

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 3565

Application for: **Electricity**

Legal Description: An unplatted 9.998 acre tract of land, more or less, out of and part of Porcion 34, Abstract 762, as further described in Vol. 724, Pgs. 589-592, Webb County Deed Records.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. WC00003): New PEST Not Applicable
- OSSF Decommissioning certified by? Webb County Sanitarian
- Compliance w/Floodplain Regulations: N/A
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.

By: A. Villarreal Initial: AV
By: S. Ibarra Initial: SI
By: _____ Initial: N/A
By: D. Garza Initial: DG
By: D. Garza Initial: DG
By: _____ Initial: N/A
By: _____ Initial: N/A
By: A. Villarreal Initial: AV

Inspector Certifications

- All Inspections and re-inspections have been performed. The attached map is an accurate depiction of the existing conditions observed in the field.
Residential Structures = 1 Non-residential Structures = 2
- All mandated in-door plumbing observed & compliant
Total mandated structures: 2
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial: RM
By: R. Martinez Initial: RM
By: D. Garza Initial: DG
By: _____ Initial: N/A

Staff Recommendation/Determination

Approve pursuant to: Sec. 232.029(c)(2), LGC

By: J. Calderon Initial: JC

Attested:

By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

Alicia Villarreal
Alicia Villarreal, Planner I

Robert Martinez
Robert Martinez, GIS Technician I

Sandra Ibarra
Sandra Ibarra, Office Manager

David Garza
David Garza, DR, Sanitarian I

**OWNER'S AFFIDAVIT
REGARDING PROPERTY DEVELOPMENT LIMITATIONS
AND THE PROVISION OF ELECTRICAL UTILITIES PURSUANT TO SECTION
232.029(C)(2) TEXAS LOCAL GOVERNMENT CODE**

STATE OF TEXAS §
COUNTY OF WEBB §

AFFIDAVIT OF Lauro Garza

SUBJECT PROPERTY: An unplatted 9.998 acre tract of land, more or less, out of and part of Porcion 34, Abstract 762, as further described in Vol. 724, Pgs. 589-592, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Lauro Garza and under oath deposited and said as follows:

"My name is Lauro Garza, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing the following structures as further depicted on the attached sketch as Exhibit A:

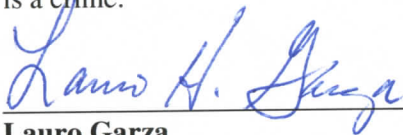
Two dwellings consisting of: RV camper and Ranch House under construction
One non-residential structure(s) consisting of: open shade

"Furthermore, I am hereby requesting electrical utilities under the provisions of Section 232.029(c)(2) of the Texas Local Government Code and hereby certify of the following:

1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by a conveyance recorded on 10/25/1978 in Vol. 574, Pgs. 104-107, of the Webb County Deed Records, and that said land has not been further subdivided.
2. I am not the land's subdivider or agent of the subdivider pursuant to Section Section 232.029(d)(1), TLGC."
3. The property is continually connected to adequate wastewater disposal in compliance with the provisions of 232.029(c)(2), TLGC. Currently, the dwelling subject of this request is served by a licensed on-site sewage disposal system under License No. WC00003 and no other sewer discharge exists on the property.
4. None of the non-residential structures currently on the property may be converted to a residential use.
5. I may not subdivide through sale or lease any portion of this property until I secure an approved plat or replat of the property approved by the local government with jurisdiction over the property (currently the Webb County Commissioners Court)."

"I am making this affidavit of my own free will and without duress and understand that these conditions are necessary for securing electrical utilities to my property and structures under the stipulations contained herein."

"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime."

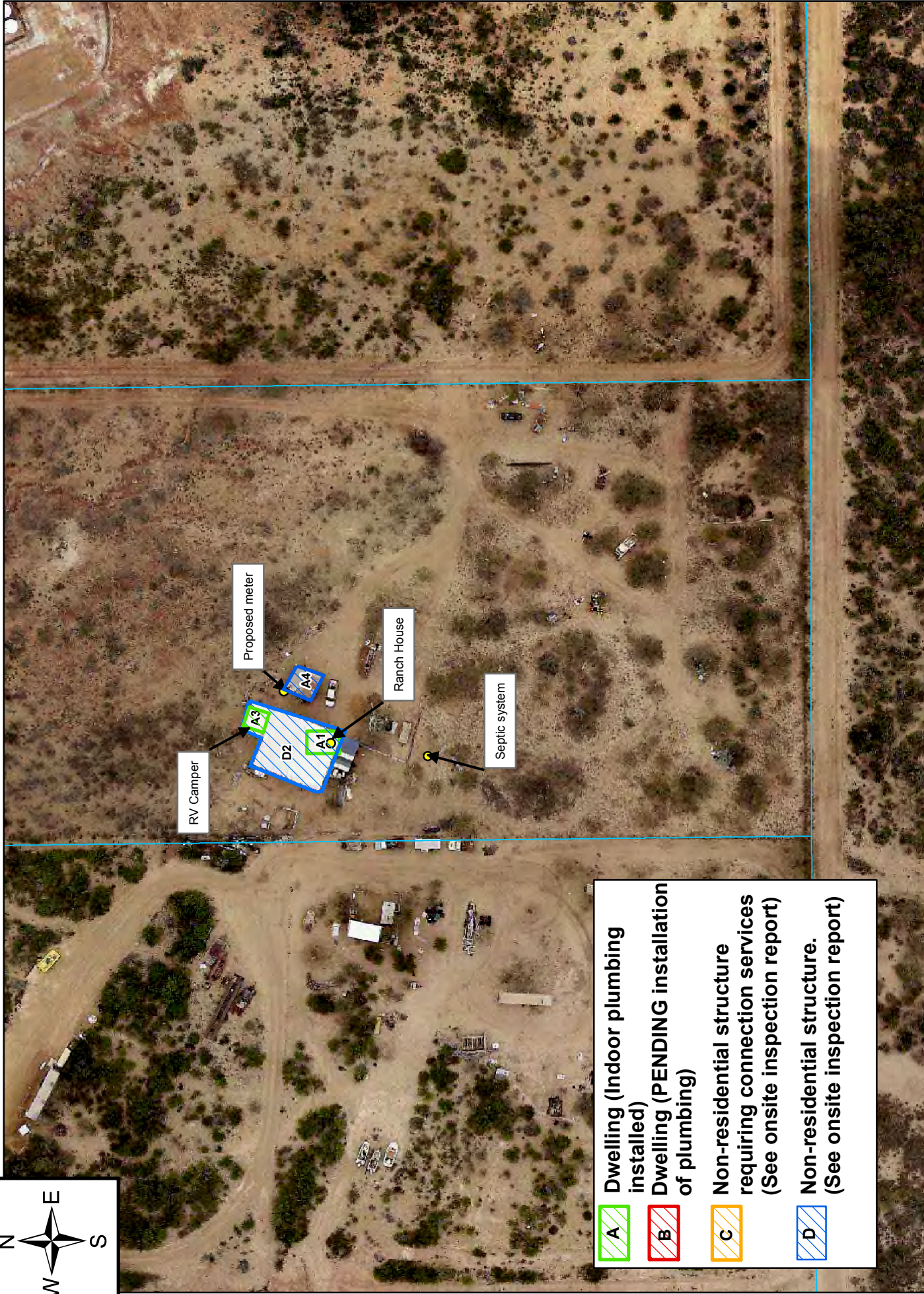
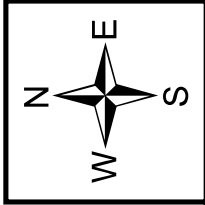


Lauro Garza

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Lauro Garza on the 15 day of August, 2014.


NOTARY PUBLIC, STATE OF TEXAS





	Dwelling (Indoor plumbing installed)
	Dwelling (PENDING installation of plumbing)
	Non-residential structure requiring connection services (See onsite inspection report)
	Non-residential structure. (See onsite inspection report)



Lauro Garza
Porcion 34, Abstract 762
282 Ranch Road 6096E

ID# 3565

WARRANTY DEED

650588

STATE OF TEXAS

{}

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB

WE, VICTOR PEREZ, VICTOR PEREZ, JR., MANUEL GUADALUPE PEREZ AND ADRIANA A. GARCIA of the State of Texas for and in consideration of the sum of TWENTY TWO THOUSAND AND no/100THS (\$22,000.00) DOLLARS, to us paid and secured to be paid by LAURO HUMBERTO GARZA and wife, CHRISTINA GARZA as follows:

To be paid by the Vendor's Lien Promissory Note secured additionally by a Deed of Trust Lien of even date upon the hereinafter described property, said Note being due and payable to VICTOR PEREZ, VICTOR PEREZ, JR., MANUEL GUADALUPE PEREZ, and ADRIANA A. GARCIA in Laredo, Webb Co., Texas installments of \$1,000.00 per month beginning November 15, 1998 and continuing until the unpaid balance is paid in full.

Have GRANTED, SOLD, AND CONVEYED and by these presents do GRANT, SELL, AND CONVEY unto the said LAURO H. GARZA AND WIFE, CRISTINA GARZA of the County of Webb, State of Texas, all of the following described real property (surface only) in Webb County, Texas, to-wit:

~~A tract of land containing 9.998 acres, more or less, in Webb County Texas, being out of Jose Antonio Diaz Porcion 34, also being out of Tract No. 2, containing 706.45 acres of the S. V. Edwards Pasture, said Tract No. 2 being the tract retained by E. J. Dryden, Jr. out of said Edwards Pasture; this 9,998 acre tract being more particularly described as follows, to-wit:~~

BEGINNING at a 1/2 inch iron rod under the fence on the south line of Tract No. 2 of the said Edwards Pasture. Said iron rod bears East 1,535.79 feet from a 2" iron pipe at the southwest corner of the 9.998 acre tract and the place of beginning of this survey;

THENCE N. 00 00'09" W. 1,277.2 feet along the west line of the 9.998 acre tract to a 1/2 inch iron rod set under the fence on the south right-of-way line of a 30 foot wide access lane, the northwest corner hereof;

THENCE S. 89 50'03" E. 341.16 feet along a fence on the south right-of-way line of a 30 foot wide access lane to a 1/2 inch iron rod set for the northeast corner hereof;

THENCE S 00 00'09" E. 1,276.04 feet along the east line of 9.998 acre tract to a point, the southeast corner herof;

THENCE West along a fence on the south line of Tract No. 2 of the Edwards Pasture at a distance of 1.30 feet pass a fence corner and at a total distance of 341.16 feet a 1/2 inch iron rod, the place of beginning.

14
RQC 47

TO HAVE AND TO HOLD the above described property, together with the rights and appurtenances thereto in anywise belonging, to have and to hold it unto Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors, or assigns, to Warrant and Forever Defend against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions or conveyance and warranty.

But it is expressly agreed and stipulated that the Vendor's Lien and superior title is reserved against the above described property until the above described Lien Note and all interest thereon are fully paid according to its face and tenor, when the Deed is to become absolute.

When the context requires, singular nouns and pronouns include the plural.


VICTOR PEREZ

VICTOR PEREZ JR
VICTOR PEREZ, JR.

724
590


MANUEL GUADALUPE PEREZ

Adriana A. Garcia
ADRIANA A. GARCIA

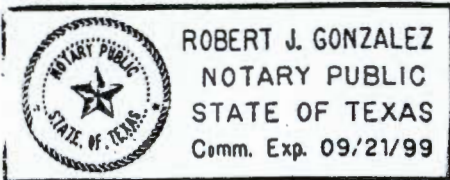
99 JAN 19 PM 3:43
WEBB COUNTY, TEXAS
BY _____ DEPUTY
HENRY FLORES
COUNTY CLERK
FILED

STATE OF TEXAS

COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, VICTOR PEREZ, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 19 day of January, ~~1998~~. 1999



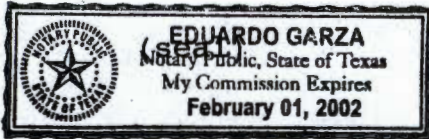
Robert J. Gonzalez
Notary Public in and for

STATE OF Texas

COUNTY OF Webb

Before me, the undersigned authority, on this day personally appeared, VICTOR PEREZ, JR., known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of January, 1998.



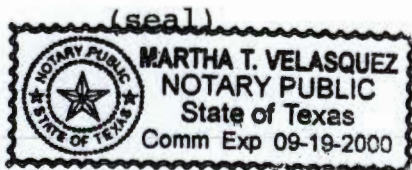
Eduardo Garza
Notary Public in and for
Webb-County - 2-1-2002

STATE OF Texas

COUNTY OF Atascosa

Before me, the undersigned authority, on this day personally appeared, MANUEL GUADALUPE PEREZ, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 15th day of January, 1998.



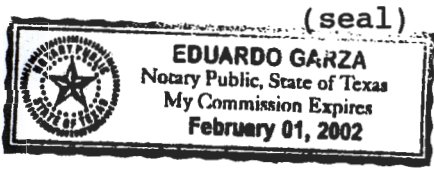
Martha T. Velasquez
Notary Public in and for
Atascosa County 09-19-2000

724 591

STATE OF Texas {}
COUNTY OF Webb

Before me, the undersigned authority, on this day personally appeared, ADRIANA A. GARCIA, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of January, 1998.



Eduardo Garza
Notary Public in and for
Webb County - 2-1-2002

724 592

This property is conveyed subject to the following conditions, exceptions and reservations:

Sold subject to an exception and reservation to the Grantors herein of an undivided one-half (1/2) interest in and to all of the oil royalty, gas royalty, royalty in casinghead gas and in all other minerals in and under that may be produced and saved from the above described land herein conveyed, together with the rights on ingress and egress, to receive and dispose of such royalties herein excepted.

The one-half (1/2) royalty interest herein reserved, included the one-fourth (1/4) interest heretofore reserved by Adelia Adams Edwards in Warranty Deed from Adelia Adams Edwards to E. J. Dryden, Jr., dated the 19th day of November, 1960, and recorded in Volume 286, pages 56-60 of the Deed Records of Webb County, Texas, which deed is hereby referred to and made part hereof for all pertinent purposes.

Grantees shall not make or enter into any lease or contract for the development of said land, or any portion of the same, for oil, gas or other minerals, unless each and every such lease or contract shall provide for a minimum royalty on oil of at least the usual one-eighth (1/8) to be delivered free of cost in the pipeline, a minimum royalty on gas, including casinghead gas or other gaseous substance produced from said land and sold or used off the above premises, or in the manufacture of gasoline or other produce therefrom of the market value at the wells of at least one-eighth (1/8) of the gas so sold or used, providing that on gas sold at the wells the royalty shall be at least one-eighth (1/8) of the amounts realized from such sales, and a minimum royalty of at least one-eighth (1/8) of all other minerals. If the fee owner of the land herein conveyed, or an undivided interest herein, shall operate and develop the oil, gas and other minerals therein, we shall be entitled to receive the same royalties that we would be entitled to receive under such future leases. Grantees are hereby expressly conveyed the right to execute any and all future leases and contract

VOL 574 PAGE 105

for oil, gas and other minerals on above described land or any part thereof, without being joined herein by us and all of the bonuses that may be payable for executing each future lease or contract, as well as all delay rentals that may be payable by the terms of each of such leases and contracts, shall be wholly payable to the Grantees, that is to say, that we are to have no interest in the above described land or such future leases except the right to receive the royalties herein excepted by us, as if and when the same are produced and saved, as herein provided.

TO HAVE AND TO HOLD the above described premises, subject to the terms and provisions of this deed, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said VICTOR PEREZ, and wife, AMANDA B. PEREZ, their heirs and assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said VICTOR PEREZ, and wife, AMANDA B. PEREZ, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND at Laredo, Texas, this 25th day of October, 1978.

Clementina G. Dryden
CLEMENTINA G. DRYDEN

Helen D. O'Conor
HELEN D. O'CONOR, Individually
and as Independent Executrix of
the Estate of E. J. Dryden, Jr.,
deceased

Helen D. O'Conor
HELEN D. O'CONOR, Attorney-in-
fact for Garri Ann Dryden

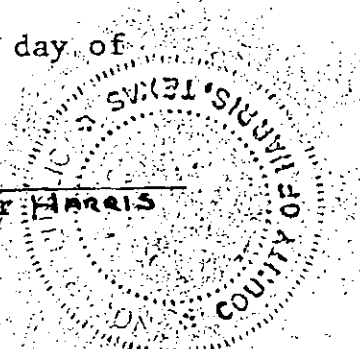
Helen D. O'Conor
HELEN D. O'CONOR, Attorney-in-
fact for Alberta Cecilia Dryden

STATE OF TEXAS §
COUNTY OF ~~WEBB~~ ^{HARRIS} §

Before me, the undersigned authority, on this day personally appeared Helen D. O'Connor, Individually and as Independent Executrix of the Estate of Edward J. Dryden, and as attorney-in-fact for Garri Ann Dryden and as attorney-in-fact for Alberta Cecilia Dryden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal of office this 25th day of October, 1978.

Kay Howell
Notary Public in and for ~~Webb~~ ^{HARRIS} County, Texas



STATE OF TEXAS §
COUNTY OF WEBB §

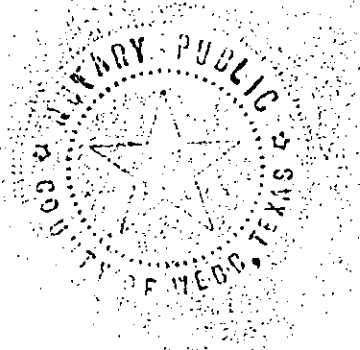
Before me, the undersigned authority, on this day personally appeared Clementina G. Dryden, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of November, 1978.

Esther A. Milam
Notary Public in and for Webb County, Texas

ESTHER A. MILAM
NOTARY PUBLIC, WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES JAN 1, 1979

DEC 31, 1978



[VOL 574 PAGE 107]

FILED

Nov 29 3 23 PM '78

REC'D CLERK

BY _____ DEPUTY



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC00003

PRIVATE SEWAGE FACILITY
LICENSE AND REGISTRATION

This License is issued to permit operation of a private sewage facility on the property described below:

Legal Description: ABST 0762 P-34 J A DIAZ 10.00 ACRES

The private sewage facility installed in accordance with plans and specifications submitted in the application for this license shall be operated in compliance with the Regulations for On-Site Sewage Facilities Title 30 TAC Chapter 285, for Webb County, Texas.

Subject to the following conditions for operation of private sewage facility:

Q (waste water flow rate) limited to 180 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee LAURO H GARZA

Address 2107 S EJIDO LAREDO, TX. 78046

Telephone (956)337-0463

Approved by *Scott Guss* #29922 Date 4/15/2014
TCEQ Designated Representative