE: S. 87° 45' 00" E. 95.0' ft., along the solid south right-of-way line of Gregory Drive to a 1/2" iron pin found for the common north corner of Lots 1 and 2, Block 13, Val Verde Park No. 2 and for a corner of this tract.

TRACE: along common property line on Lots 1 and 2, S. 02° 15' 00" W. 200.0' ft., to a 1/2" iron pin found for a common corner of Lots 1, 2, 35 and 36 for a corner of this tract.

TRACE: N. 87° 45' 00" W. 95.00' ft., along common property line between Lots 1 and 35 to a 3/8" iron pin set in the solid east right-of-way line on Texas Drive for a corner of this tract.

TRACE: along solid east right-of-way line of Texas Drive, N. 02° 15' 00" E. 200.0' ft., to the Place of Beginning.



- SYMBOLOLOGY**
- FOUND 1/2" IRON ROD
 - SET 3/8" IRON ROD
 - RAILROAD SPINE
 - WATER VALVE
 - WATER METER
 - CLEAN OUT
 - POWER POLE
 - MANHOLE
 - LIGHT POLE
 - FIRE HYDRANT

**VAL VERDE PARK No. 2
SUBDIVISION
(VOLUME 2, PAGE 68, MAP RECORDS
VAL VERDE COUNTY, TX)**

Lot 2
503 Gregory
Ramiro & Esperanza Reyna
Vol. 884, pgs. 591-593,
V.V.C.O.P.R.

Lot 36
500 Dennis Drive
Maria Gloria Calderon
Vol. 597, Pg. 903,
V.V.C.O.P.R.



REPLAT VACATING LOT 1, BLOCK 13, VAL VERDE PARK No. 2
AND ESTABLISHING LOTS 1A AND 1B, BLOCK 13,
VAL VERDE PARK No. 2, OUT OF LOT 1, BLOCK 13,
VAL VERDE PARK No. 2, VAL VERDE COUNTY, TEXAS.

AMSTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING ZONE - JACKSONVILLE
608 S. UNIVERSITY AVENUE
JACKSONVILLE, FL 32202
Phone: 904.778-4678
Email: amst@amstconsulting.net

Designed by _____
Drawn by _____
Checked by _____
Approved by _____
Job No. P22-13
DATE
AUG 2022
SHEET
OF