

REPLAT OF LOT 20E OF THE ARTESIAN ACRES REPLAT OF LOT 20 OF THE BLACK BRUSH RANCHITOS SUBDIVISION

Billy R. Whaley Jr.

Being 2.192 acres, a plat amendment of Lot 20E of the Artesian Acres plat amendment of Lot 20 of the Black Brush Ranchitos Subdivision, as shown on the plat recorded in Slide 27, Side 54 of the Val Verde County Plat Records, and being the same Lot 20E described in conveyance documents to Blanco Verde, Inc., recorded in Document Number 322819 of the Val Verde County Official Public Records, Val Verde County, Texas.

STATE OF TEXAS)
COUNTY OF VAL VERDE)

DEVELOPER CERTIFICATION

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 of the land shown.

The developer of this subdivision, does hereby certify that it has complied with the requirements of Section 232.932, land use and related activities of the State Law of the State of Texas, and specifically that:

- The water quality and connections to the lots meet, or will meet the minimum state standards.
- On-site septic systems will meet, or will meet the minimum requirements of TCEQ stat standards.
- Electrical connections provided to the lots meet, or will meet the minimum state standards.

BY: BLANCO VERDE, INC.
BY: BILLY R. WHALEY, JR., OWNER

This instrument was acknowledged before me on the _____ day of _____ of _____ by Billy R. Whaley, Jr., Owner of Blanco Verde, Inc.

Signature Notary Public State of Texas

My commission expires on: _____

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.

Lewis G. Owens, Jr Date _____
Val Verde County Judge

This plat was inspected for filing in the Map Records of Val Verde County, Texas.

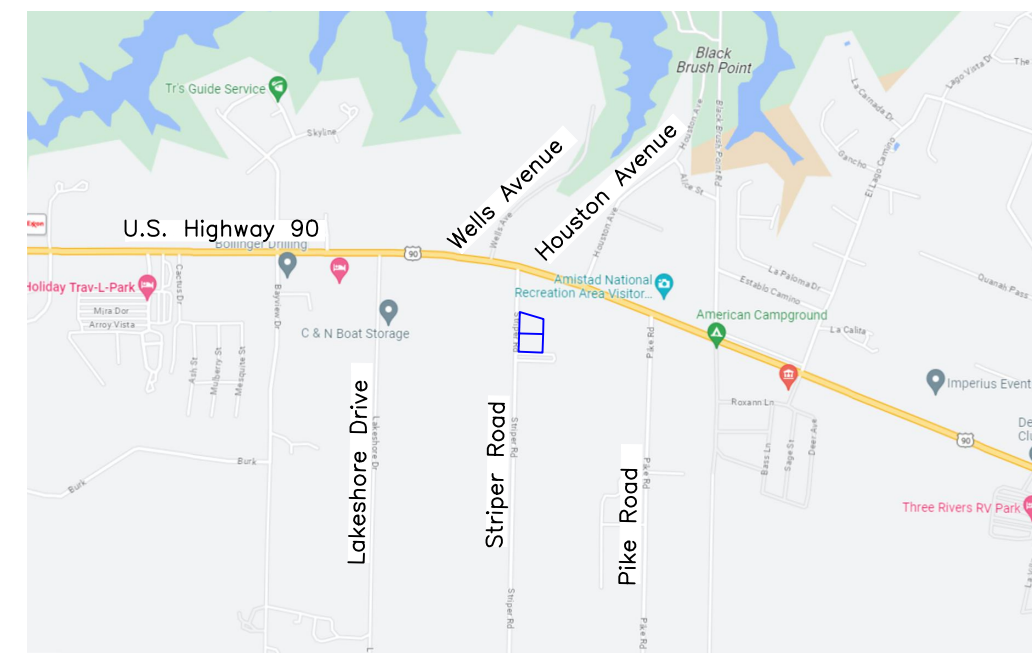
Amistad Land Use and Zoning Commission
By: _____
Printed Name: _____
Title: _____

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 _____

VICINITY MAP: DEL RIO, TX



SCALE 1"=2000'

UTILITY REPORT:
WATER SERVICE IS PROVIDED BY SHARED WATER WELL.
SEWER SERVICE WILL BE PROVIDED BY ON SITE SCEPTIC TANKS.
ELECTRIC SERVICE IS PROVIDED BY AEP.

INFORME DE UTILIDAD:
EL SERVICIO DE AGUA SE BRINDA POR POZO DE AGUA COMPARTIDO.
EL SERVICIO DE ALCANTARILLADO SERÁ PROPORCIONADO POR TANQUES ESEPTICOS EN EL SITIO.
EL SERVICIO ELÉCTRICO ES PROPORCIONADO POR AEP.

NOTES

- THIS TRACT IS LOCATED OUTSIDE THE CITY LIMITS OF DEL RIO, TEXAS.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN ON FEMA FIRM MAPS 48465C1650D, EFFECTIVE JULY 22, 2010.
- THE PROPOSED RE-PLAT CONSISTS OF 2.192 ACRES WITH 2 INDIVIDUAL LOTS THAT ARE AN AVERAGE OF 1.096 ACRES IN SIZE. THE SUBDIVISION ADJOINS DEDICATED ROAD WAYS, STRIPER ROAD AND ARTESIA AVENUE.
- 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.
- 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. NO ZONING APPLICABLE. 25' FRONT SETBACK.
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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.

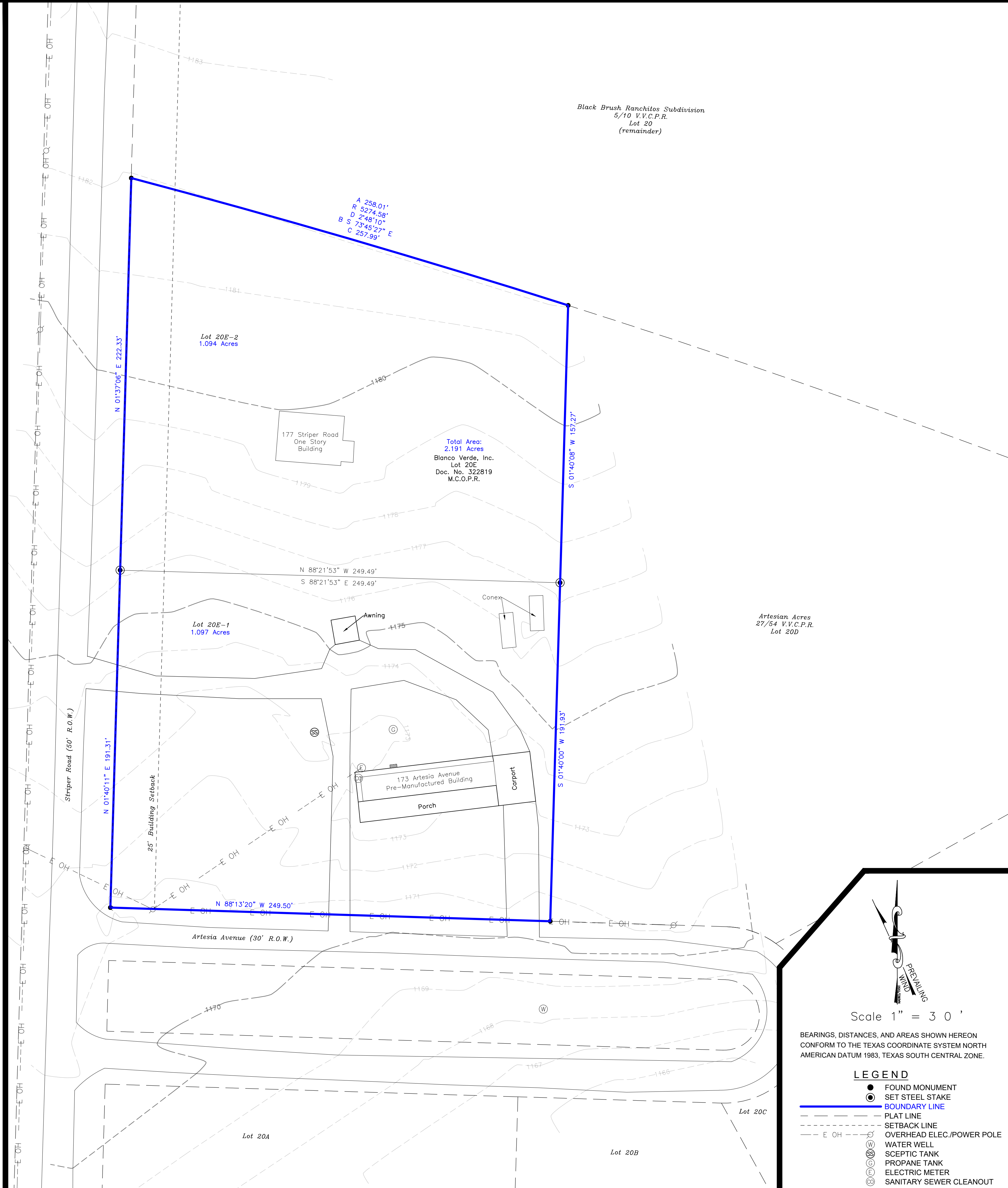
I, THE UNDERSIGNED AFFIANT, A DULY LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR IN GOOD STANDING UNDER APPROPRIATE STATUS OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AS COMPLETED ON AUGUST 16, 2023.
PRELIMINARY - DO NOT RECORD

KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL ENGINEER 82628
REGISTERED PROFESSIONAL LAND SURVEYOR 6260
PROJECT NUMBER: 23-3041

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 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
- - - SETBACK LINE
- - - OVERHEAD ELEC./POWER POLE
- WATER WELL
- SCEPTIC TANK
- PROPANE TANK
- ELECTRIC METER
- SANITARY SEWER CLEANOUT

**RE-PLAT OF LOT 20E OF THE ARTESIAN ACRES
REPLAT OF LOT 20 OF THE BLACK BRUSH
RANCHITOS SUBDIVISION**

PREPARED FOR:
Billy R. Whaley, Jr.
522 Hackberry Lane
Del Rio, Tx 78840

DIRKSEN ENGINEERING
THIS DRAWING REPRESENTS THE RESULTS OF A SURVEY BEING MADE FOR THE PARTIES SHOWN HEREON AND FOR THE PURPOSES SHOWN ON THE DRAWING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF DIRKSEN ENGINEERING. AS OF THE DATE OF THIS SURVEY, THERE WAS NO RECORD OF ANY OTHER SURVEY OR MAPS THAT MIGHT AFFECT THIS SURVEY. ALL RIGHTS RESERVED, COPYRIGHT © 2023, DIRKSEN ENGINEERING.
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TDFLS FIRM #F018741
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