

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Replat Application Rancho Del Rio Subdivision, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Re-Plat establishing of Lots 28, 29, 33, 34, 41, 41-A, A-5, A-6, B, C, And D of the Rancho Del Rio Subdivision.

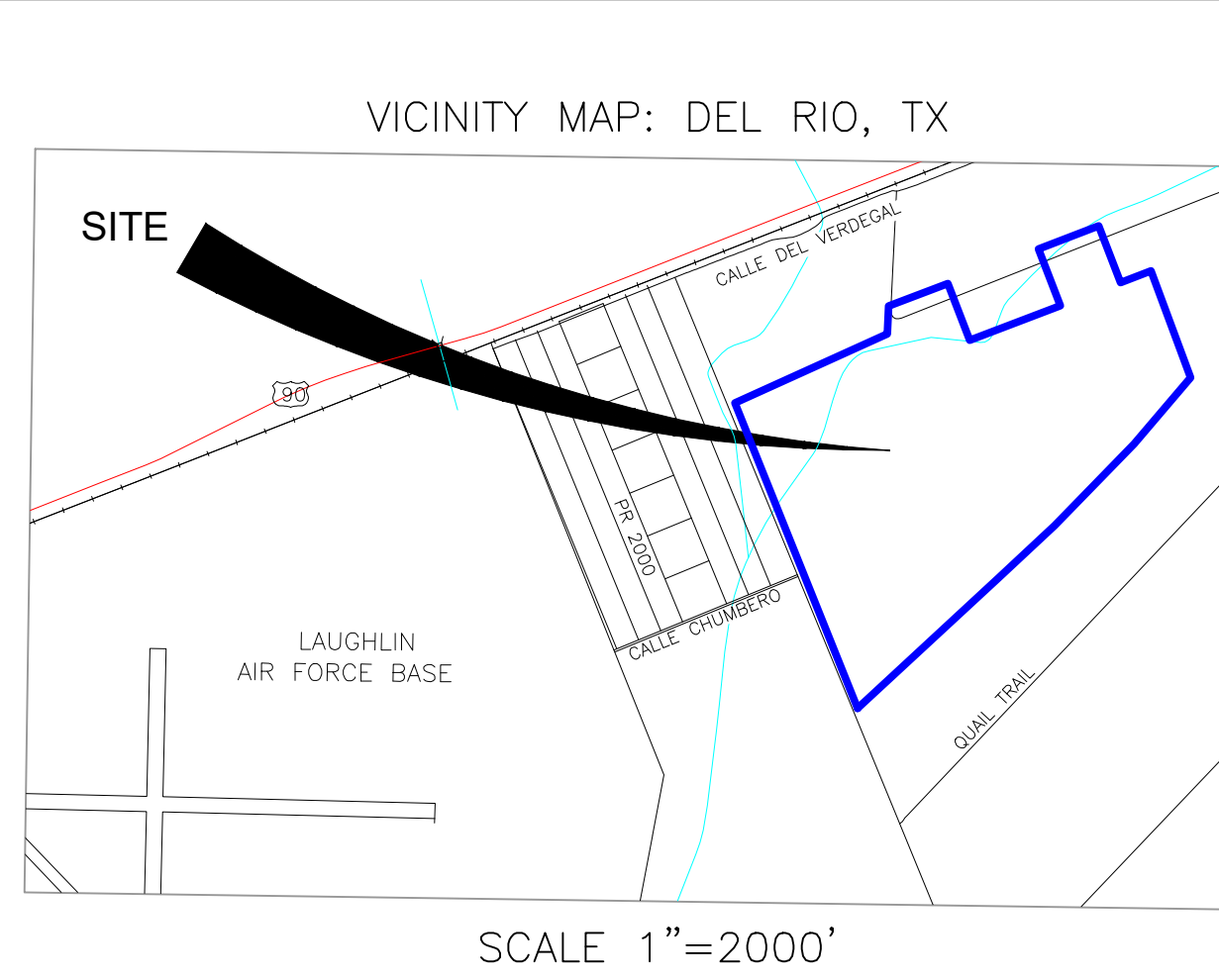
As per Local Government Code Subchapter B Section 232.041(b-1) (2) this notice will be posted continuously on Val Verde County's website for 30 days preceding the date of the meeting to consider the application.

For further information call Val Verde County Health department at 830-774-7569 or 830-774-7570

RE-PLAT OF LOTS 28, 29, 33, 34, 41, 41-A, A-5, A-6, B, C, AND D OF THE RANCHO DEL RIO SUBDIVISION

CHELSEA WAIN HART

Being 270.1 acres re-plat of Lots Twenty-eight (28), Twenty-nine (29), Thirty-three (33), Thirty-four (34), Forty-one (41), Forty-one A (41-A), A-5 (A Five), A-6 (A Six), "B", "C", and "D" of the Rancho Del Rio Subdivision as shown on the plat recorded in Volume 4, Page 134 of the Val Verde County Map Records and being the same lots described in conveyance documents to Chelsea Wain Hart recorded in Document Number 00337190 of the Val Verde County Official Public Records, Val Verde County, Texas.



LINE	BEARING	DISTANCE
L1	S 26°07'46" E	65.41'
L2	N 77°16'08" E	83.02'
L3	N 46°10'56" E	490.87'
L4	N 67°22'09" E	719.74'

UTILITY REPORT:
WATER SERVICE IS PROVIDED BY WATER WELL
SEWER SERVICE IS PROVIDED BY ON SITE SEPTIC FACILITIES.
ELECTRIC SERVICE IS PROVIDED BY AEP.

INFORME DE UTILIDAD:
EL SERVICIO DE AGUA ES PROPORCIONADO POR POZO DE AGUA
EL SERVICIO DE ALCANTARILLADO ES PROPORCIONADO POR UNA
INSTALACION SEPTICA EN EL SITIO
EL SERVICIO ELECTRICO ES PROPORCIONADO POR AEP.

NOTES

1. THIS TRACT IS LOCATED OUTSIDE THE CITY LIMITS OF DEL RIO, TEXAS.
2. PORTIONS OF THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SPECIAL FLOOD HAZARD ZONE A AS SHOWN ON FEMA FIRM MAPS 48465C1675D, 48465C1700D, 48465C1775D, AND 48465C1800D, ALL EFFECTIVE JULY 22, 2010.
3. THE PROPOSED RE-PLAT CONSISTS OF 270.1 ACRES WITH 21 INDIVIDUAL LOTS THAT HAVE AN AVERAGE OF 12.86 ACRES IN SIZE. THE SUBDIVISION ADJOINS DEDICATED ROAD WAYS, CALLE COCOBOLO STREET AND RANCHO DEL RIO MONUMENTATION SHOWN AND DESCRIBED HEREON WAS FOUND AT ALL ORIGINAL CORNERS AND 1/2" IRON RODS, WITH PLASTIC IDENTIFICATION CAPS, WERE SET AT ALL NEW CORNERS, UNLESS OTHERWISE MARKED.
4. 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 OF THE STATE OF TEXAS.
5. THIS TRACT IS LOCATED WITHIN ETJ OF CITY OF DEL RIO.

STATE OF TEXAS)
COUNTY OF VAL VERDE)

THE OWNER OF THE LAND SHOWN ON THIS RE-PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND RE-PLAT THE LAND SHOWN.

BY: _____
CHELSEA WAIN HART

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY CHELSEA WAIN HART

MY COMMISSION EXPIRES ON: _____
SIGNATURE NOTARY PUBLIC STATE OF TEXAS

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, AS SHOWN ON THIS PLAT.

DATE _____ COUNTY JUDGE _____
VAL VERDE COUNTY, TEXAS

This plat has been reviewed and approved by the following:

Date: _____
Chairman - City of Del Rio Planning and Zoning Commission

Date: _____
Mayor - City of Del Rio City Council

Date: _____
City Secretary - City of Del Rio

Date: _____
City of Del Rio - City Planner

Date: _____
Joint Airport Zoning Board

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

ABNER MARTINEZ, COUNTY SURVEYOR, VAL VERDE COUNTY, TEXAS.

PLAT RECORDED SLIDE _____, SIDE _____, COVENANTS RECORDED VOL. _____, PAGE _____

STATE OF TEXAS)
COUNTY OF UVALDE)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT IN THE DESIGN OF THE STREETS, LOTS AND DRAINAGE SYSTEMS.

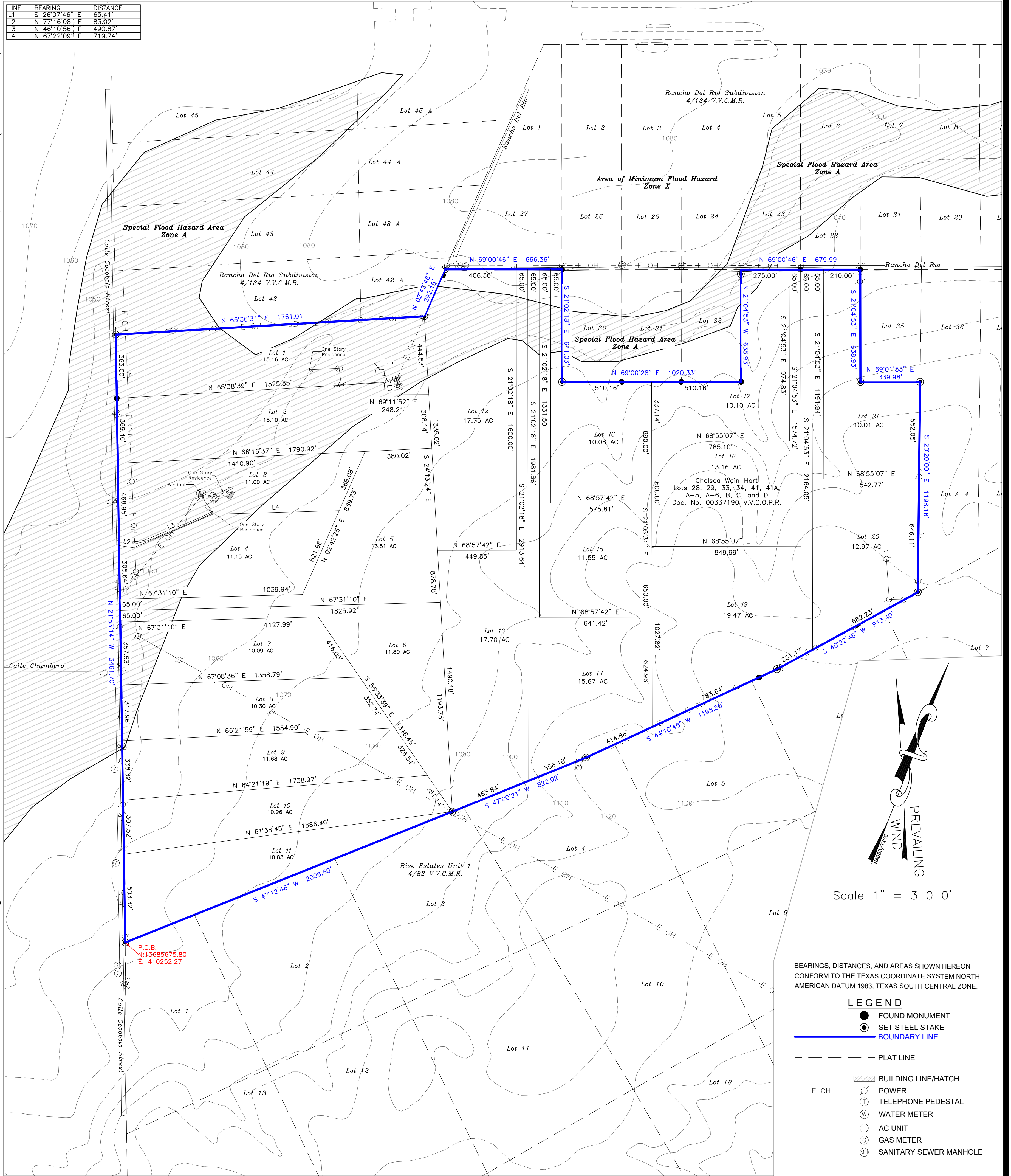
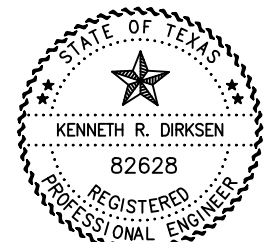
I, THE UNDERSIGNED AFFIANT, A DULY LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR IN GOOD STANDING UNDER APPROPRIATE STATUS OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AS COMPLETED ON OCTOBER 12, 2022.

KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL ENGINEER 82628
REGISTERED PROFESSIONAL LAND SURVEYOR 6260
PROJECT NUMBER: 22-2766

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ BY _____
KENNETH R. DIRKSEN, P.E., R.P.L.S.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____



BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.

LEGEND

- FOUND MONUMENT
- SET STEEL STAKE
- BOUNDARY LINE
- - - PLAT LINE
- E OH --- BUILDING LINE/HATCH
- ⊕ POWER
- ⊕ TELEPHONE PEDESTAL
- ⊕ WATER METER
- ⊕ AC UNIT
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE

RE-PLAT OF LOTS 28, 29, 33, 34, 41, 41-A, A-5, A-6, B, C, AND D OF THE RANCHO DEL RIO SUBDIVISION

PREPARED FOR:
Nicholas Hart
1154 Adkins Elmendorf Road
St. Hedwig, TX 78152

DIRKSEN ENGINEERING
THIS COMPANY REPRESENTS THE RESULTS OF A SURVEY BEING MADE FOR THE PARTIES SHOWN HEREON AND FOR THE PURPOSES SHOWN ON THE PLAT. THE SURVEYOR HAS BEEN ADVISED OF THE STATE OF TEXAS CENTRAL COORDINATE SYSTEM AND HAS BEEN ADVISED OF THE FACT THAT THE PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF THE COUNTY OF VAL VERDE, TEXAS. ALL RIGHTS RESERVED, COPYRIGHT 2022, DIRKSEN ENGINEERING.
TSPS FIRM #F-06419
TSPS FIRM #F0103741
107 W. SOUTH ST.
UVALDE, TEXAS 78801
PHONE 850-278-2100
kadirksen@dirksen.com