



The Board of Trustees of the City of Eagle Pass Water Works System will meet in a **REGULAR SESSION** on Wednesday, August 17, 2022 at 12:00 noon at the office of the City of Eagle Pass Water Works System, 2107 N. Veterans Blvd., Eagle Pass, Maverick County, Texas.

AGENDA

1. Establishment of quorum.
2. Citizens Communication.
3. Approval of the minutes of the meeting held on July 19, 2022.
4. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lot 3, M.A.V.
5. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for re-plat of lot 25, Block 4, Loma Linda Subdivision Unit 1.
6. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for Tract 82, Eagle Development Co., Unit II.
7. Discussion and possible action on approval of a 30-year water and sewer service availability agreements for Four DLS Industrial Park.
8. Discussion on proposed changes to Fiscal Year 2022-2023 Proposed Budget.
9. Discussion on billing schedule for the remainder of the calendar year.
10. Executive Session pursuant to Sections 551.071 and 551.072 of the Texas Government Code-Deliberation regarding the purchase and value of real property for purposes of expanding the current EPWWS administrative office and consultation with the EPWWS attorneys regarding legal issues involving the purchase of real property for purposes of expanding the current EPWWS administrative office.
11. Executive Session pursuant to Section 551.071 of the Texas Government Code – Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues involving access to as well as quantity, quality and capacity of groundwater in the Maverick Basin Aquifer in Maverick County, Texas.

12. **General Manager's Update.**

- a. Update on truck purchased through Buyboard for Sewer Department.

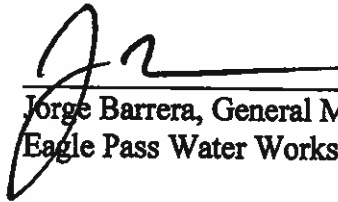
13. Adjourn.



Marco Salinas, Chairman
City of Eagle Pass Water Works System

CERTIFICATION

This is to certify that the above Notice of Meeting was posted on the Bulletin Board at the City Hall, in Eagle Pass, Maverick County, Texas, on Friday, August 12, 2022 at 12:00 pm.



Jorge Barrera, General Manager
Eagle Pass Water Works System

The Water Works Board reserves the right to consider business out of the posted order and the right to adjourn into executive session to discuss items which are not listed as executive session items but which qualify to be discussed in closed session under Chapter 551 of the Texas Government Code.

The Board of Trustees of the City of Eagle Pass Water Works System met in REGULAR SESSION on Tuesday, July 19, 2022 at 12:00 noon at the office of the City of Eagle Pass Water Works System, 2107 N. Veterans Blvd., Eagle Pass, Maverick County, Texas.

MEMBERS PRESENT: Morris Libson, Mayor Rolando Salinas, Johnny Ruiz and Diana Salinas

MEMBERS ABSENT: Marco Salinas

OTHERS PRESENT: Jorge Barrera, Jorge Flores, Alicia Flores, Jaime Kypuros-Tetra Tech and Ruben Barrera-Langley and Banack

- Citizens Communication-None

-The minutes of the regular meeting held on June 15, 2022 were read and approved on a motion by Morris Libson, seconded by Diana Salinas.

The motion passed with the following vote:

AYE	Johnny Ruiz, Morris Libson, Diana Salinas and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

- In the matter of discussion and possible action on approval on a 30-year water and sewer service availability agreements for re-plat of Lot 13, Block 8, Deer Run Unit II, the agreements were presented to the Board along with the plans of the area and all questions were answered by administration.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Morris Libson to approve the 30-year water and sewer service availability agreements for re-plat of Lot 13, Block 8, Deer Run Unit II.

The motion passed with the following vote:

AYE	Johnny Ruiz, Diana Salinas, Morris Libson and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

- In the matter of discussion and possible action on approval on a 30-year water and sewer service availability agreements for Dubai Village Phase 1, the agreements were presented to the Board along with the plans of the area and all questions were answered by administration.

Thereafter, Morris Libson made a motion, seconded by Diana Salinas to approve the 30-year water and sewer service availability agreements for Dubai Village Phase 1.

The motion passed with the following vote:

AYE	Johnny Ruiz, Diana Salinas, Morris Libson and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

-In the matter of updating the Board on the design of Las Quintas and Jardines Verdes Water Line Replacement Project, General Manager gave a presentation on the status and design of the project and identify what water lines will be upgraded from 2 and 3 inch lines to 8 to 10 inch lines.

-In the matter of presenting the 2nd Quarter Investment Report, the report was presented to the Board with questions being answered by Administration.

-In the matter of discussion and possible action to accept substantial completion of the Cast Iron Replacement Project, General Manager and Engineer explained to the Board that all work and inspections were done. All asphalt work had been completed and approved. Board will approve completion of the project and a letter will be sent to TWDB for their final approval.

Thereafter, Mayor Rolando Salinas made a motion, seconded by Diana Salinas to accept substantial completion of the Cast Iron Replacement Project.

The motion passed with the following vote:

AYE	Johnny Ruiz, Diana Salinas, Morris Libson and Mayor Rolando Salinas
NAY	None
ABSTAIN	None

- In the matter of discussion and possible action to purchase a skid mounted high pressure jetter unit from Patterson Equipment through Buyboard, questions were answered by Administration.

General Manager explained to the Board that the current jetter truck at the SOS department is older and not as effective anymore. The department is in need of a new jetter truck which are used daily for cleaning sewer lines. The chosen jetter truck is the same brand as the one bought last year and the department will not have issues when ordering parts or services for the jettors. The total price is \$ 157,195.

Thereafter, Morris Libson made a motion, seconded by Mayor Rolando Salinas to purchase a skid mounted high pressure jetter unit from Patterson Equipment through Buyboard at \$ 157,195.

The motion passed with the following vote:

AYE	Johnny Ruiz, Diana Salinas, Morris Libson and Mayor Rolando Salinas
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NAY None
ABSTAIN None

-In the matter of Executive Session pursuant to Section 551.071 of the Texas Government Code
– Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues and advice involving the System’s compensation and employee retention policies and/or programs.

The Board went into Executive Session on 7-19-22 at 12:35 pm
The Board came out of Executive Session on 7-19-22 at 1:43 pm
No action was taken

-In the matter of Executive Session pursuant to Section 551.071 of the Texas Government Code
– Consultation with the City of Eagle Pass Water Works System’s attorneys regarding legal issues involving access to as well as quantity, quality and capacity of groundwater in the Maverick Basin Aquifer in Maverick County, Texas.

The Board went into Executive Session on 7-19-22 at 12:35 pm
The Board came out of Executive Session on 7-19-22 at 1:43 pm
No action was taken

-Meeting was adjourned by a motion by Morris Libson, seconded by Mayor Rolando Salinas at 1:44 pm.

Marco Salinas, Chairman
Eagle Pass Water Works System

Johnny Ruiz, Vice-Chairman
Eagle Pass Water Works System



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Replat of Lot 3, M.A.V. SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE PASS WATER & WASTEWATER SYSTEM.**

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as _____
Replat of Lot 3, M.A.V. Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately
660 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By:  _____

Printed Name: _____

Printed Name: Aaron Libson

Office or Position: _____

Office or Position: General Manager (TEC Services)

Date: _____

Date: 6/7/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED _____ Replat of Lot 3, M.A.V. _____ SUBDIVISION**

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

“The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision (“the Subdivision”) known as
Replat of Lot 3, M.A.V. Subdivision

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development’s Board Economically Distressed Areas Program “Model
Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility’s wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision (“the Plans”) and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions (“the projected wastewater flow”) to be
approximately 400 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision’s water distribution has been
connected to the Utility’s water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By:  _____

Printed Name: _____

Printed Name: Aaron Libson

Office or Position: _____

Office or Position: General Manager (TEC Services)

Date: _____

Date: 6/7/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**REPLAT ESTABLISHING LOTS 3-A & 3-B OF
M.A.V. SUBDIVISION**

BEING A 0.346 ACRE TRACT OF LAND CONVEYED TO OSCAR VILLARREAL AND WIFE, ELISA VILLARREAL, RECORDED IN ENVELOPE 111, SIDE B, DEEDS, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID LOT 3 AT THE SOUTH EASTERLY FRONT OF SAID LINE OF GARCIA DRIVE FOR THE MOST WESTERLY CORNER HEREOF;

THENCE WITH THE SOUTH EASTERLY FRONT OF SAID LINE OF GARCIA DRIVE, NORTH 44 DEGREES 54 MINUTES 05 SECONDS EAST, FOR A TOTAL DISTANCE OF 133.08 FEET, TO A 3/4" IRON ROD SET AT THE MOST WESTERLY CORNER OF LOT 4 FOR THE MOST WESTERLY CORNER HEREOF;

THENCE WITH THE SOUTHWESTERLY LINE OF LOT 4, SOUTH 45 DEGREES 05 MINUTES 55 SECONDS EAST, 113.47 FEET, TO A 3/4" IRON ROD SET FOR THE MOST WESTERLY CORNER HEREOF;

THENCE WITH THE NORTHWESTERLY FRONT OF SAID LINE OF MAVERICK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 LATERAL NO. 50, RECORDED IN VOLUME 176, PAGE 46, SOUTH 44 DEGREES 54 MINUTES 05 SECONDS WEST, 123.06 FEET TO A 1/2" IRON ROD SET FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, NORTH 45 DEGREES 05 MINUTES 55 SECONDS WEST, 113.47 FEET TO THE CORNER OF SEVENHILL AND CONTAINING 0.346 ACRES OF LAND, MORE OR LESS

BASES OF BEARINGS: TEXAS SOUTH CENTRAL ZONE - 4204 - MAG 83

STATE OF TEXAS
COUNTY OF MAVERICK

BEFORE ME, the undersigned authority, on this _____ day of _____, 2022, the following persons, known to me to be the grantors, acknowledged to me that they executed the foregoing instrument for the purposes and consideration therein expressed, and the same are recorded to the City of Eagle Pass, Texas, in accordance with the requirements of Texas Local Government Code Chapter 212.02 and 212.03.

(A) THE BEST QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE REQUIREMENTS;
(B) THERE ARE NO OTHER EASEMENTS, RIGHTS, OR INTERESTS IN THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAN;
(C) ALL NECESSARY CONDUITS FOR THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE REQUIREMENTS;
(D) THIS CONSTRUCTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE REQUIREMENTS.

THE OTHER PARTIES TO THIS INSTRUMENT HEREBY ACKNOWLEDGE THAT THIS PLAN IS TRUE AND COMPLETE.

REPLAT LOT 3, M.A.V. SUBDIVISION

SIGNATURE: _____

NAME: JOHANN TORRES
MARRIAGE HOMES, LLC
TWIN TORRES HOMES, LLC

SIGNATURE: _____

NAME: HAROLD JEROME TORRES
MARRIAGE HOMES, LLC
TWIN TORRES HOMES, LLC

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY JOHANN TORRES AND HAROLD JEROME TORRES

BEFORE ME, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, I RECEIVED THIS INSTRUMENT FOR RECORD AND THIS INSTRUMENT IS BEING RECORDED IN ENVELOPE _____ SIDE _____ OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____ 2022.

MAVERICK COUNTY CLERK

STATE OF TEXAS
COUNTY OF MAVERICK

I, JESSIE JAMES BUE, A RESIDENTIAL PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN AND DESCRIPTION OF LOTS, SUBDIVISION AND PARCELS THEREIN, AS SHOWN ON THIS PLAN, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 803, TITLE 11, OF THE TEXAS CIVIL STATUTES, AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYORS ASSOCIATION.

JESSIE JAMES BUE
RESIDENTIAL PROFESSIONAL LAND SURVEYOR
TEXAS NO. 1234

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY JESSIE JAMES BUE, R.P.L.S.

BEFORE ME, COUNTY CLERK OF MAVERICK COUNTY, TEXAS, I RECEIVED THIS INSTRUMENT FOR RECORD AND THIS INSTRUMENT IS BEING RECORDED IN ENVELOPE _____ SIDE _____ OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____ 2022.

MAVERICK COUNTY CLERK

COMMISSIONERS COURT CORPORATION

THIS REPLAT WAS PREPARED TO THE MAVERICK COUNTY COMMISSIONERS COURT AND APPROVED ON _____ DAY OF _____ BY THE COMMISSIONERS COURT OF MAVERICK COUNTY, TEXAS.

BONDED THIS _____ DAY OF _____ BY _____ COUNTY JUDGE.

SIGNED UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

HONORARY PUBLIC STATE OF TEXAS

CITY OF EAGLE PASS
COMPOSITE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

BY _____

ON _____ DAY OF _____ 2022.

HONORARY HONORARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

BY _____

ON _____ DAY OF _____ 2022.

HONORARY HONORARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

BY _____

ON _____ DAY OF _____ 2022.

HONORARY HONORARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF MAVERICK COUNTY, TEXAS, CERTIFY THAT THIS REPLAT BEING THIS CERTIFICATE HAS BEEN FILED FOR RECORD IN _____ ENVELOPE _____ SIDE _____ OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____ 2022.

MAVERICK COUNTY CLERK

**STATE OF TEXAS
COUNTY OF MAVERICK**

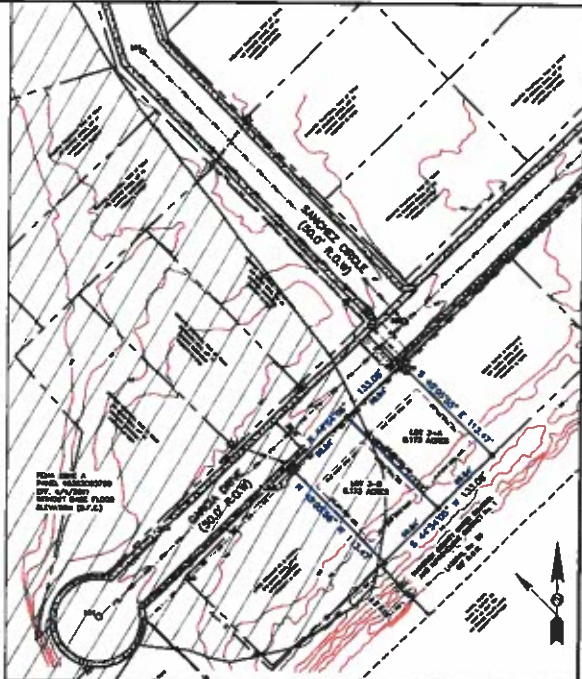
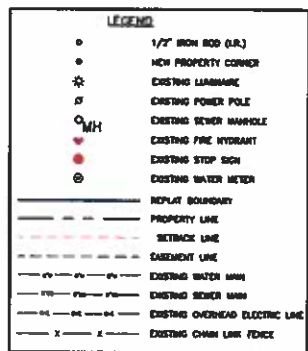
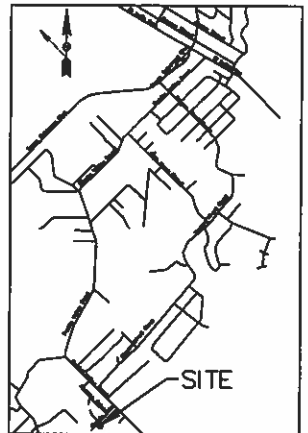
I, FLORENTINO CABALLERO, A RESIDENTIAL PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE DESIGN AND DIMENSIONS OF THE LOTS, SUBDIVISION AND PARCELS THEREIN, AS SHOWN ON THIS PLAN, WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT, CHAPTER 903, TITLE 11, OF THE TEXAS CIVIL STATUTES, AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS ENGINEERS ASSOCIATION.

FLORENTINO CABALLERO, P.E.
REGISTERED PROFESSIONAL ENGINEER 66808

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY FLORENTINO CABALLERO, P.E.

HONORARY HONORARY PUBLIC STATE OF TEXAS

BY COMMISSION ENGINEER



SEARCHED ACCORDING TO PLAT OF RECORD ENVELOPE 111, SIDE B OF THE R.L.S.R.

LOT	AREA	911 ADDRESS
3-A	0.173 ACRES (7,536 SQ.FT.)	249 GARCIA DRIVE
3-B	0.173 ACRES (7,536 SQ.FT.)	GARCIA DRIVE

- NOTES:
- THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATED ON A PLAT WHICH IS RECORDED IN ENVELOPE 111, SIDE B, MAVERICK COUNTY PLAT AND DEED RECORDS, AS LOT 3, M.A.V. SUBDIVISION.
 - THE TOTAL AREA OF THIS REPLAT IS 0.346 ACRES.
 - THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - HOUSING CERTIFICATION: NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - SET 5' MIN. AT ALL CORNERS EXCEPT INDICATED.
 - THE ZONING FOR THIS REPLAT WILL REMAIN AS RESIDENTIAL. SINCE PROPERTY IS LOCATED OUTSIDE CITY LIMITS WITH NO OFFICIAL ZONING, ZONING WILL BE CLASSIFIED AS R-1 FIRST ONE FAMILY DISTRICT.
 - FOR LOTS PERMITTED IN THE R-1 FIRST ONE FAMILY DISTRICT: A FRONT YARD SETBACK OF 25 FEET IS REQUIRED, A REAR YARD SETBACK OF 20 FEET IS REQUIRED, A SIDE YARD SETBACK OF 5 FEET IS REQUIRED, WHERE THERE IS A CORNER LOT, A SIDE YARD SETBACK OF 10 FEET IS REQUIRED.
 - THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TX.
 - A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13057C0010, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY CONSTRUCTION.
 - THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V, AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT, AND CHAPTER 13 GOVERNING FIRE PROTECTION.

**SUBDIVISION REPLAT
LOT 3, M.A.V. SUBDIVISION
EAGLE PASS, TEXAS, MAVERICK COUNTY**

**TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES**
1207 E. SHED DR., EAGLE PASS, TX
817-754-7477
www.terratech-engineering.com



**PROPERTY OWNER:
TWIN TORRES HOMES, LLC
249 GARCIA DRIVE
EAGLE PASS, TX 78852**

JOB: 0102-22
SHEET 1 OF 1
DESIGNED: A.A.
DRAWN: GZA
CHECKED: A.L.F.J.C.
SCALE: 1" = 50'
JULY 11, 2022



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Replat of Lot 25, Block 4, Loma Linda Unit I SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE**
PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as _____
Replat of Lot 25, Block 4, Loma Linda Subdivision Unit I

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution
system to be connected to the Utility's water supply system. The Utility has reviewed the
plans for this subdivision ("the Plans") and has estimated the drinking water flow
anticipated to be needed by the Subdivision under fully built-out conditions ("the
estimated water flow") to be approximately
660 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: 6/7/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Replat of Lot 25, Block 4, Loma Linda Unit I SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Replat of Lot 25, Block 4, Loma Linda Subdivision Unit I.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development's Board Economically Distressed Areas Program "Model
Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility's wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision ("the Plans") and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions ("the projected wastewater flow") to be
approximately 400 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision's water distribution has been
connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: _____

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**REPLAT ESTABLISHING LOTS 25-A & 25-B, BLOCK 4
LOMA LINDA SUBDIVISION UNIT 1**

BEING ALL THAT CERTAIN LOT 25, BLOCK 4, A 0.417 ACRE TRACT OF LAND, RECORDED IN LOMA LINDA SUBDIVISION UNIT NO. 1, RECORDED IN ENVELOPE 136, SIDE A, MAP RECORDS, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY MEASUREMENTS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON ROD SET AT THE MOST SOUTHERLY CORNER OF LOT 22, BLOCK 4, AT THE NORTHWESTERLY RIGHT OF WAY LINE OF BRACKESTER DRIVE, FOR THE MOST EASTERLY CORNER HEREOF;

THENCE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID BRACKESTER DRIVE, SOUTH 45 DEGREES 24 MINUTES 52 SECONDS WEST, 165.00 FEET TO A 3/8" IRON ROD SET AT THE BEGINNING OF THE CURVE OF THE LOT, WITH A RADIUS OF 150.00 FEET, FOR A POINT OF CURVATURE AND MOST EASTERLY SOUTHEAST CORNER HEREOF;

THENCE, WITH SAID CURVE TO THE LEFT A DISTANCE OF 23.96 FEET (CHORD BEARING NORTH 89 DEGREES 33 MINUTES 08 SECONDS WEST, 21.21 FEET) TO A 3/8" IRON ROD SET AT THE NORTHWESTERLY RIGHT OF WAY LINE OF WINDMILL DRIVE, FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WINDMILL DRIVE, NORTH 44 DEGREES 35 MINUTES 09 SECONDS WEST, 125.00 FEET, TO A 1/2" IRON ROD SET AT THE MOST SOUTHERLY CORNER OF LOT 24, BLOCK 4, FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, WITH THE SOUTHWESTERLY LINE OF SAID LOT 24, NORTH 45 DEGREES 24 MINUTES 52 SECONDS EAST, 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.417 ACRES OF LAND, MORE OR LESS.

BASES OF BEARINGS: TEXAS SOUTH CENTER ZONE - 4204 - MAG 83

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN AND IN FRONT OF ME, I, JESUS ARTAGA, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED BY AN ACTUAL SURVEY AND ACCORDS TO THE RECORDS OF THE PUBLIC FORUMS, RECORDS, MAPS, AND PLANS, AND THAT THE SAME ARE INDICATED TO THE CITY OF EAGLE PASS, TEXAS, AND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT STATUTES AND LAWS.

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ADDITIONAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BEING: LOT 25, BLOCK 4, LOMA LINDA SUBDIVISION UNIT 1

SIGNATURE: _____
NAME: JESUS ARTAGA

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY JESUS ARTAGA

SIGNATURE: _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF MAVERICK

I, ALAN AMER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF LANDS SUBSCRIBED TO HEREON WERE PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MARCH 1, 2022 UNDER MY SUPERVISION ON THE GROUND AND THE MEASUREMENTS SHOWN ARE WITHIN THE PERMISSIBLE TOLERANCE ALLOWED BY 22 THE S.C. 62.01.

ALAN AMER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY ALAN AMER RUIZ, P.L.S.

SIGNATURE: _____
MY COMMISSION EXPIRES: _____

COMMISSIONERS COURT CERTIFICATION
THIS REPLAT WAS PRESENTED TO THE MAVERICK COUNTY COMMISSIONERS COURT AND APPROVED ON _____ BY THE COMMISSIONERS COURT OF MAVERICK COUNTY, TEXAS.
SHOWN THIS _____ DAY OF _____ COUNTY: MAVERICK

BEING UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.
NOTARY PUBLIC: _____ STATE OF TEXAS

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL
WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

MAYOR OF THE CITY OF EAGLE PASS: _____ DATE: _____
BEING UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

SIGNATURE: _____ NOTARY PUBLIC STATE OF TEXAS
WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

CHAIRMAN-CITY OF EAGLE PASS: _____ DATE: _____
PLANNING AND ZONING COMMISSION
BEING UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

SIGNATURE: _____ NOTARY PUBLIC STATE OF TEXAS
WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS: _____ DATE: _____
BEING UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2022.

SIGNATURE: _____ NOTARY PUBLIC STATE OF TEXAS
COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M ON _____ DAY OF _____ 2022, AND WAS RECORDED IN ENVELOPE _____ SIDE _____ OF THE MAP RECORDS OF MAVERICK COUNTY AT _____ BLOCK _____

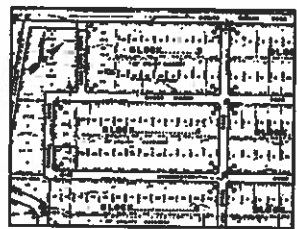
MAVERICK COUNTY CLERK: _____
STATE OF TEXAS
COUNTY OF MAVERICK

I, FLORENCE CABALLERO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 00888), HEREBY CERTIFY THAT THE WATER AND SEWERAGE FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OWNED AND OPERATED BY THE CITY OF EAGLE PASS, TEXAS, AND AS SHOWN ON THE DRAWINGS PRESENTED TO ME AND APPROVED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER SERVICES ARE IN COMPLIANCE WITH THE CODES, RULES ADOPTED UNDER SECTION 163.043 OF THE TEXAS WATER CODE.

FLORENCE CABALLERO, P.E.
REGISTERED PROFESSIONAL ENGINEER 00888

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ DAY OF _____ BY _____

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



ORIGINAL PLAT OF LOT 25
LOMA LINDA SUBDIVISION UNIT 1
(ENVELOPE 136, SIDE A M.C.M.R.)

LEGEND

- 1/2" IRON ROD (N.A.)
- NEW PROPERTY CORNER
- EXISTING LUMBER MARK
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STOP SIGN
- EXISTING WATER METER
- REPLAT BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE



MAP SCALE
1" = 40' HORIZONTALLY
1" = 20' VERTICALLY

LOT	AREA	911 ADDRESS
25-A	0.208 ACRES (9,081 SQ.FT.)	69 WINDMILL DR.
25-B	0.209 ACRES (9,104 SQ.FT.)	WINDMILL DR.

- NOTES:**
- THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATED ON A PLAT WHICH IS RECORDED IN ENVELOPE 136, SIDE A, MAVERICK COUNTY PLAT AND DEED RECORDS, AS LOT 25, BLOCK 4, LOMA LINDA SUBDIVISION UNIT 1.
 - THE TOTAL AREA OF THIS REPLAT IS 0.417 ACRES.
 - THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COMMENTS OR RESTRICTIONS.
 - HOUSING CERTIFICATION: NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - SET 5' I.R. AT ALL CORNERS EXCEPT INDICATED.
 - THE ZONING FOR THIS REPLAT WILL REMAIN AS RESIDENTIAL, SINCE PROPERTY IS LOCATED OUTSIDE CITY LIMITS WITH NO OFFICIAL ZONING, ZONING WILL BE CLASSIFIED AS R-1 FIRST ONE FAMILY DISTRICT.
 - FOR USES PERMITTED IN THE R-1 FIRST ONE FAMILY DISTRICT: A FRONT YARD SETBACK OF 25 FEET IS REQUIRED; A REAR YARD SETBACK OF 20 FEET IS REQUIRED; A SIDE YARD SETBACK OF 5 FEET IS REQUIRED, WHERE THERE IS A CORNER LOT, A SIDE YARD SETBACK OF 10 FEET IS REQUIRED.
 - THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TX.
 - NO PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO DRAINAGE BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48332C-0705, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
 - THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THE SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES 14, 15, AND 16, CONCERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS; CHAPTER 37 CONCERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 CONCERNING FIRE PROTECTION.



VICINITY MAP

SUBDIVISION REPLAT
LOT 25, BLOCK 4
LOMA LINDA SUBDIVISION UNIT 1
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES
3200 EL PASO DRIVE, EAGLE PASS, TX
979-777-6079
PROM 011115
www.terratech-engineering.com



PROPERTY OWNER:
ARTAGA, JESUS
WINDMILL DR
EAGLE PASS, TX 78622

JOB: 0102-22
SHEET 1 OF 1
DESIGNED: F.C.
DRAWN: GZA
CHECKED: A.J.F.C.
SCALE: 1" = 50'
JULY 6, 2022



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Portion of Tract 82, Eagle Development Co., Unit II SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as **EAGLE PASS WATER & WASTEWATER SYSTEM.**

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as _____
Portion of Tract 82, Eagle Development Co., Unit II,

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately
600 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: Illusion Gonzalez

Printed Name: _____

Printed Name: Illusion Gonzalez

Office or Position: _____

Office or Position: Property Owner

Date: _____

Date: 3/2/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdtvision Rules, Revised July 1996.



AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE

PROPOSED Portion of Tract 82, Eagle Development Co., Unit II **SUBDIVISION**

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision ("the Subdivision") known as
Portion of Tract 82, Eagle Development Company, Unit II.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the wastewater flow projected by the Subdivision under fully built-out conditions ("the projected wastewater flow") to be approximately 400 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

The Subdivider

By: _____

By: Illusion Gonzalez

Printed Name: _____

Printed Name: Illusion Gonzalez

Office or Position: _____

Office or Position: Property Owner

Date: _____

Date: 3/2/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**REPLAT ESTABLISHING TRACT 82-A
EAGLE DEVELOPMENT COMPANY, UNIT 2**

Being a 0.5 Acre tract of land, lying and situated in Maverick County, Texas and being a portion of Tract 82 of Eagle Development Company, Unit 2, as shown by plat of record in Envelope No. 204 of the Maverick County Map Records, said 0.5 Acre Tract also being and containing 0.5 Acre of a 1.0 Acre Tract conveyed from John De Lee Santos, Jr., and wife, Felipe De Lee Santos to Steve De Lee Santos through a deed recorded in Volume 187, Page 534 of the Maverick County Deed Records, said 0.5 Acre Tract being more particularly described by metes and bounds as follows:

DESCRIPTION of a 3" iron rod found at intersection of section line Tract 82 and Tract 83 with county line of section 40' county corner road, thence along section line of Tract 82 west from AL 540' 19.90", 208.82 feet to a 3" iron rod found at northwesterly corner of said 1.0 Acre Tract, according to deed record Volume 187, Page 534 of the Maverick County Deed Records, and for the **POINT OF BEGINNING**

BEHENCE continuing S 45° 15' 00" E, 173.36 feet to a 3" iron rod, set to mark the most east corner of said tract.

BEHENCE S44° 45' N, 128.25 feet to a 3" iron rod, set to mark the most south corner of said tract.

BEHENCE along the common line of Tract 82 with Tract 81, S45° 15' 00" E, 173.78 feet to a 3" iron rod, set to mark the most east corner of said tract.

BEHENCE S44° 45' N, 128.25 feet to the **CORNER OF BEGINNING**.

STATE OF TEXAS
COUNTY OF MAVERICK

OWNER'S DECLARATORY CERTIFICATION AND ATTESTATION

THE OWNER OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND THEREIN, WHO IS UNDERSIGNED HEREIN AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DESCRIBES THE LOTS OF THE PLAT AND ALL STREETS, EASEMENTS, ENCUMBRANCES, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN CONTAINED, AND THE SAME ARE ACCORDING TO THE CITY OF EAGLE PASS, TEXAS LOCAL GOVERNMENT STATUTES AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STANDARDS.

THE OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND CORRECT.

REPLAT TRACT 82-A

SIGNATURE: _____
NAME: ILLUSION GONZALEZ

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY ILLUSION GONZALEZ

SIGNATURE: _____
NAME: ILLUSION GONZALEZ

STATE OF TEXAS
COUNTY OF MAVERICK

STATE OF TEXAS
COUNTY OF MAVERICK

I, FRANCISCO GAYTAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT AND DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON DECEMBER 26, 2021 UNDER MY SUPERVISION ON THE GROUND AND THE UNDERSIGNED SHOWS ARE WITHIN THE PROFESSIONAL TOLERANCE REQUIRED BY 23 TAC 883.15.



FRANCISCO GAYTAN, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5479

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY FRANCISCO GAYTAN, P.L.S.

SIGNATURE: _____
NAME: FRANCISCO GAYTAN

**CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL**

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

SIGNATURE: _____
NAME: _____

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION _____

CHAIRMAN-CITY OF EAGLE PASS _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

SIGNATURE: _____
NAME: _____

WE, THE UNDERSIGNED, CERTIFY THAT THIS REPLAT WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

SIGNATURE: _____
NAME: _____

COMMISSIONERS COURT CERTIFICATION

THIS REPLAT WAS PRESENTED TO THE MAVERICK COUNTY COMMISSIONERS COURT AND APPROVED ON _____ BY THE COMMISSIONERS COURT OF MAVERICK COUNTY, TEXAS.

SHOWN THIS _____ DAY OF _____ 2021.
COUNTY JUDGE _____

SHOWN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.
NOTARY PUBLIC _____ STATE OF TEXAS _____

COUNTY CLERK'S RECEIPTS CERTIFICATE

I, _____ COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M ON _____ 2021, AND WAS RECEIVED IN ENVELOPE _____ NO. _____ IN THE MAP ROOMS OF MAVERICK COUNTY AT _____ O'CLOCK _____ M ON _____ 2021.

MAVERICK COUNTY CLERK _____

STATE OF TEXAS
COUNTY OF MAVERICK

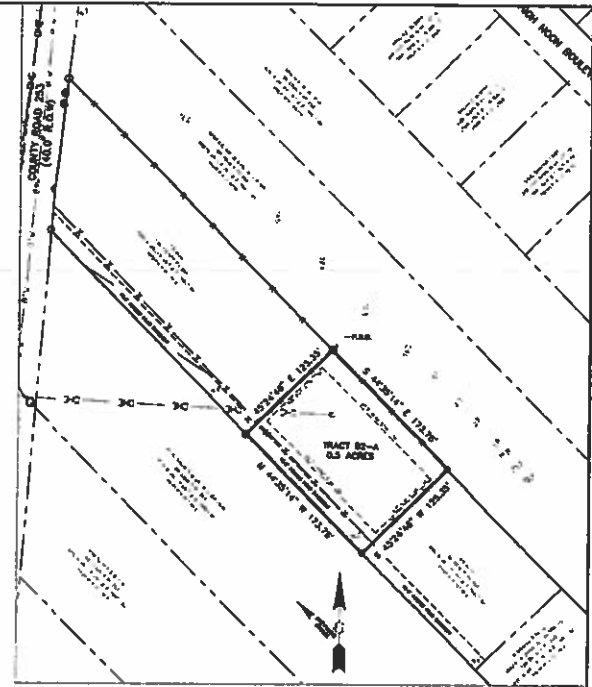
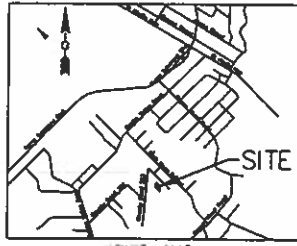
I, FLORENTINO CABALLERO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE FACILITIES ARE CONNECTED TO THE PUBLIC WATER AND SEWER UTILITIES OPERATED AND MAINTAINED BY THE CITY OF EAGLE PASS, TEXAS. ALL AS SHOWN ON THE DRAWINGS PRESENTED TO AND APPROVED BY THE CITY OF EAGLE PASS, TEXAS. THESE WATER AND SEWER DESIGN ARE IN COMPLIANCE WITH THE MINIMUM RULES ADOPTED UNDER SECTION 16.04(b) OF THE TEXAS WATER CODE.



FLORENTINO CABALLERO, P.E.
REGISTERED PROFESSIONAL ENGINEER (WATER)

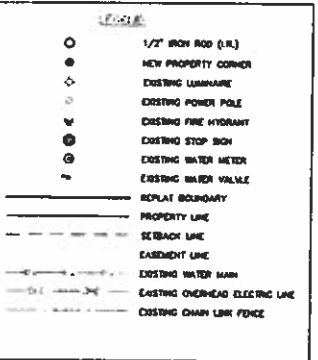
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY FLORENTINO CABALLERO, P.E.

SIGNATURE: _____
NAME: FLORENTINO CABALLERO



REPLAT SUBDIVISION LOT INFORMATION		
LOT	AREA	811 ADDRESS
TRACT 82-A	0.50 ACRES (21,780 SQ.FT.)	138 COUNTY ROAD 253

- NOTES:
- THE AREA BEING REPLATED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED IN ENVELOPE NO. 204, MAVERICK COUNTY MAP RECORDS, AS TRACT 82, EAGLE DEVELOPMENT COMPANY UNIT 2.
 - THE TOTAL AREA OF THIS REPLAT IS 0.50 ACRES.
 - THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - HOUSING CERTIFICATION: NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
 - SET 5' L.I. AT ALL CORNERS EXCEPT INDICATED.
 - THE ZONING FOR THIS REPLAT WILL REMAIN AS RESIDENTIAL, SINCE PROPERTY IS LOCATED OUTSIDE CITY LIMITS WITH NO OFFICIAL ZONING, ZONING WILL BE CLASSIFIED AS R-1 FIRST ONE FAMILY DISTRICT.
 - FOR LOTS PERMITTED IN THE R-1 FIRST ONE FAMILY DISTRICT: A FRONT YARD SETBACK OF 25 FEET IS REQUIRED, A REAR YARD SETBACK OF 50 FEET IS REQUIRED, A SIDE YARD SETBACK OF 5 FEET IS REQUIRED, WHERE THERE IS A CORNER LOT, A SIDE YARD SETBACK OF 10 FEET IS REQUIRED.
 - THE AREA OF THIS SUBDIVISION LIES OUTSIDE THE LIMITS OF THE CITY OF EAGLE PASS, TX.
 - NO PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE AC SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48323C0200D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
 - THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THIS SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES IV, V AND VI, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS; CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICES, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 GOVERNING FIRE PROTECTION.



**SUBDIVISION REPLAT
PORTION OF TRACT 82
EAGLE DEVELOPMENT COMPANY, UNIT 2
EAGLE PASS, TEXAS, MAVERICK COUNTY**

**TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES**
1372 EL DORADO, EAGLE PASS, TX
78852
TEL: 361-8118
www.terratech-engineering.com



**PROPERTY OWNER:
ILLUSION GONZALEZ
142 N COUNTY ROAD 253
EAGLE PASS, TX 78852**

**JOB: 0108-22
SHEET 1 OF 1
DESIGNED: F.J.C.
DRAWN: GZA
CHECKED: A.L.F.C.
SCALE: 1" = 80'
JUNE 30, 2022**



AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED

Four DLS Industrial Park SUBDIVISION

PARTIES: This Agreement is by and between "the Utility" and "the Subdivider", to wit:
"The Utility" is the governing board or owner of a supplier of drinking water known as EAGLE PASS WATER & WASTEWATER SYSTEM.

"The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been proposed to be divided into a subdivision ("the Subdivision") known as Four DLS Industrial Park Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development's Board Economically Distressed Areas Program "Model Subdivision Rules". The Subdivider has prepared a plat of the Subdivision for submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's water supply system. The Utility has reviewed the plans for this subdivision ("the Plans") and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions ("the estimated water flow") to be approximately 2,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the anticipated water flow for at least thirty years (30). The Utility covenants that it has or will have the capacity to provide the anticipated water flow, and that it will provide that water flow. The covenants will be in effect until thirty years (30) after the plat of the Subdivision has been recorded and the Subdivision's water distribution has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: 6/22/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (I), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.



**AGREEMENT REGARDING WASTEWATER TREATMENT SERVICE FOR THE
PROPOSED Four DLS Industrial Park SUBDIVISION**

PARTIES: This Agreement is by and between “the Utility” and “the Subdivider”, to wit:
“The Utility” is the governing board or owner of a provider of wastewater treatment known as
EAGLE PASS WATER & WASTEWATER SYSTEM.

“The Subdivider is TerraTech Engineering & Construction Services, who is the owner, or
the authorized agent of the owner, of a tract of land in Maverick County, Texas, that has been
proposed to be divided into a subdivision (“the Subdivision”) known as
Four DLS Industrial Park Subdivision

TERMS: This Agreement is entered into in partial satisfaction of requirements under the
Texas Water Development’s Board Economically Distressed Areas Program “Model
Subdivision Rules”. The Subdivider has prepared a plat of the Subdivision for
submission to Maverick County and the City of Eagle Pass for their respective approval.

The Subdivider plans to construct for the Subdivision a wastewater collection system to
be connected to the Utility’s wastewater treatment system. Such wastewater will consist
of domestic sewage, i.e., waterborne human waste and waste from domestic activities
such as bathing, washing, and food preparation. The Utility has reviewed the plans for
this subdivision (“the Plans”) and has estimated the wastewater flow projected by the
Subdivision under fully built-out conditions (“the projected wastewater flow”) to be
approximately 1,000 gallons daily.

The Utility warrants that necessary arrangements have been made to supply the
anticipated water flow for at least thirty years (30). The Utility covenants that it has or
will have the capacity to provide the anticipated water flow, and that it will provide that
water flow. The covenants will be in effect until thirty years (30) after the plat of the
Subdivision has been recorded and the Subdivision’s water distribution has been
connected to the Utility’s water supply system.

The Subdivider covenants that the wastewater collection system be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by Maverick County and the City of Eagle Pass.

By affixing his or her signature to the Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on _____.

The Utility

By: _____

Printed Name: _____

Office or Position: _____

Date: _____

The Subdivider

By:  _____

Printed Name: Aaron Libson

Office or Position: General Manager (TEC Services)

Date: 6/22/2022

Note: The above form of agreement may be used when required under Model Rule Sections 2.2 (a) (2) and 3.2 (c) (1), which appear respectively as Sections 4.2.2.A.2 and 4.3.4.C.1 in both Title A and Title B of the Maverick County Subdivision Rules, Revised July 1996.

**PLAT ESTABLISHING LOT 1 OF
FOUR DLS INDUSTRIAL PARK SUBDIVISION**

FIELD NOTES FOR A 5.67 ACRE TRACT OF LAND OUT OF A 16.83 ACRE TRACT OF LAND
 OWNED BY SURVEY OR INSTRUMENT NO. S.E. BARRON
 MAVERICK COUNTY, TEXAS.

BEING A 5.67 ACRE TRACT OF LAND OUT OF A 16.83 ACRE TRACT OF LAND CONVEYED TO FOUR DLS
 INDUSTRIAL PARK, INC. BY INSTRUMENT NO. 1770, PAGE 230, DEED RECORDING, MAVERICK COUNTY, TEXAS,
 SIGNED IN SURVEY BY FLORENCE CHALLERA, S.E., REGISTERED MAVERICK COUNTY, TEXAS, AND JOHN WOOD
 PARTIALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEING A 1/2" IRON ROD FOUND AT THE WEST EASTERN CORNER OF FOUR DLS PROPERTY,
 I.C. 1770, PAGE 230, DEED RECORDING, MAVERICK COUNTY, TEXAS, AT THE
 SOUTHWEST CORNER OF A 0.412 ACRE TRACT OF LAND CONVEYED TO LINDA C. WOOD, I.C. 1770,
 PAGE 230, DEED RECORDING, MAVERICK COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREIN;

BEING, WITH THE SOUTHWESTLY LINE OF SAID LINDA WOOD TRACT, SOUTH 88 DEGREES 05 MINUTES 25
 SECONDS EAST, 260.32 FEET TO A 3/4" IRON ROD SET FOR AN INTERIOR CORNER HEREIN;

BEING, WITH A NORTHEASTERLY LINE OF SAID LINDA WOOD TRACT, SOUTH 33 DEGREES 34 MINUTES TO
 RECORDING HEREIN, 14.8 FEET TO A 3/4" IRON ROD SET FOR AN INTERIOR CORNER HEREIN;

BEING, WITH THE SOUTHWESTERLY LINE OF SAID LINDA WOOD TRACT, SOUTH 69 DEGREES 05 MINUTES 05
 SECONDS EAST, 24.91 FEET TO A 3/4" IRON ROD SET, AT THE POINT NORTHEAST CORNER OF A 0.412
 ACRE TRACT OF LAND CONVEYED TO DR. LARRY BARTON CHILDREY TRUST, SIGNED BY VOLUNTARILY
 PAGE 204, DEED RECORDING, MAVERICK COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREIN;

BEING, WITH THE WESTERLY LINE OF SAID DR. LARRY BARTON CHILDREY TRUST TRACT, SOUTH 20 DEGREES 22
 MINUTES 27 SECONDS WEST, 384.89 FEET TO A 3/4" IRON ROD SET FOR A POINT OF SECTION
 CORNER HEREIN;

BEING, CONTIGUOUS WITH THE WESTERLY LINE OF SAID 5.67 ACRE TRACT OF LAND, SOUTH 88
 DEGREES 05 MINUTES 25 SECONDS WEST, 126.34 FEET TO A 3/4" IRON ROD SET FOR A POINT OF
 SECTION CORNER HEREIN;

BEING, CONTIGUOUS WITH THE WESTERLY LINE OF SAID 5.67 ACRE TRACT OF LAND, SOUTH 10
 DEGREES 30 MINUTES 05 SECONDS EAST, 162.32 FEET TO A 3/4" IRON ROD SET FOR THE MOST
 SOUTHWEST CORNER HEREIN;

BEING, NORTH 42 DEGREES 21 MINUTES 22 SECONDS WEST, 188.46 FEET TO A 3/4" IRON ROD SET AT
 THE NORTHEAST CORNER OF FOUR DLS PROPERTY, I.C. 1770, PAGE 230, DEED RECORDING,
 MAVERICK COUNTY, TEXAS;

BEING, WITH THE NORTHEASTERLY LINE OF SAID FOUR DLS PROPERTY, I.C. 1770, PAGE 230,
 DEED RECORDING, MAVERICK COUNTY, TEXAS, CONTAINING 178.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING
 5.67 ACRES OF LAND, MORE OR LESS.

CITY OF EAGLE PASS
 CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT FOUR DLS INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND
 APPROVED BY THE CITY CLERK OF EAGLE PASS ON _____

WAKED BY THE CITY OF EAGLE PASS DATE _____

ORDER UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__.

SIGNATURE: NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT FOUR DLS INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

CHAIRMAN-CITY OF EAGLE PASS DATE _____

ORDER UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__.

SIGNATURE: NOTARY PUBLIC STATE OF TEXAS

WE, THE UNDERSIGNED, CERTIFY THAT FOUR DLS INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND
 APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS DATE _____

ORDER UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__.

SIGNATURE: NOTARY PUBLIC STATE OF TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE

_____, COUNTY CLERK OF MAVERICK COUNTY, CERTIFY THAT THE
 PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON
 _____ 202__, AND WAS RECORDED IN BOOK _____ PAGE _____ OF THE MAP RECORDS
 OF MAVERICK COUNTY AT _____ O'CLOCK _____ M. ON _____ 202__.

MAVERICK COUNTY CLERK

STATE OF TEXAS
 COUNTY OF MAVERICK

I, FLORENCE CHALLERA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE
 OF TEXAS (NO. 6808), HEREBY CERTIFY THAT THE METES AND BOUNDARIES
 FACILITIES FOR THIS SUBDIVISION WERE REVIEWED IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE
 CONDUCTED BY THE PUBLIC WATER AND SEWER UTILITIES DEPARTMENT AND
 BARRIERS PROVIDED TO AND APPROVED BY THE CITY OF EAGLE PASS, TEXAS.
 THESE METES AND BOUNDARIES WERE IN COMPLIANCE WITH THE MODEL RULES
 ADOPTED UNDER SECTION 51.043 OF THE TEXAS WATER CODE.

FLORENCE CHALLERA, P.E.
 REGISTERED PROFESSIONAL ENGINEER 68082

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____
 _____ 202__, BY FLORENCE CHALLERA, P.E.

SIGNATURE: NOTARY PUBLIC STATE OF TEXAS

BY COMMISSION EXPIRES _____

STATE OF TEXAS
 COUNTY OF MAVERICK

NOTARY PUBLIC, CERTIFICATION, AND ATTESTATION

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM
 STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF
 STATE STANDARDS;
- (C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE
 STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM
 STATE STANDARDS.

THE OTHER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

FOUR DLS INDUSTRIAL PARK SUBDIVISION

SIGNATURE: _____
 NAME: _____
 TITLE: _____
 A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
 COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ OF FOUR DLS PROPERTY, I.C.
 1770/230, MAVERICK COUNTY, TEXAS, AND _____ OF SAID COMPANY.

A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.

STATE OF TEXAS
 COUNTY OF MAVERICK

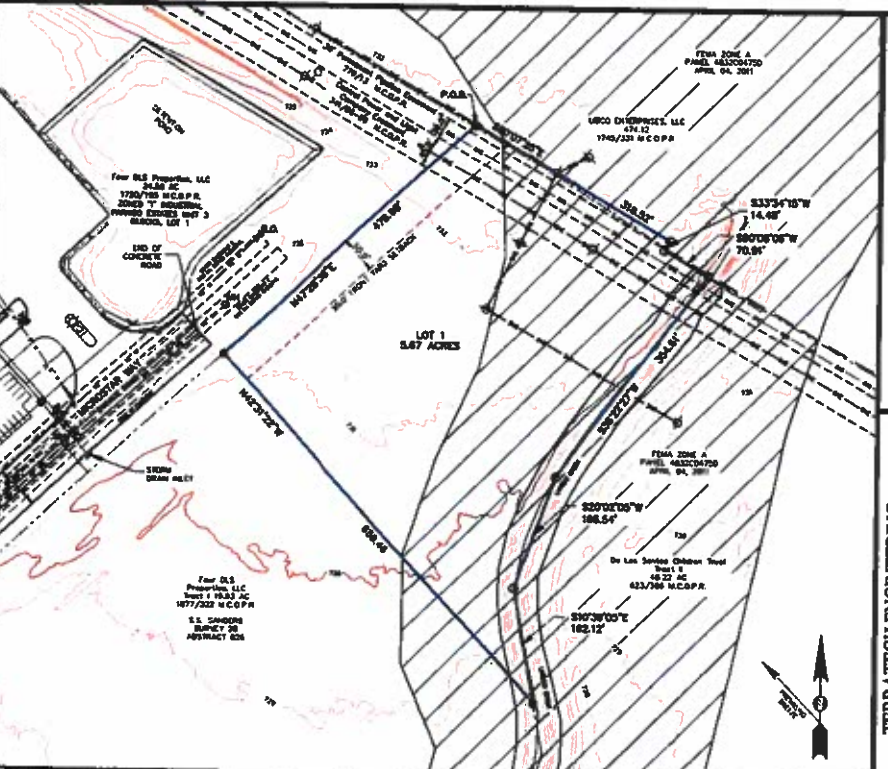
I, JAMES JAMES RICE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
 STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF FOUR DLS
 INDUSTRIAL PARK SUBDIVISION WAS PREPARED FROM AN ACTUAL SURVEY
 CONDUCTED ON MAY 19, 2022 UNDER MY SUPERVISION ON THE GROUNDS AND
 MONUMENTS SHOWN AND WITHIN THE PORTION, TOLERANCE REQUIRED BY 22
 TAC SEC 683.15.

JAMES JAMES RICE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 5304

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____
 _____ 202__, BY _____ OF _____, P.L.L.C.

SIGNATURE: NOTARY PUBLIC STATE OF TEXAS

BY COMMISSION EXPIRES _____

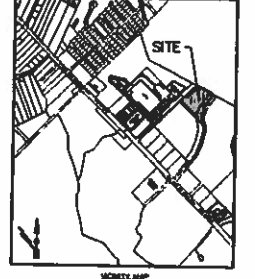


BEARINGS, DISTANCES, AND AREAS ARE BASED
 ON THE NORTH AMERICAN DATUM OF 1983,
 TEXAS COORDINATE SYSTEM ESTABLISHED FOR
 SOUTH CENTRAL ZONE.
 ELEVATIONS SHOWN ARE BASED ON NAVD 83,
 CGEDD 18A



BEARINGS ACCORDING TO PLAT OF RECORD
 BOOK 182, PAGE 232 OF THE M.C.O.P.R.

PLAT SUBDIVISION LOT INFORMATION		
LOT	AREA	911 ADDRESS
1	5.67 ACRES	



LEGEND	
○	SET 1/2" IRON ROD (I.R.)
○	FOUND 1/2" IRON ROD (F.R.)
●	NEW PROPERTY CORNER
—	EXISTING LAMBDA
—	EXISTING POWER POLE
—	EXISTING SEWER MANHOLE
—	EXISTING FIRE HYDRANT
—	BLOW OFF VALVE
—	PLAT BOUNDARY
—	PROPERTY LINE
—	SETBACK LINE
—	CASHTOWN LINE
—	EXISTING WATER MAIN
—	EXISTING SEWER MAIN
—	EXISTING OVERHEAD ELECTRIC LINE
—	EXISTING GAS MAIN

- NOTICE
- THE TOTAL AREA OF THIS SUBDIVISION PLAT IS 5.67 ACRES AND CONTAINS ONE (1) INDUSTRIAL LOT.
 - THE AREA OF THIS SUBDIVISION PLAT LIES INSIDE THE CITY LIMITS OF EAGLE PASS, TX.
 - SET 3" IR. AT ALL CORNERS EXCEPT INDICATED.
 - THE ZONING FOR THIS PLAT AREA WILL BE INDUSTRIAL.
 - AS PER INDUSTRIAL ZONING DISTRICT, LOT 1 OF THIS SUBDIVISION PLAT IS SUBJECT TO A FIFTY (50) FOOT WIDE FRONT YARD SETBACK, NO SIDE OR REAR YARD SETBACKS ARE REQUIRED.
 - A PORTION OF THE SUBDIVISION SHOWN ON THIS PLAT IS WITHIN SPECIAL FLOOD HAZARD AREAS THAT ARE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48333C04750, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAY, AND ANY PUBLIC UTILITY FACILITIES.
 - ALL EASEMENTS SHALL BE LEFT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTION.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES AS REQUIRED, PRIOR TO ANY EXCAVATION.
 - THE SUBSEQUENT DEVELOPMENT OF ALL LOTS SHOWN WITHIN THE SUBDIVISION PLAT SHALL COMPLY WITH THE CITY OF EAGLE PASS CODE OF ORDINANCES PERTAINING TO THE PROVISIONS OF CHAPTER 23, ARTICLES 14, 15 AND 16, GOVERNING SUBDIVISION DESIGN AND CONSTRUCTION STANDARDS, CHAPTER 27 GOVERNING WATER SERVICES, SEWER SERVICE, AND SURFACE WATER MANAGEMENT; AND CHAPTER 13 GOVERNING FIRE PROTECTION.

PRELIMINARY SUBDIVISION PLAT
 FOUR DLS INDUSTRIAL PARK SUBDIVISION
 EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
 AND CONSTRUCTION SERVICES
 3301 S. HINDS HWY., EAGLE PASS, TX
 (817) 754-0877
 www.terratech.com



PROPERTY OWNER:
 Four DLS Properties, LLC
 4247 FM 1021
 EAGLE PASS, TX 78852

JOB: 0125-22
 SHEET 1 OF 1
 DESIGNED: F.C.
 DRAWN: GZA
 CHECKED: F.C.A.A.
 SCALE: 1" = 80'
 JUNE 13, 2022