

VAL VERDE COUNTY



Health/Risk Management/Engineering Dept.

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

Notice of Replat Application Lake Ridge Ranch Phase 3A, Del Rio, TX.

An application has been received by the Val Verde County Health Department for Re-Plat establishing of Lots 100-A and 100-B out of Lot 100 Lake Ridge Ranch Phase 3A

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. The date for the final approval of the replat is September 12, 2023 for the regular Commissioner's Court to be held at 9:00am at the Old County Court-at-Law Building 207B E. Losoya street, Del Rio, TX 78840.

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

REPLAT CREATING
 LOTS 100-A AND 100-B
 LAKE RIDGE RANCH PHASE 3A SUBDIVISION,
 OUT OF LOT 100,
 LAKE RIDGE RANCH PHASE 3A SUBDIVISION,
 VAL VERDE COUNTY, TEXAS.

Being Lot 100, Lake Ridge Ranch Phase 3A Subdivision, an addition to
 Val Verde County, Texas, as shown by the Map or Plot recorded in Slide 384, Sides A & B,
 of the Map Records of Val Verde County, Texas

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

THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAME IS SUBSCRIBED HERETO
 AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND
 REPLAT THIS TRACTS OF LAND CONVEYED TO LUIS ARMANDO VASQUEZ BY DEED RECORDED
 IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY TEXAS.

LUIS ARMANDO VASQUEZ

THE STATE OF TEXAS)
)
 COUNTY OF VAL VERDE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. LUIS ARMANDO VASQUEZ
 OWNER OF THESE LOTS.

THIS ____TH DAY OF _____, 2023

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

THE STATE OF TEXAS)
)
 COUNTY OF VAL VERDE)

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2023

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 OBLIGATION OR RESPONSIBILITY ON THE PART OF VAL VERDE
 COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR EASEMENT AS SHOWN ON PLAT.

DATE _____ HON. LEWIS G. OWENS, COUNTY JUDGE

METES AND BOUNDS DESCRIPTION

Being Lot 100, Lake Ridge Ranch Phase 3A Subdivision, an addition to Val Verde County,
 Texas, as shown by the Map or Plot recorded in Slide 384, Sides A & B, of the Map
 Records of Val Verde County, Texas and being more particularly described by metes
 and bounds as follows:

BEGINNING, at a 1/2" iron pin found at the intersection of the south right-of-way
 line of Las Brisas Boulevard and the east right-of-way line of Diego Loop for the
 northwest corner of this described tract:

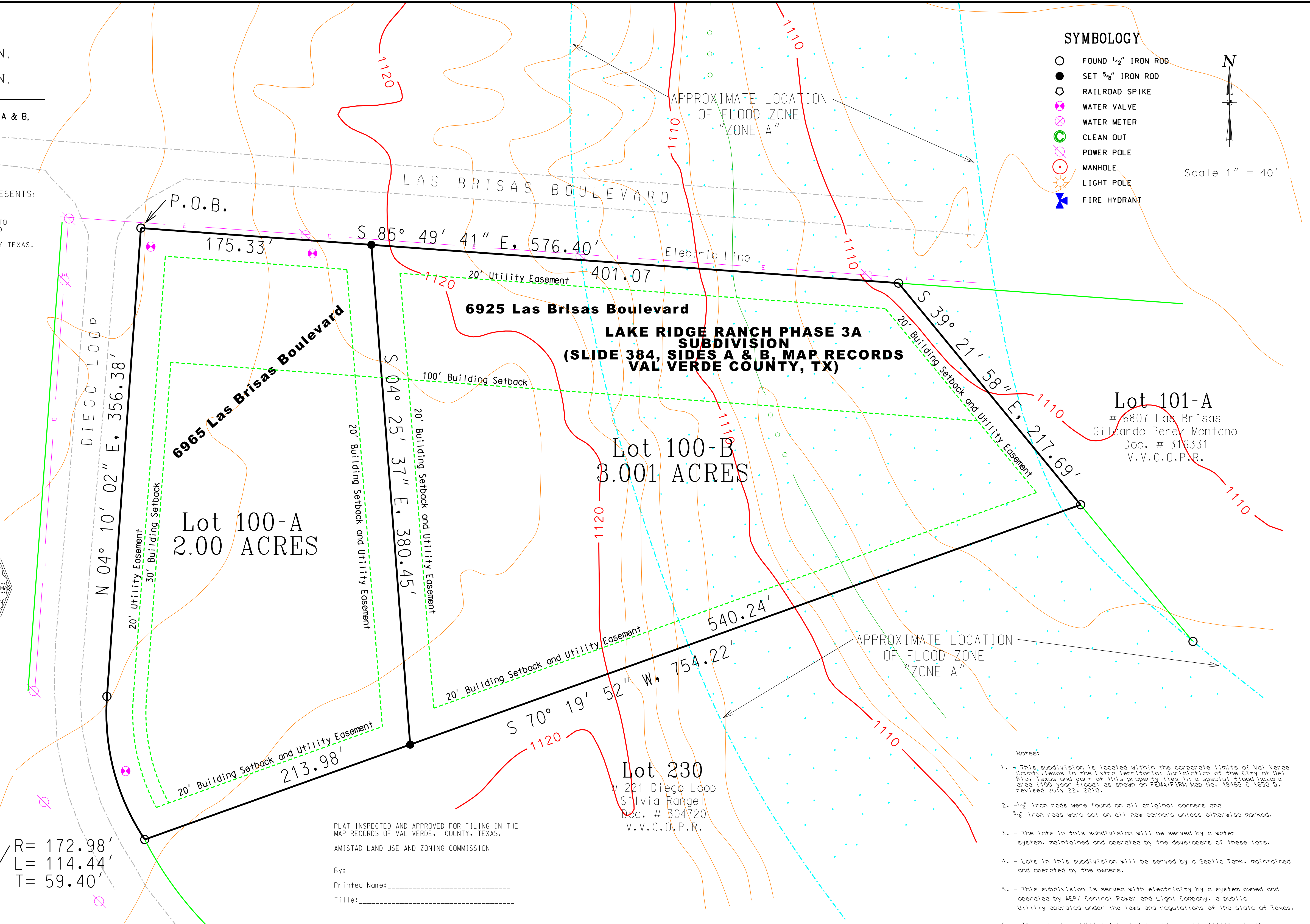
THENCE, N. 85° 49' 41" E. 576.40 ft., along the said south right-of-way line of
 Las Brisas Boulevard to a 1/2" iron pin found for the northwest corner of Lot 101-A
 and a corner of this tract:

THENCE, along the common property line between of Lots 100 and 101-A, S. 39° 21' 58" E.
 217.69 ft., to a 1/2" iron pin found for a corner of this tract:

THENCE, S. 70° 19' 52" W. 754.22 ft., to a 1/2" iron pin found in the said east
 right-of-way line of Diego Loop for a corner of this tract:

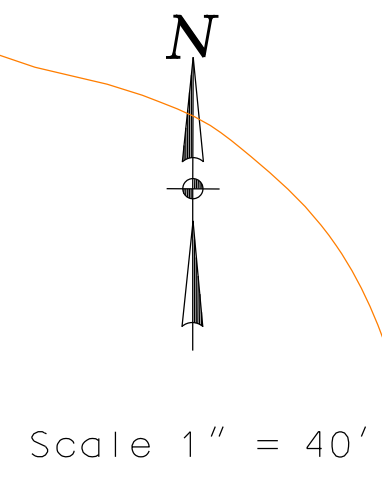
THENCE, with a circular curve to the right with radius of 172.98 ft., a Tangent
 of 59.40 ft., and a total distance of 114.44 ft., to a 1/2" iron pin found for
 a corner of this tract:

THENCE, N. 04° 10' 02" E. 356.38 ft., continuing along said right-of-way line
 of Diego Loop to the Place of Beginning.



SYMBOLOLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- ⊙ RAILROAD SPIKE
- ⊕ WATER VALVE
- ⊗ WATER METER
- CLEAN OUT
- POWER POLE
- MANHOLE
- LIGHT POLE
- ⊕ FIRE HYDRANT



R = 172.98'
 L = 114.44'
 T = 59.40'

PLAT INSPECTED AND APPROVED FOR FILING IN THE
 MAP RECORDS OF VAL VERDE COUNTY, TEXAS.
 AMISTAD LAND USE AND ZONING COMMISSION

By: _____
 Printed Name: _____
 Title: _____

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

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
 VAL VERDE COUNTY, TEXAS

THIS REPLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE CITY OF
 DEL RIO ORDINANCE 0-90-38 ON THIS ____TH DAY OF _____, 2023

City Planner _____

FINAL UTILITY REPORT FOR LOTS 100-A Y 100-B, LAKE RIDGE RANCH PHASE 3A

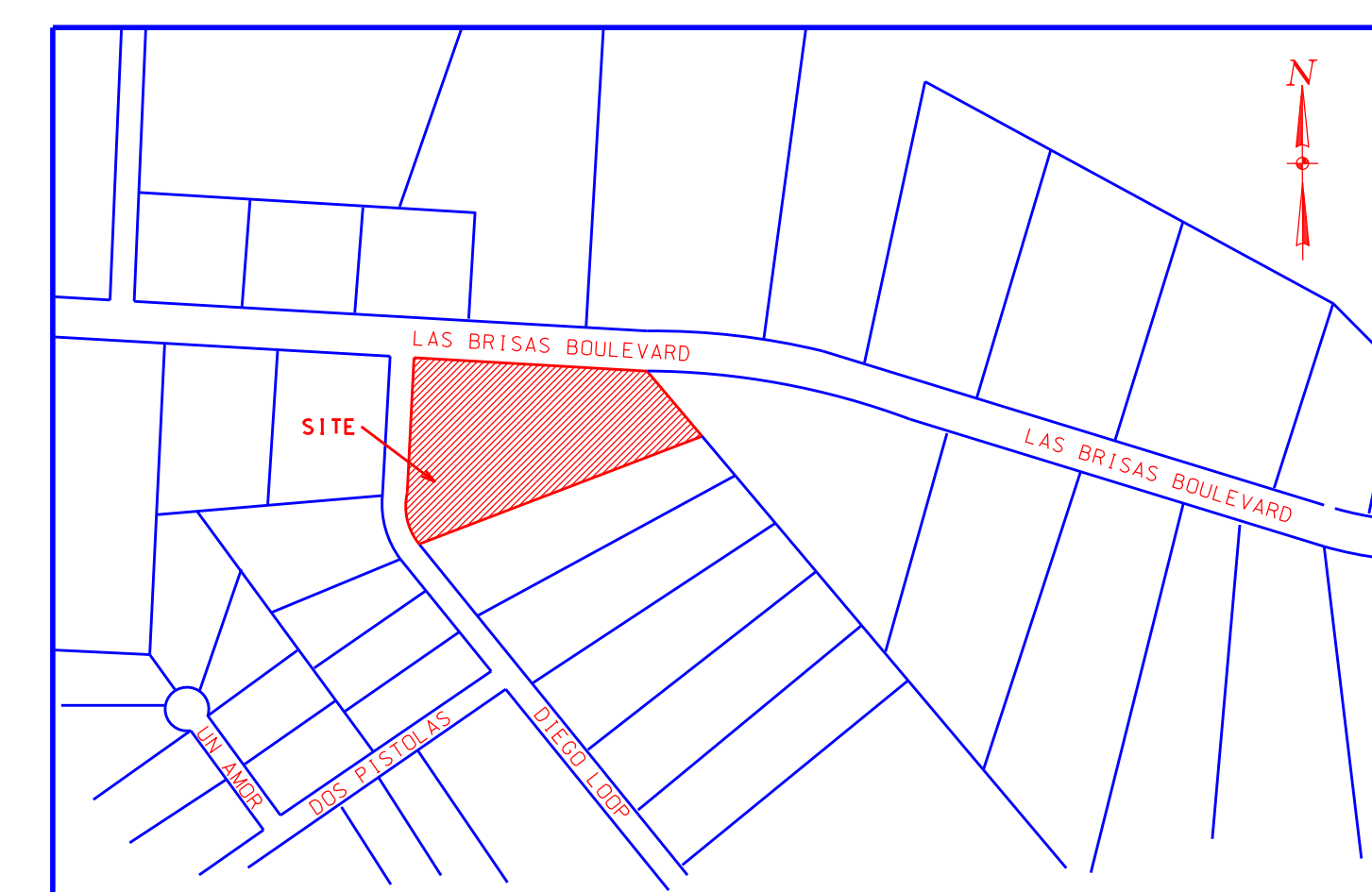
1.- WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
 LOTS 100-A AND 100-B OF THIS REPLAT, WILL BE PROVIDED WITH POTABLE WATER BY A SYSTEM
 OWNED MAINTAINED AND OPERATED BY THE LAKERIDGE WATER SYSTEM L.P.

2.- SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
 LOTS ON THIS REPLAT WILL SERVED BY A SEPTIC SYSTEM BUILT ON EACH LOT, BY DEVELOPER AND
 OWNED, MAINTAINED AND OPERATED BY THE OWNER OF EACH LOT.

THE DEVELOPER(S) OF THESE LOTS ARE PLANNING TO PAY ABOUT \$ 12,000.00 FOR SERVICES PER LOT,
 INCLUDING THE CORRESPONDING METERS AND PERMITS.

CERTIFICATION:
 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.

- Notes:
- This subdivision is located within the corporate limits of Val Verde County, Texas, in the Extra-territorial jurisdiction of the City of Del Rio, Texas and part of this property lies in a special flood hazard area (100 year flood) as shown on FEMA/FIRM Map No. 48465 C 1650 D, revised July 22, 2010.
 - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
 - The lots in this subdivision will be served by a water system maintained and operated by the developers of these lots.
 - Lots in this subdivision will be served by a Septic Tank, maintained and operated by the owners.
 - 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.



REPLAT CREATING
 LOTS 100-A AND 100-B
 LAKE RIDGE RANCH PHASE 3A SUBDIVISION,
 OUT OF LOT 100,
 LAKE RIDGE RANCH PHASE 3A SUBDIVISION,
 VAL VERDE COUNTY, TEXAS.

AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 SURVEYING FIRM # 101472-00, TEXAS
 501 E. Garfield, Del Rio, Texas 78840
 Phone: (830) 775-4679
 Email: amg@amistadconsulting.net

No.	Date	Revisions

Job No. P22-13
 DATE
 July, 2023
 SHEET
 OF
 1

LAKE RIDGE RANCH, LP
1301 South Capital of Texas Highway, Suite A234
Austin, Texas 78746
Phone: (512) 327-5999
Fax: (512) 327-5989
Email: info@thompsonproperties.com

October 17, 2022

VIA U.S. MAIL

Luis Vasquez
705 Sage Drive
Del Rio, Texas 78840

RE: Lot 100, Phase 3A, Lake Ridge Ranch Subdivision

Dear Customer:

The Lake Ridge Ranch Architectural Control Committee hereby approves your requests below:

Request to subdivide the 5.001-acre lot at 6925 Las Brisas Blvd into one 2-acre lot and a 3.001-acre lot: Per the restriction and reservation set out in Exhibit "B" of your contract for deed Paragraph 14 states, "...No tract may be further subdivided without the written approval of the Architectural Control Committee, and in no event may any tract be further subdivided or re-platted to a size less than two (2) acres.."

Per the restriction and reservation set out in Exhibit "B" of your contract for deed Paragraph 3 states, "...The premises shall be used exclusively for residential purposes and no service or merchandise will be offered for sale or hire thereon.."

Request to install a septic system: Septic system must comply with all state and local health laws and regulations, and septic tanks must be installed in accordance with standards approved by the Commissioner's Court of Val Verde County, Texas.

Request to install a water meter: The property is located in the water service of Lake Ridge Water System, LP, which is the utility service provider authorized by law to provide water service to your property. No other retail public utility is authorized to provide water service to your property. There may be special costs or charges that you will be required to pay before you can receive water service. There may be a period required to construct lines or other facilities necessary to provide water service to your property. You are advised to contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water service to your property.

Should you have any questions, pls contact our office.

Sincerely,



Renata Castro
Member