

VAL VERDE COUNTY



County Health /Risk Management Department

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

March 25, 2022

Notice of Replat Application Lot 11 Las Palmas Unit 2 Subdivision, Val Verde County, Texas

An application has been received in the Val Verde County Health Department for Re-plat on Lot 11, Las Palmas Unit 2 Subdivision, Establishing lots 11-A, 11-B and 11-C , Val Verde County, Texas.

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 ESTABLISHING
LOTS 11-A, 11-B, & 11-C,
LAS PALMAS UNIT 2 SUBDIVISION
OUT OF A PORTION OF LOT 11,
LAS PALMAS UNIT 2 SUBDIVISION
DEL RIO, TEXAS.**

Being the northwest part of Lot 11, Las Palmas Unit 2 Subdivision, as shown in Slide 132, Side B, Map Records of Val Verde County, Texas.

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

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBER HEREON AND IN PERSON, ACKNOWLEDGE THAT THIS REPLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS LOTS CONVEYED TO SYNTHIA G. RODRIGUEZ & RUBEN RODRIGUEZ BY INSTRUMENT NO. 00292988 AND TO RUBEN RODRIGUEZ JR., JENNIFER RODRIGUEZ, CHRISTINE LYNETTE RODRIGUEZ AND FATHERINE ELIZABETH MARTINEZ BY INSTRUMENT NO. 00292989 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

SYNTHIA G. RODRIGUEZ RUBEN RODRIGUEZ RUBEN RODRIGUEZ JR.
508 E. Merit Street
Del Rio, Texas 78840

JENNIFER RODRIGUEZ CHRISTINE LYNETTE RODRIGUEZ FATHERINE ELIZABETH MARTINEZ

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SYNTHIA G. RODRIGUEZ, RUBEN RODRIGUEZ, RUBEN RODRIGUEZ JR., JENNIFER RODRIGUEZ, CHRISTINE LYNETTE RODRIGUEZ AND FATHERINE ELIZABETH MARTINEZ OWNERS OF THESE LOTS.

THIS TH DAY OF 2022

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS X X
COUNTY OF VAL VERDE

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE GROUNDS, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE COUNTY, TEXAS.

MINOR MARTINEZ - GUACARAHUA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS X X
COUNTY OF VAL VERDE

SWORN AND SUBSCRIBED BEFORE ME, THIS DAY OF 2022

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 OBJECTION OR REQUISICITY ON THE PART OF VAL VERDE COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR ACCESS AND UTILITY EASEMENT AS MAY BE SHOWN ON PLAT.

DATE NOW, LEUIS OWENS, VAL VERDE COUNTY CLERK

This plat has been reviewed and approved by the following:

Chairman - Del Rio, Texas Planning & Zoning Commission
Somas

Mayor - Del Rio, Texas City Council
Somas

City Secretary - City of Del Rio
Somas

FIELD NOTES DESCRIPTION:

Located in Val Verde County, Texas, and being a 7.5 acre tract of land out of and part of Lot 11, Las Palmas Subdivision Unit 2, according to the plat of said subdivision in Slide 132, Side B of the Map Records of Val Verde County, Texas, and being more particularly described by name and bounds as set forth below:

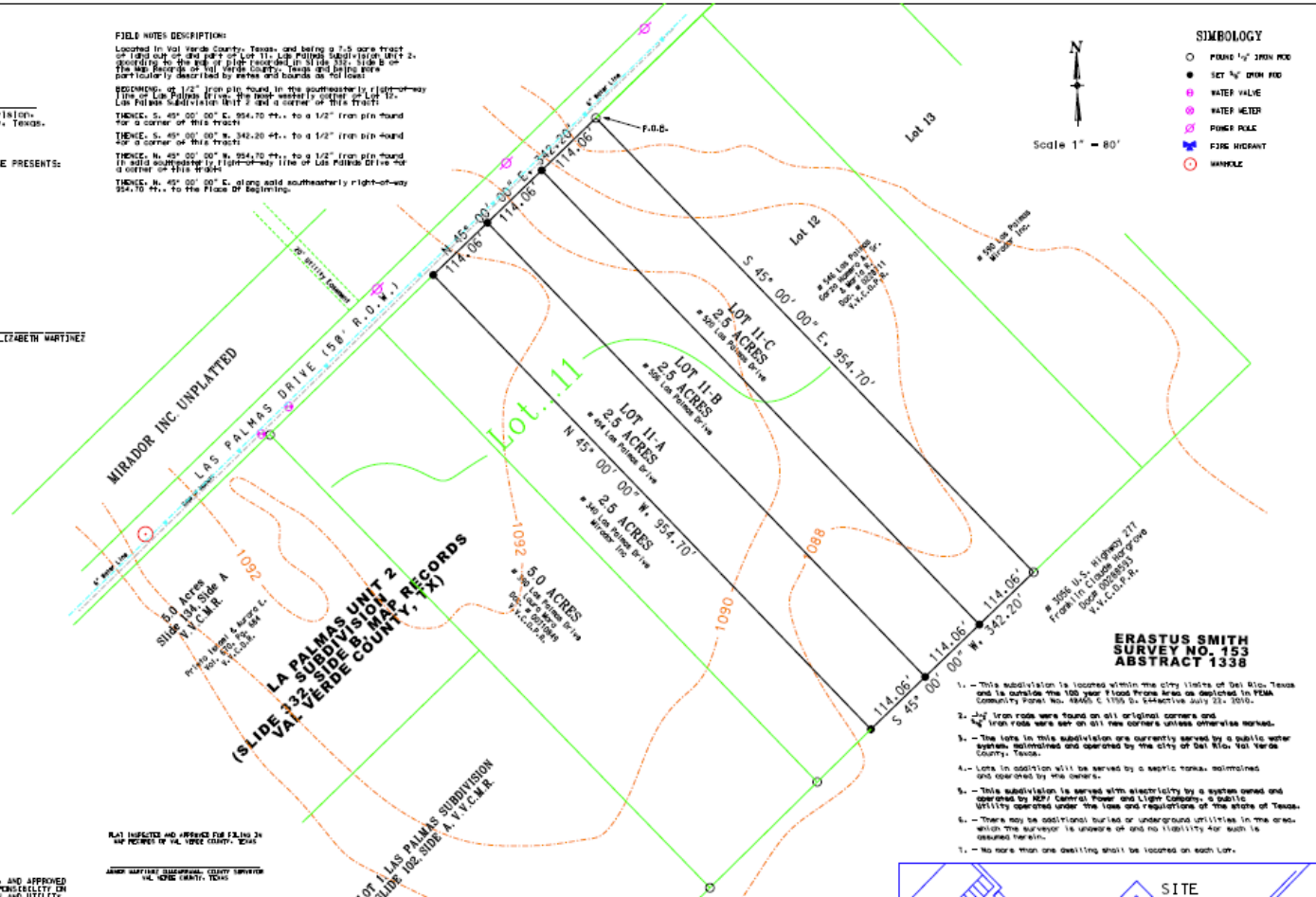
BEING: 1/2" iron pin found in the southwestly right-of-way line of Las Palmas Unit 2, and a corner of this tract.

THENCE, S. 45° 00' 00" E. 954.70' ft., to a 1/2" iron pin found at a corner of this tract.

THENCE, S. 45° 00' 00" E. 342.20' ft., to a 1/2" iron pin found in said southwestly right-of-way line of Las Palmas Drive at a corner of this tract.

THENCE, N. 45° 00' 00" E. 954.70' ft., to a 1/2" iron pin found at a corner of this tract.

THENCE, N. 45° 00' 00" E. 342.20' ft., to the Place of Beginning.



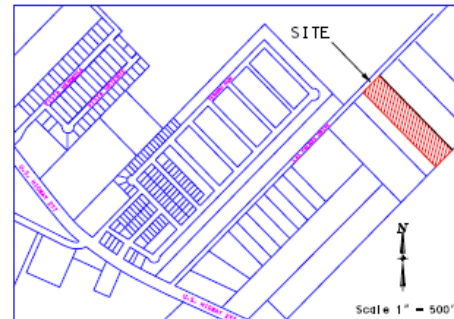
SIMBOLOGY

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN
- WATER VALVE
- WATER METER
- POWER POLE
- FENCE INDICANT
- HATCHLINE

Scale 1" = 80'

**ERASTUS SMITH
SURVEY NO. 153
ABSTRACT 1338**

1. - This subdivision is located within the city limits of Del Rio, Texas and is outside the 100 year flood prone area as depicted in FEMA Community Flood No. 5860-D-1700 on September 20th, 2006.
2. - 1/2" iron rods were found on all original corners and 1/4" iron rods were set on all new corners unless otherwise marked.
3. - 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.
4. - Lots in addition will be served by a septic tank, maintained and operated by the owner.
5. - This subdivision is served with electricity by a system owned and operated by RFP/ 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. - No more than one dwelling shall be located on each Lot.



FINAL UTILITY REPORT FOR THIS REPLAT

WATER FACILITIES: DESCRIPTIONS, COSTS, AND OWNERSHIP DATES:
LOTS IN THIS REPLAT 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 THE LOTS IN THIS SUBDIVISION WILL BE \$ 600.00, INCLUDING SERVICE LINE AND METER TO EACH LOT.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OWNERSHIP DATES:
SEWER FOR LOTS IN THIS REPLAT WILL BE PROVIDED BY ON-SITE SEWER FACILITIES INSTALLED BY DEVELOPER ON EACH LOT.

CERTIFICATIONS:
BY CONDUCTING BELOW, WE CERTIFY THAT THE WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE RULES, RULES ADOPTED UNDER SECTION 16.043 OF THE STATE OF TEXAS WATER CODE, WE CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWER FACILITIES, EXCLUSIVE OF METER, ARE AS FOLLOWS:
WATER AND SEWER SERVICE LINE \$ 600.00 TO EACH LOT.

SYNTHIA G. RODRIGUEZ RUBEN RODRIGUEZ RUBEN RODRIGUEZ JR.
JENNIFER RODRIGUEZ CHRISTINE LYNETTE RODRIGUEZ FATHERINE ELIZABETH MARTINEZ

REQUISITO FINAL DE SERVICIOS SANITARIOS PARA ESTA SUBDIVISION

WATER FACILITIES: DESCRIPTIONS, COSTS, AND OWNERSHIP DATES:
LOTS IN THIS SUBDIVISION SERVIDORAS DE PREVISION DE AGUA DE UN SISTEMA DE ABASTECIMIENTO OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS. INCLUIDOS LOS COSTOS DE SERVICIO Y METEROS PARA CADA LOTE.

SEWER FACILITIES: DESCRIPCION, COSTOS Y FECHA DE INICIO DEL SERVICIO PARA LA SUBDIVISION
LOS LOTES EN ESTA SUBDIVISION SERAN SERVIDOS POR UN SISTEMA INDIVIDUAL DE TRATAMIENTO SEPTICO PARA CADA LOTE DISEÑADO POR EL DESARROLLADOR DE ESTE REPLAT.

CERTIFICACIONES:
AL CONDUCTAR ESTO, CERTIFICAMOS QUE EL SERVICIO DE AGUA Y DE SEWER, DESCRITO EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS QUE rigen LA FORMACION DE SUBDIVISIONES, ACEPTADAS EN LA LEY EN LA PARTE DEL CODIGO DE TEXAS.
CERTIFICAMOS QUE LOS COSTOS PARA INSTALAR UN SISTEMA DE AGUA Y DE SEWERAJE SON: EL SERVICIO DE AGUA Y SEWERAJE SON INSTALADO Y COMPLETAMENTE CONSTRUIDO POR EL DUEÑO. EL COSTO DE AGUA SERA CADA LOTE DE \$ 600.00. LOS DUEÑOS DE LA SUBDIVISION VAN A PAGAR ESTE TOTAL PARA LA INSTALACION DE EL SERVICIO Y METER DE AGUA PARA CADA LOTE.

SYNTHIA G. RODRIGUEZ RUBEN RODRIGUEZ RUBEN RODRIGUEZ JR.
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REPLAT ESTABLISHING
LOTS 11-A, 11-B, & 11-C,
LAS PALMAS UNIT 2 SUBDIVISION
OUT OF A PORTION OF LOT 11,
LAS PALMAS UNIT 2 SUBDIVISION IN DEL RIO, TEXAS.

AMSTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
COMMERCIAL CENTER - SUITE 200, 2222A
501 E. Guadalupe Blvd. Del Rio, Texas 78840
P: 830.775.4579
Email: amst@amstconsulting.net

Revised By		Date	
Drawn By		Checked By	

Job No. 2022-003
DATE: 08/11/2022
SHEET 11

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