

CITY OF DEL RIO  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS - CITY HALL  
109 WEST BROADWAY ST.  
WEDNESDAY, APRIL 15, 2015 - 5:30 P.M.

AGENDA

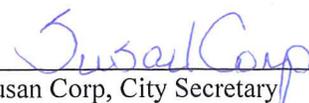
1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
  - a. Approval of Meeting Minutes

4. OPEN PUBLIC HEARING

5. OTHER BUSINESS  
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Plat 15-05** Kenneth Dirksen, P.E., Representing David Breeden, President of Indian Hills Properties, LTD. requesting a Final Plat for the Buena Vista Hills Unit No. 9 Subdivision being 6.62 Acres out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047 Described in Conveyance Document to Indian Hill Properties, LTD Recorded in Document 282409 of the Val Verde County Official Records, Del Rio, Texas.
  - b. Plat 15--05 A Re-plat of Lots 1 2, 3, 7 and 8 a Portion of the Alley and Establishing Lot A, Block D of the Rowland and Cook Addition, Del Rio Texas
6. ADJOURNMENT

I, Susan Corp, City Secretary, hereby certify that the above agenda was posted on the bulletin board in the Municipal Building and on the bulletin board immediately outside the Municipal Building on or before 5:30 p.m. on the 10th day of April 2015.

  
\_\_\_\_\_  
Susan Corp, City Secretary

**Meeting Date:** 04/15/2015

**Submitted By:** Janice Pokrant, City Planner, Engineering Department

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**Information**

**SUBJECT:**

Approval of Meeting Minutes

**SUMMARY:**

NA

**BACKGROUND:**

NA

**DISCUSSION:**

NA

**PROS:**

NA

**CONS:**

NA

**RECOMMENDATION:**

NA

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**Fiscal Impact**

**FISCAL IMPACT:**

NA

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**Attachments**

Jan 2015 Mins

Feb 2015 Mins

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CITY OF DEL RIO  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS - CITY HALL  
109 WEST BROADWAY ST.  
JANUARY 20, 2015  
5:30 P.M.

MINUTES

1. CALL TO ORDER

*The meeting was called to order at 5:45 p.m.*

2. ROLL CALL

Present: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember Raul Padilla  
Boardmember B'Ann Vaughan

3. APPROVAL OF MINUTES

- a. Approval of November 2014 Meeting Minutes for the approval of the November 2014 Meeting Minutes  
*Board member Vaughan made a correction to the minutes that board member Sanchez was shown to be present at the meeting, but in fact was not present. She also requested that the title of board member be included for her on the documents.*

Motioned by Boardmember B'Ann Vaughan to approve the meeting minutes, Seconded by Boardmember J.P. Sanchez

AYE: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember Raul Padilla  
Boardmember B'Ann Vaughan

4.

OTHER BUSINESS  
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Final Plat 15-01** Gary Glick Representing Lake Ridge Ranch L.P. Requesting a Final Plat for the Lake Ridge Ranch Phase 5 Being 103.700 acres out of 541.216 acres, Tract 1, in Volume 1015, Page 289, of the Val Verde County Official Records, Val Verde County, Texas.  
*Janice Pokrant presented City staff report and recommendation.*  
*Board member Vaughan asked for clarification if the plat was a preliminary or final plat.*  
*Mrs. Pokrant stated that this plat is for a final plat, that the other plats in the agenda are for both preliminary and final plats.*  
*Board member Salgado asked for clarification of the size of the land listed in the agenda packet. Mrs. Pokrant clarified the property sizes.*  
*Board members Salgado asked about what development can be done on the lots that have portions within the floodplain.*  
*Mrs. Pokrant explained that the developer has shown on the plat how much land is located outside of the*

*floodplain on these lots. The owners of the lots can build dwellings on the area located outside of the floodplain, but will be limited on what they can build in the area within the floodplain as approved by the floodplain development administrator for Val Verde County.*

*Board member Salgado asked about the concern for the additional burden on the water system due to the subdividing the land for additional lots, the fire department standards, and water quality due to additional septic systems.*

*Mrs. Pokrant explained the permitting process for water quality standards with Val Verde County as the area is located within the Amistad Zoning Authority. She also explained that the area will not be serviced by our fire department as it is located outside of the city limits and doesn't meet our minimum standards. The County's Volunteer Fire Department will use the water from the development to fight any fires in the area.*

*Board member Salgado stated that her concern is that the water system does not meet our minimum standards and if the property is ever annexed into the city limits it will be a big expense to the city.*

*Gary Glick addressed the board regarding the three plats. He stated that he has hired engineers to computer model the water system to make sure the water system will meet TCEQ's regulations for the total build out of the development. He said that there will be a few upgrades that will be needed for the final phases in the development, but they do meet TCEQ regulations for this type of water systems. He said that TCEQ water regulations do not require the rural water systems to meet the fire flow standards. He has a computer model of the system, a design from his engineers and letters from TCEQ that state that the design meets their minimum standards.*

*Board member Salgado asked where the volunteer fire department will get their water from when they fight a fire and was concerned that any houses might burn down due to the water capacity and what would happen to the other houses if they were pumping water for a fire event.*

*Mr. Glick stated that they will get the water from the Lake Ridge flush valves and fire hydrants. He went on to say that he has excess capacity for the proposed development. He said he has the ability to pump more water than what the domestic requirements are. He further discussed the flow and pumping statistics and stated that they would be out of water in three hours with pumping the water at 1500 gallons per minute.*

*Board member Salgado stated that within the city limits developers are required to donate parkland and asked if we could we request this of the developers in the county.*

*Mrs. Pokrant stated that we could request this, but because the property is located outside of the city limits that Val Verde County would acquire the donated land at the time the plat is recorded. She stated that in the past that the County wasn't interested in acquiring additional property and that we can't require the county to accept the parkland.*

Motioned by Boardmember Raul Padilla to approve the plat, Seconded by Boardmember J.P. Sanchez

AYE: Boardmember J.P. Sanchez

Boardmember Raul Padilla

Boardmember B'Ann Vaughan

NAY: Chairperson Diana Salgado

- b. **Preliminary and Final Plat 15-02** Gary Glick Representing Lake Ridge Ranch L.P. Requesting a Preliminary & Final Plat for the Lake Ridge Ranch Phase 6 Being 26.750 acres out of 541.216 acres, Tract 1, in Volume 1015, Page 289, of the Val Verde County Official Records, Val Verde, County.

*Mrs. Pokrant presented the staff report and recommendation.*

*Board member Vaughan asked how the developer can do both the preliminary and final plat at the same time.*

*Mrs. Pokrant stated that the city and county have a requirement for a plat to get preliminary and final plat approval. Developers are permitted to get final plat approval prior to the completion of the infrastructure as long as the developer posts a bond for the total cost infrastructure associated with the plat. This is what Mr. Glick has done with this particular plat.*

*Board member Salgado stated that she has the same concerns with this plat as she did with the last one.*

*Board member Padilla asked if the Fire Department still reviews the subdivision plats.*

*Mrs. Pokrant stated that she still sends the preliminary and final plats to the Fire Chief. She stated that it was at his request that the memo from Lt. Young was included with the agenda items.*

Motioned by Boardmember B'Ann Vaughan to approve the request, Seconded by Boardmember J.P. Sanchez

AYE: Boardmember J.P. Sanchez  
Boardmember Raul Padilla  
Boardmember B'Ann Vaughan  
NAY: Chairperson Diana Salgado

- c. **Preliminary and Final Plat 15-03** Gary Glick Representing Lake Ridge Ranch L.P. Requesting a Preliminary & Final Plat for the Lake Ridge Ranch Phase 8 Being 31.278 acres being a portion of the land conveyed to it by deed recorded in Vol. 1015, Page 289, of the Val Verde County Official Records, Val Verde County, Texas.

*Mrs. Pokrant presented the staff report and recommendation.*

*Board member Vaughan asked for clarification if this request was for preliminary and final plat approval.*

*Mrs. Pokrant stated that the request is for preliminary and final plat approval.*

*Board member Vaughan asked if there was any restrictions on the commercial properties as per the water usage. She asked because Mr. Glick explained earlier that he did the calculations on the water model but she wondered if consideration was given for the commercial uses.*

*Mr. Glick stated that he wasn't sure how they calculated the water usage with the commercial lots. He said that he did inform his engineer which lots were planned for commercial use and this information was given to TCEQ as well with the water model.*

*Board member Salgado asked about the septic systems for this area.*

*Mr. Glick explained that there is a complex set of rules for septic systems for the specific commercial uses on the properties. He further stated the process for evaluating each site for a septic system.*

*Board member Salgado asked if the city would have any say in what type of commercial development would occur out in this area.*

*Mrs. Pokrant stated that we do not have zoning authority outside of the city limits and would not have a say in what was developed in this area. She explained that the County does have the Amistad Zoning Authority that works much like the Planning and Zoning Commission and can regulate land use in this area of the county.*

Motioned by Boardmember J.P. Sanchez to approve the request, Seconded by Boardmember B'Ann Vaughan

AYE: Boardmember J.P. Sanchez  
Boardmember Raul Padilla  
Boardmember B'Ann Vaughan  
NAY: Chairperson Diana Salgado

5. **ADJOURNMENT**

*The meeting was adjourned at 6:25 p.m.*

Motioned by Boardmember Raul Padilla to adjourn, Seconded by Boardmember J.P. Sanchez

AYE: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember Raul Padilla

Boardmember B'Ann Vaughan

CITY OF DEL RIO  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS - CITY HALL  
109 WEST BROADWAY ST.  
Wednesday, February 18, 2015 @ 5:30 P.M.

**MINUTES**

1. CALL TO ORDER

*The meeting was called to order at 5:53 p.m.*

2. ROLL CALL

Present: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember B'Ann Vaughan

Absent: Boardmember Raul Padilla

3. APPROVAL OF MINUTES –

*Minutes were not available for this meeting*

4. **OPEN PUBLIC HEARING**

- a. Conduct a Public Hearing and Consider a Request for Plat 15-04 by Abner Martinez, P.E., Representing Ross Duncan and William McCaw is requesting to Replat Establishing Lots A, B & C, Dennys Brite West Tract out of 30.97 Acres of the Dennys Brite West Tract.

*Mrs. Pokrant presented staff report and recommendation.*

*Board member Salgado asked if there was water wells on each properties.*

*Mrs. Pokrant stated that there is already is a water well on the lot that already has a dwelling on it and Lot C will start the well soon.*

*Mr. Clay Ellis stated that both Lots B and C have septic tanks on them and gave additional background for the request.*

*Board member Salgado confirmed that the plat meets all of the codes. She further asked about the "cons" section of the staff report.*

*Mrs. Pokrant stated that staff is tasked with determining a positive and negative ramification of approving each agenda item. She went on to say that each one of these items in the report is listed for the specific request being made.*

*Board member Salgado asked if the smaller lots could be further subdivided.*

*Mrs. Pokrant stated that the two smaller lots will not be able to be further subdivided. The larger lot could still be subdivided but it would have to meet the state and local regulations to do so.*

*Board member Salgado asked about where they would be getting water for fire protection.*

*Mrs. Pokrant stated that this lot would be serviced by the Volunteer Fire Department.*

*There was further discussion on the new agenda format for the agendas with the public hearings.*

Motion was made by Boardmember J.P. Sanchez to approve the request, and seconded by Boardmember B'Ann Vaughan

AYE: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember B'Ann Vaughan

- b. Conduct a Public Hearing and Consider a Request for Zoning Change Appeal #15-01 by Ana Maria Hernandez Requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.) Proposed Use: Retail Store.

*Mrs. Pokrant presented staff report and recommendation.*

*Board member Salgado asked about the letters that were returned and mentioned that the lot is about a block away from Dr. Fermin Calderon.*

*Mrs. Pokrant further discussed the zoning of the area and compatibility for the area. Parking was also discussed for the proposed use.*

*Board member Sanchez stated that he wasn't in support of denying the request because the applicant wasn't present to discuss the issue.*

Motion was made by Boardmember B'Ann Vaughan to deny the request, and seconded by Boardmember J.P. Sanchez

AYE: Chairperson Diana Salgado  
Boardmember B'Ann Vaughan

5.

**OTHER BUSINESS**  
**(ACTION MAY BE TAKEN ON THESE MATTERS)**

6.

ADJOURNMENT

*The meeting was adjourned at 6:10 p.m.*

Motion was made by Boardmember J.P. Sanchez to adjourn, and seconded by Boardmember B'Ann Vaughan

AYE: Chairperson Diana Salgado  
Boardmember J.P. Sanchez  
Boardmember B'Ann Vaughan

**Meeting Date:** 04/15/2015

**Submitted By:** Janice Pokrant, City Planner, Engineering Department

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**Information**

**SUBJECT:**

**Plat 15-05** Kenneth Dirksen, P.E., Representing David Breeden, President of Indian Hills Properties, LTD. requesting a Final Plat for the Buena Vista Hills Unit No. 9 Subdivision being 6.62 Acres out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047 Described in Conveyance Document to Indian Hill Properties, LTD Recorded in Document 282409 of the Val Verde County Official Records, Del Rio, Texas.

**SUMMARY:**

Discussion and possible action for the approval of the Buena Vista Hills Unit No. 9 final plat.

**BACKGROUND:**

**Applicant:** Kenneth Dirksen, P.E., Representing David Breeden, President Indian Hills Properties, LTD.

**Requested Action:** Approval of a final plat for the creation of 23 lots, on 6.62 acres of land, having 0.28 acres per lot and 1134.5 linear feet of infrastructure.

**Location:** The plat is located off of Amistad Blvd directly behind Medicine Bow Trail and will eventually connect to White Dove Trail through a future plat.

**Public Utilities:**

Water - has been extended by the developer

Sewer - has been extended by the developer

Gas - has been extended to the development

Garbage - Available

**Public Services:**

Police - Del Rio Police Department

Fire - Del Rio Fire Department

**Floodplain Clearance:**

This proposed subdivision is not located in the FEMA designated flood prone area

**DISCUSSION:**

**Preliminary Plat Approval:**

The preliminary plat was approved by the Planning and Zoning Commission on September 11, 2013 and the Utilities Commission approved the utilities in the preliminary plat on September 10, 2015. The preliminary plat was named Comanche Trails Subdivision and is now named Buena Vista Hills Unit No. 9 Subdivision.

The developer is requesting a variance to the front yard setbacks from 25' to 15' with the approval of this plat for the lots located on the cul-de-sac to allow for additional room for development on

these lots. This would be for Lots 10, 11, 12, & 13.

This plat and supporting documents have been reviewed by the Engineering, Public Works, Water, Sewer, Streets, Fire, Code Compliance and Planning and Zoning Departments. Staff has found that the plat is in compliance with the regulations listed in Chapter 26, Sec. 26-9 of the City of Del Rio Municipal Code and with Chapter 212 of the Local Government Code.

**PROS:**

Approving this development will allow for the developer to start selling lots in this subdivision. This will allow new owners to start building and will create an additional tax base for the city.

**CONS:**

There is not a "con" associated with approving this agenda item.

**RECOMMENDATION:**

Staff recommends approval of the final plat.

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**Fiscal Impact**

**FISCAL IMPACT:**

There is a positive fiscal impact associated with this agenda item as the city will be able to assess building fees for any construction on the newly created lots and will be able to collect additional tax revenue off of the improved lots.

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**Attachments**

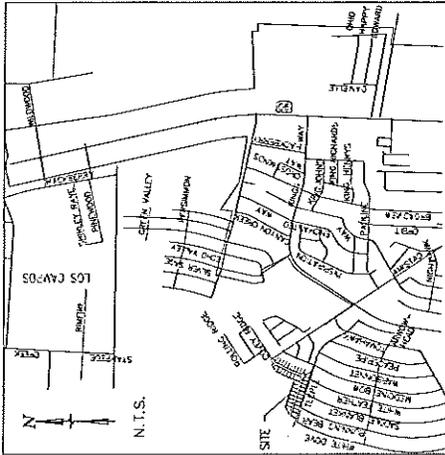
Plat Buena Vista Hills Unit No. 9 Plat

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# CONSTRUCTION PLANS

FOR

**BUENA VISTA HILLS UNIT NO. 9  
INDIAN HILLS PROPERTIES LTD.  
DEL RIO, TX**



- SHEET INDEX
1. COVER SHEET
  2. PLAT
  3. GENERAL NOTES
  4. UTILITY PLAN
  5. DRAINAGE PLAN
  6. PLAN & PROFILE SANITARY SEWER
  7. PLAN & PROFILE SANITARY SEWER
  8. PLAN & PROFILE COMANCHE TRAIL



**DIRKSEN ENGINEERING**  
311 NORTH CERRY STREET  
DEL RIO, TEXAS 78841  
TEL. 630-278-2100  
FAX 630-278-2102

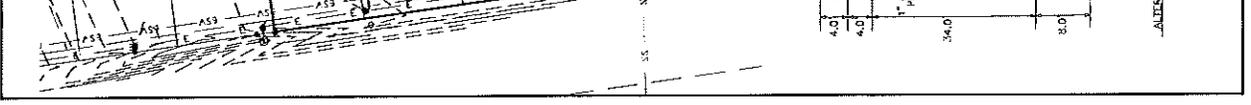
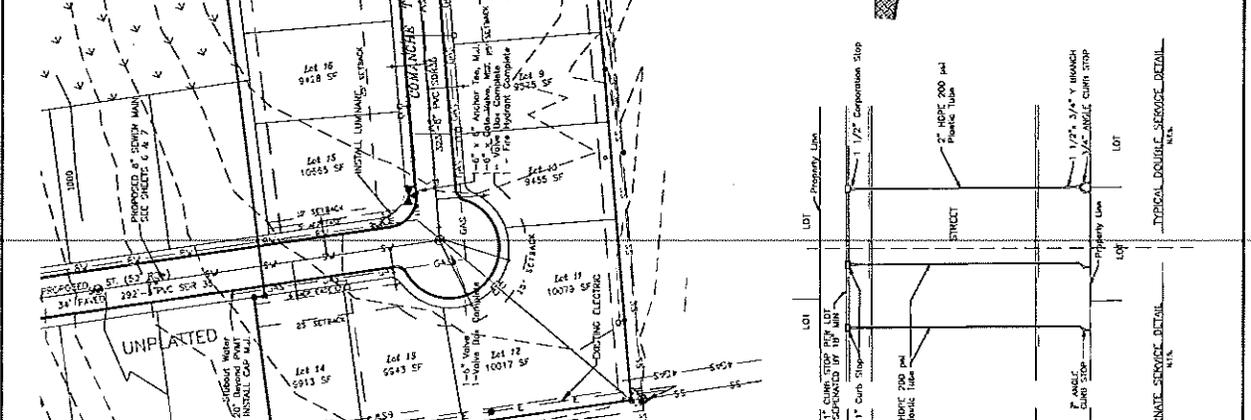
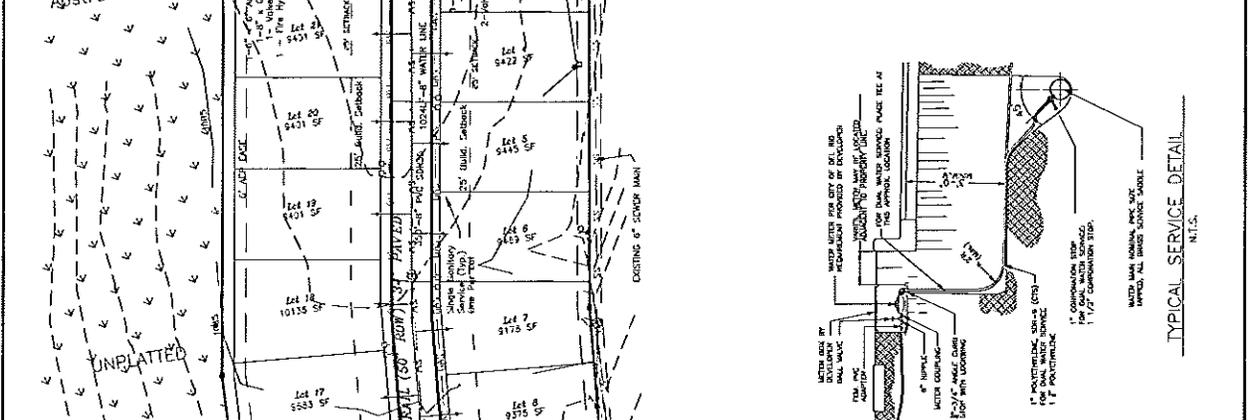
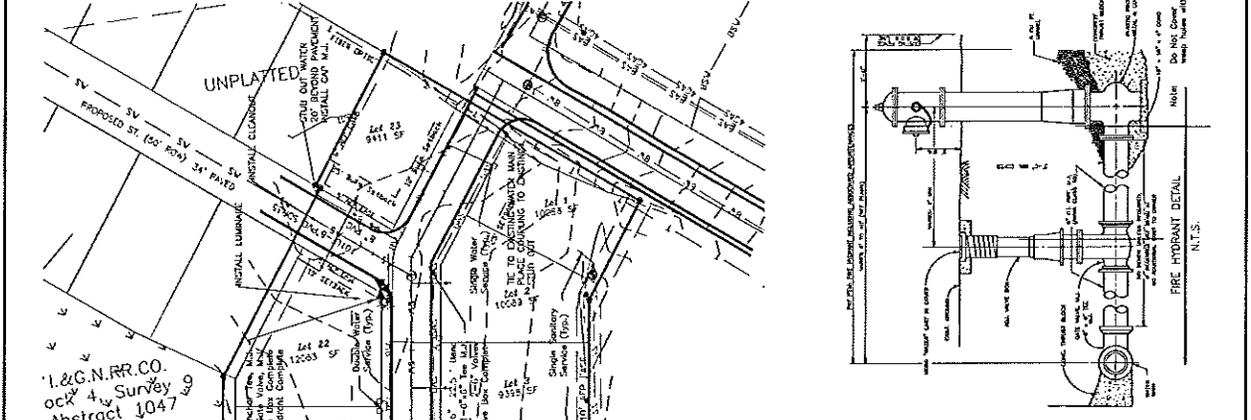
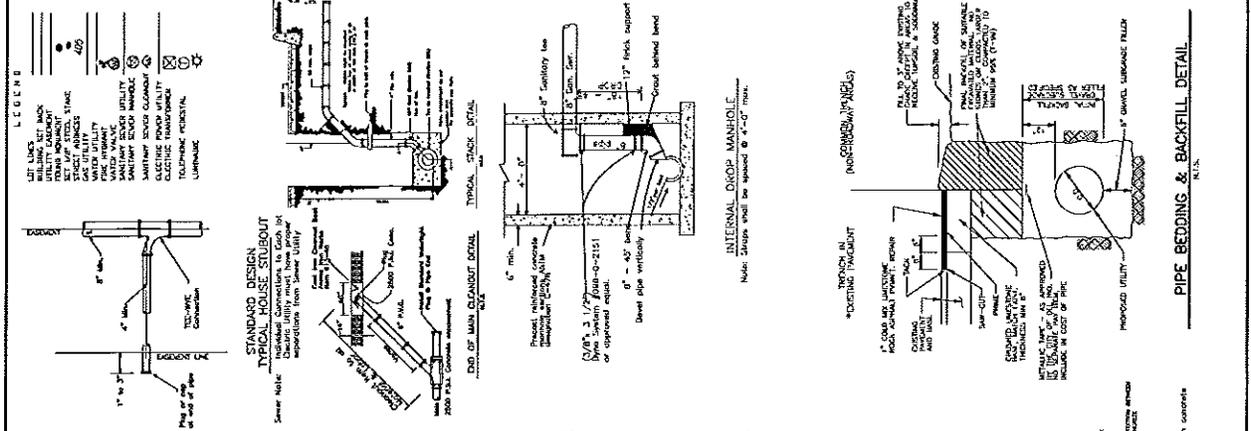
TITLE SHEET  
CONSTRUCTION PLANS  
FOR  
BUENA VISTA HILLS UNIT NO. 9  
DEL RIO, TEXAS 78840

DATE	DESCRIPTION
9/11/13	1. REPAIR PER CITY REVIEW
9/17/14	2. CHANGE LOT SIZES
9/27/14	3. AS-BUILT FINAL PLAN

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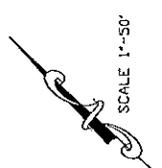




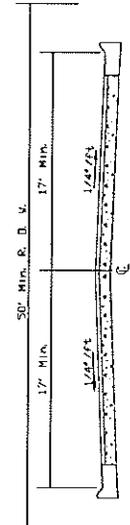
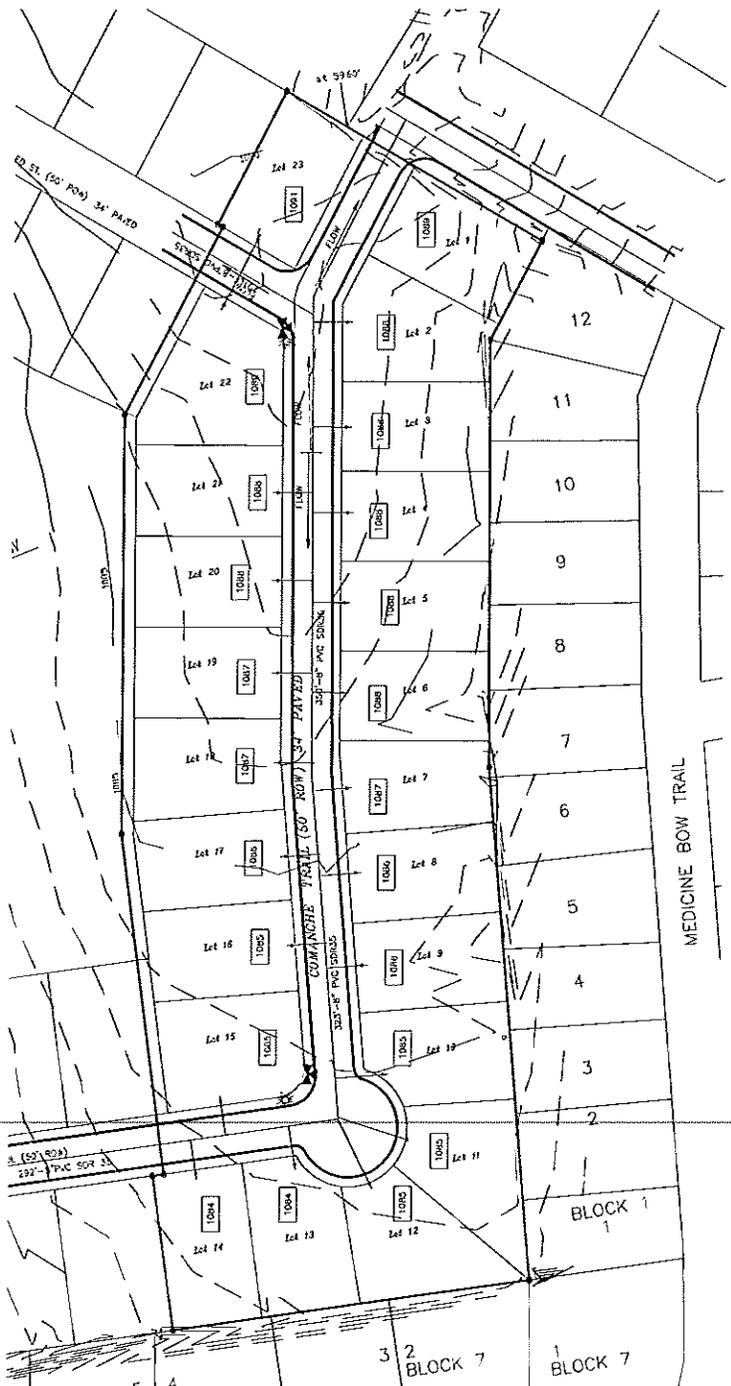


NO.	REVISION	DATE
1	ISSUE PER CITY PERM	5/11/14
2	CHANGE LOT 9/25	5/11/14
3	AS-BUILT FINAL PLAN	7/08/14

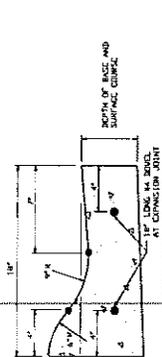
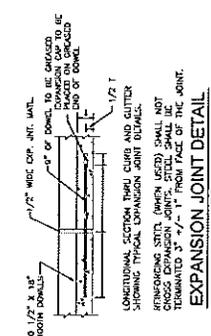
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**LEGEND**  
 MINIMUM HABITABLE  
 ELEVATION FOR PROPER  
 DRAINAGE AROUND HOUSE



150 LB./SY (1 1/2") COLD MIX LIMESTONE ROCK ASPHALT PAVEMENT (TXDOT ITEM 3303) (TYPE CS)  
 ON PRIME COAT (TXDOT ITEM 5103) (MC-30 or ACP Emulsion)  
 ON 6" DEPTH FLEXIBLE BASE (TXDOT ITEM 247, TYPE A, GRADE 3  
 COMPACTED TO 100% STD. PROCTOR DENSITY) MINIMUM  
 ON 5" COMPACTED SUBGRADE (98% STD. PROCTOR DENSITY) MINIMUM (TXDOT ITEM 132)  
 SURFACE WIDTHS GREATER THAN MINIMUM REQUIRE PRIOR APPROVAL.



**GENERAL NOTES**  
 1. 3/4" PREFORMED EXPANSION JOINTS SHALL BE PROVIDED AT ALL RADIIUS PRINTS FOR STREET INTERSECTIONS AND CURB-TO-PAVES. EXPANSION JOINTS SHALL MATCH PRELIFT OF THE CURB SURFACE AND SHALL EXTEND 1/4" BELOW THE BOTTOM.  
 2. TOILED CONSTRUCTION JOINTS SHALL BE PROVIDED AT MAXIMUM OF 10' INTERVALS.  
 3. FORMS THE CURB MAY BE SUBMIT USING AN APPROVED MECHANICAL SLIP FORM CURB AND GUTTER SYSTEM. ALL FORMS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER.  
 4. CLASS A CONCRETE WHEN USING FIBRE. CLASS C CONCRETE WHEN MACHINE LATEL. (TXDOT ITEM 421)



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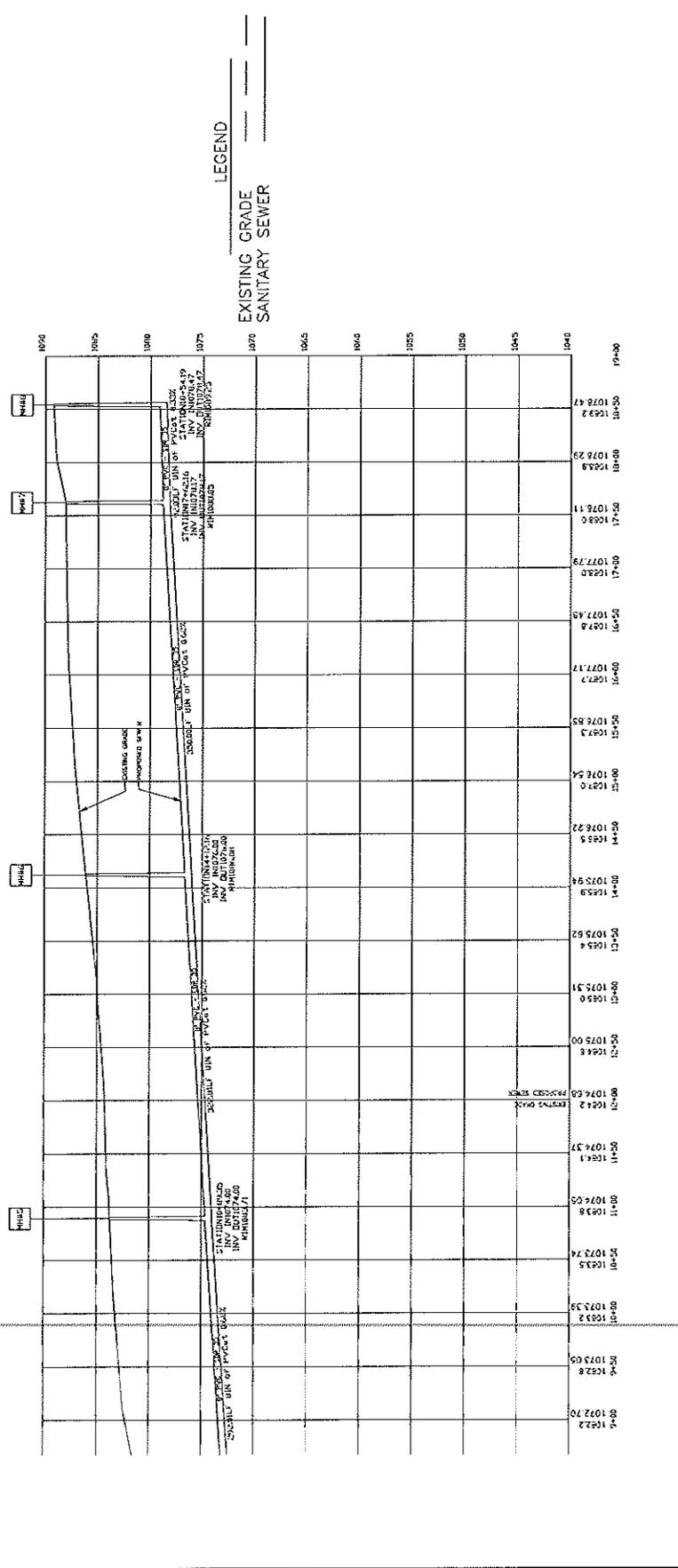
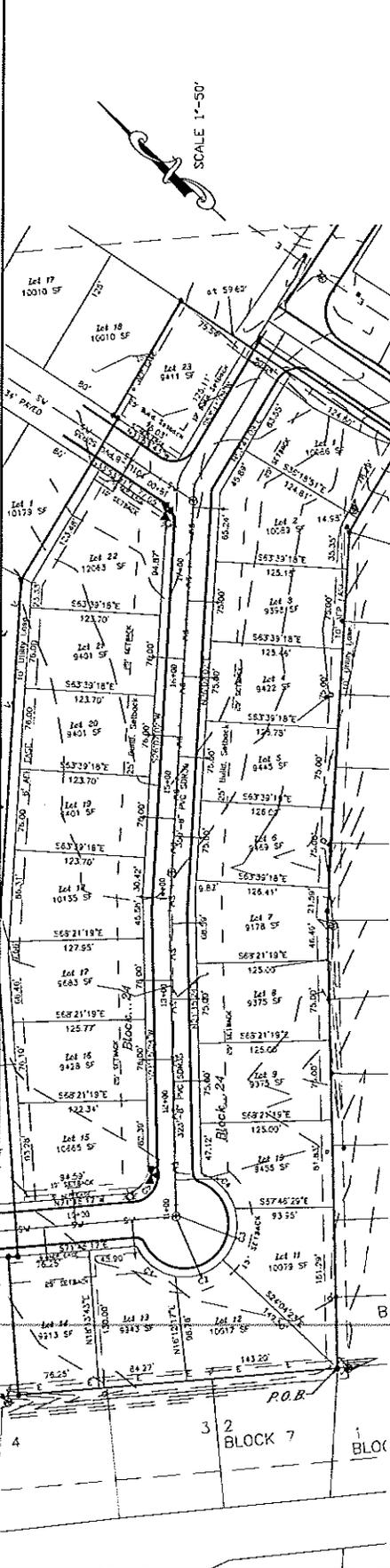
PLAN & PROFILE SANITARY SEWER CONVALESCENCE TRAIL  
**CONSTRUCTION PLANS**  
 BUENA VISTA HILLS UNIT NO. 9  
 DEL RIO, TEXAS 78840

**DIRKSEN ENGINEERING**  
 TYPE FIRM # F-0048 TRPLS FIRM # 1002741  
 311 NORTH GETTY STREET  
 UVALDE, TEXAS 76801  
 TEL 830-278-2100  
 FAX 830-278-2102



NO.	DESCRIPTION	DATE
1	LOCATE PER CITY REVIEW	9/11/03
2	CHANGE LOT SIZES	9/11/03
3	AS-BUILT FINAL PLAN	11/05/03

03/17/04  
 REVISION





**Meeting Date:** 04/15/2015

**Submitted By:** Janice Pokrant, City Planner, Engineering Department

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**Information**

**SUBJECT:**

Plat 15--05 A Re-plat of Lots 1 2, 3, 7 and 8 a Portion of the Alley and Establishing Lot A, Block D of the Rowland and Cook Addition, Del Rio Texas

**SUMMARY:**

Discussion and possible action for the approval of a replat of five lots and a portion of the recorded alley into one lot where the new Family Dollar Store is located off of Dr. Fermin Calderon.

**BACKGROUND:**

**Applicant:** Kenneth Dirksen, P.E.

**Owner:** Hutton Growth One LLC, A Tennessee Limited Company

**Engineer:** Kenneth Dirksen, P.E.

**Subdivision Name:**

Being a 0.81 acre tract establishing Lot A and composed of lots 1, 2, 3, 7, 8 and a portion of an alley in Block D of the Rowland and Cook Addition in the City of Del Rio Texas as shown on the plat recorded in Volume 2, Page 80 of the Val Verde County Map Records, and described as Lots 1, 2 and 3 in conveyance document to Fermin Calderon Jr., Albert Calderon and Hector Mario recorded in Volume 704 Pages 828-et seq. and Lots 7 and 8 in conveyance document to Gerardo Calderon recorded in Volume 591, Pages 12--et seq. and a 140 foot strip of land in conveyance document to Maria I. Calderon, Fermin Calderon Jr., and Gerardo Calderon recorded in Volume 575, Pages 140-et seq. of the Val Verde County Official Public Records of Val Verde County, Texas.

**Proposal:** To replat five lots and a portion of an alley into one lot.

**DISCUSSION:**

Hutton Growth One LLC, A Tennessee Limited Company has built a Family Dollar store on the property listed in this replat. They would like to replat the property to combine all of the lots and the alley into one lot.

This plat has been reviewed by the City Engineering and Planning and Zoning Departments. Staff has found the replat to be in compliance with Chapter 26 of the City of Del Rio Municipal Code and Chapter 212 of the Local Government Code.

**PROS:**

Approving this replat will be in compliance with the Local Government Regulations and will allow for the lots to be consistent with the commercial use developed on the property.

**CONS:**

There is not a "con" associated with this agenda item.

**RECOMMENDATION:**

Staff recommends approval of the requested replat.

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**Fiscal Impact**

**FISCAL IMPACT:**

There is not a fiscal impact associated with this agenda item.

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**Attachments**

Family Dollar Plat

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# RE-PLAT OF LOTS 1, 2, 3, 7, AND 8, PORTION OF ALLEY, ESTABLISHING LOT A, BLOCK D, OF THE ROWLAND AND COOK ADDITION

Being a 0.81 acre tract, establishing Lot A, and composed of lots 1, 2, 3, 7, 8 and a portion of an alley in Block D of the Rowland and Cook Addition to the City of Del Rio, Texas as shown on the plat recorded in Volume 2, Page 80 of the Val Verde County Map Records, and described as Lots 1, 2, and 3 in conveyance document to Fermin Calderon, Jr., Albert Calderon and Hector Mario recorded in Volume 704, Pages 828-et seq. and Lots 7 and 8 in conveyance document to Gerardo Calderon recorded in Volume 591, Pages 127-et seq., and a 140 foot by 20 foot strip of land in conveyance document to Maria I. Calderon, Fermin Calderon, Jr. and Gerardo Calderon recorded in Volume 575, Pages 140-et seq. of the Val Verde County Official Public Records, Val Verde County, Texas.

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, acknowledge that this plat was made from an actual survey and re-plat this 0.81 acre tract of land conveyed to Fermin Calderon, Jr., Albert Calderon and Hector Mario by instrument recorded in Volume 704, Pages 828-et seq. and Lots 7 and 8 in conveyance document to Gerardo Calderon by instrument recorded in Volume 591, Pages 127-et seq., and a 140 foot by 20 foot strip of land in conveyance document to Maria I. Calderon, Fermin Calderon, Jr. and Gerardo Calderon by instrument recorded in Volume 575, Pages 140-et seq. of the Official Public Records of Val Verde County, Texas.

RE-PLAT OF LOTS 1, 2, 3, 7, AND 8, PORTION OF ALLEY, ESTABLISHING LOT A, BLOCK D, OF THE ROWLAND AND COOK ADDITION

By: HUTTON GROWTH ONE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Owner

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, of \_\_\_\_\_ by a representative of HUTTON GROWTH ONE LLC, on behalf of said corporation.

Signature Notary Public State of \_\_\_\_\_ My commission expires on: \_\_\_\_\_

CERTIFICATE OF LENDER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, as the lien holder of the land shown on this plat and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, utility easements and drainage easements shown thereon, for the purpose and consideration therein expressed.

RE-PLAT OF LOTS 1, 2, 3, 7, AND 8, PORTION OF ALLEY, ESTABLISHING LOT A, BLOCK D, OF THE ROWLAND AND COOK ADDITION

By: Branch Bank and Trust Company, a North Carolina state chartered bank

Branch Bank and Trust Company \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, the undersigned notary public, on this day personally appeared, \_\_\_\_\_, proved to me by state issued identification to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_

Signature Notary Public State of \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

CITY ENGINEER REVIEW

1. - THIS TRACT IS LOCATED WITHIN THE CITY LIMITS OF DEL RIO, TEXAS, IN ZONE X AND IS OUTSIDE THE 100 YEAR FLOOD PRONE AREA AS DEPICTED ON FEMA FIRM MAP NO. 48465C1735D DATED JULY 22, 2010.

2. - THE TRACT IN THIS PLAT IS CURRENTLY SERVED BY A PUBLIC WATER SYSTEM, INSTALLED, MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.

3. - THE TRACT IN THIS PLAT IS SERVED BY ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_

ROBERT PARKER, P.E., CITY ENGINEER, CITY OF DEL RIO, TEXAS

This plat has been reviewed and approved by the following:

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

Chairman - City of Del Rio Utilities Commission  
Date: \_\_\_\_\_

Mayor - City of Del Rio City Council  
Date: \_\_\_\_\_

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
City Secretary - City of Del Rio

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.

**preliminary do not record for any purpose**

Kenneth R. Dirksen, P.E. 82628

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, of \_\_\_\_\_ by Kenneth R. Dirksen, P.E.

Signature Notary Public State of Texas \_\_\_\_\_ My commission expires on: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF UVALDE )

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 December 10, 2013.

**preliminary do not record for any purpose**

Kenneth R. Dirksen  
Registered Professional Land Surveyor 6260  
PROJECT NUMBER: 13-0469

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, of \_\_\_\_\_ by Kenneth R. Dirksen

Signature Notary Public State of Texas \_\_\_\_\_ My commission expires on: \_\_\_\_\_

Scale 1" = 20'

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

LEGEND

SUBDIVISION BOUNDARY	—
LOT LINES	—
PLAT LINES	—
FOUND MONUMENT	●
SET 1/2" STEEL STAKE	●
SANITARY SEWER	SS
FENCE LINE	X
ELECTRIC POWER	E
TELEPHONE UTILITY	TEL
GAS UTILITY	GAS
WATER UTILITY	W
WATER UTILITY FIXTURE	W
ROAD	—

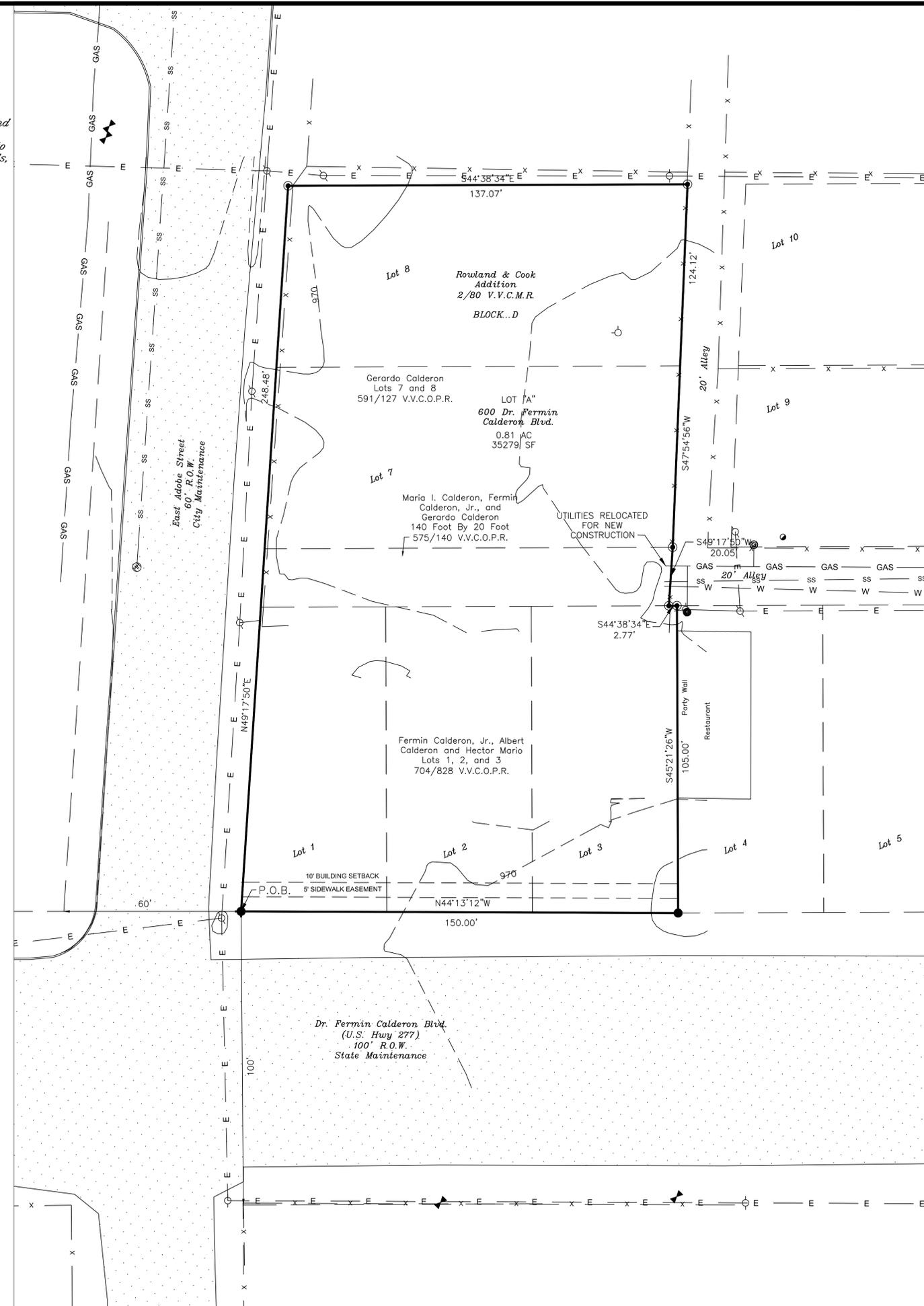
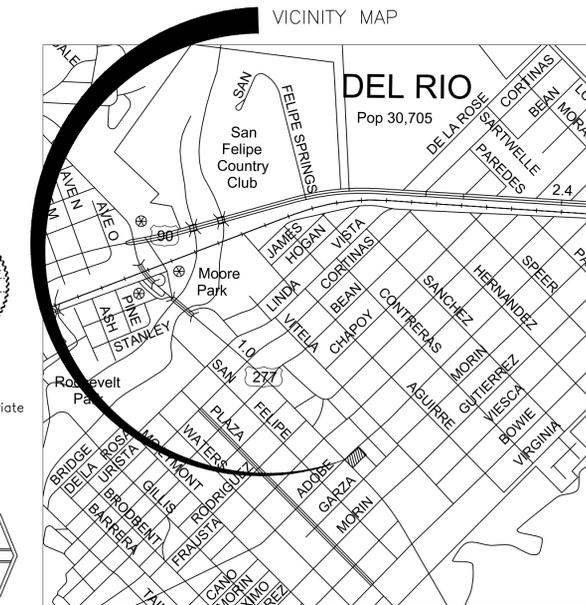
Notes

- There is 1 Lot, 0.81 acre, 0.81 acres/lot, & no streets.
- No portion of the Tract shown hereon is located within Flood Zone "A" as shown on the FIRM NUMBER 48465C1735D Flood Hazard Boundary, City of Del Rio, TX (Val Verde County) Effective Date July 22, 2010.
- This Tract shown on the Plat is located in Val Verde County within the City Limits of Del Rio and Zoned C-2-A.

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 \_\_\_\_\_



PREPARED FOR: PURPOSE OF SURVEY: RE-PLAT OF LOTS 1, 2, 3, 7, AND 8, PORTION OF ALLEY, ESTABLISHING LOT A, BLOCK D, OF THE ROWLAND AND COOK ADDITION  
 THE HUTTON COMPANY CONVEYANCE  
 736 CHERRY STREET  
 CHATTANOOGA, TN 37402  
**DIRKSEN ENGINEERING**  
 TEBBS FIRM # 68148  
 TEBBS FIRM # 10192741  
 311 NORTH GETTY ST.  
 UVALDE, TEXAS 78801  
 1000  
 2014  
 KENNETH R. DIRKSEN, P.E.  
 REGISTERED PROFESSIONAL LAND SURVEYOR