

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 9718

Application for: **Electricity**

Legal Description: An unplatted 2 acre tract of land, more or less, better described as 2 acres out of Tract 26, La Presa Subdivision, in Porcion 42, as further described in that certain deed recorded in Vol. 1117, Pgs. 594-596, 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. WC00220): New PEST Not Applicable
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: Permit Issued
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.

By: V. Seca Initial: VS
By: M. Robles Initial: MR
By: ----- Initial: -----
By: D. Garza Initial: DG
By: ----- Initial: -----
By: J. Calderon Initial: JC
By: ----- Initial: -----
By: V. Seca Initial: VS

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: _____
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial: RM
By: ----- Initial: -----
By: ----- Initial: -----
By: ----- Initial: -----

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.

Jorge Calderon
Jorge Calderon, CFM, Asst. Planning Director

Valeria Seca
Valeria Seca, Senior Planner

Robert Martinez
Robert Martinez, GIS Technician I

David Garza
David Garza, Sanitarian

Melany Robles
Melany Robles, Administrative Assistant

SPECIAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF WEBB

336364

KNOW ALL MEN BY THESE PRESENTS

JUL 8 10 04 AM '85
HENRY FIGUEROA, CLERK
WEBB COUNTY, TEXAS
DEPUTY

FILED

That I, JORGE CUELLAR, 602 Reynolds, Laredo, Texas 78040

of the County of Webb and State of Texas for and in
consideration of the sum of TEN AND NO/100 (\$10.00)

DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

JUL 8 10 04 AM '85
HENRY FIGUEROA, CLERK
WEBB COUNTY, TEXAS
DEPUTY

FILED

508 1117 508

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

ROBERTO GARZA AND WIFE, MARIA G. GARZA, 906 Willow, Laredo, Texas 78040
of the County of Webb and State of Texas, all of

the following described real property in Webb County, Texas, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under me, but not otherwise.

508 1117 508

COUNTY OF WEBB
REGISTERED

EXECUTED this 3rd day of July, A.D. 1985.

602 REYNOLDS LARADO TEXAS
JORGUE CUELLAR

Jorge Cuellar
JORGE CUELLAR

Mailing address of each grantee:

Name: ROBERTO GARZA
Address: 906 Willow
Laredo, TX 78040

Name: MARIA G. GARZA
Address: 906 Willow
Laredo, TX 78040

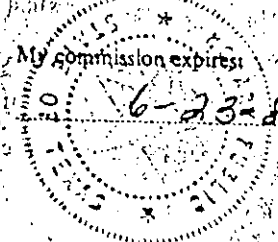
(Acknowledgment)

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on the 3rd day of July, 1985
by JORGE CUELLAR.

My commission expires: 6-23-89

Notary Public, State of Texas
Notary's printed name: IRMA A. SOTO



(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____ of _____

a _____ corporation, on behalf of said corporation.

My commission expires: _____

Notary Public, State of Texas
Notary's printed name: _____

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

ZAFFIRINI, CUELLAR & CASTILLO
P. O. Box 627
Laredo, TX 78042-0627

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502

CO. MEX. OF TEXAS

IRMA A. SOTO

Notary Public, State of Texas

Two (2) Acres of land more or less better described as the Two (2) Acres being in and out of Tr. #26 In LA PRESA SUBDIVISION In Porcion # 42, as recorded in Vol. 2, Page 220 in Webb County Plat Records.

Better described by Metes and Bounds as follows to wit:

BEGINNING at an Iron Rod 56 Ft. East from the N.W. corner of Tract # 26 being the common N. W. corner of this Two (2) Acre Tr. also The R.O.W. fence of a paved County Road (Managana Road):

THENCE S. 89 dg. 16 W. 74 Ft. to the N. E. corner of this Two (2) Acre Tr. thereof.

THENCE N. 00 13 W. 1177.9 F to the S.E. corner of this Tr.

THENCE S 89 dg. 57 E; 74 Ft. to the S. W. corner of this Two (2) Acre Tr.

THENCE N 00 dg. 13 min. W 1177.9 F to the N.W. corner of this Two (2) Acres Tr. or the place of BEGINNING.

(No mineral rights conveyed)

50 Ft. Road easement to rear of South end of this Tract; also utility easements; electrical, water lines as recorded or stipulated by Developers Master Plan.

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EXHIBIT "A"

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

STATE OF TEXAS §
COUNTY OF WEBB §

AFFIDAVIT OF Lucio de Luna & Patricia Veloz de Luna (ID 9718)

SUBJECT PROPERTY: An unplatted 2 acre tract of land, more or less, better described as 2 acres out of Tract 26, La Presa Subdivision, in Porcion 42, as further described in that certain deed recorded in Vol. 1117, Pgs. 594-596, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Lucio de Luna & Patricia Veloz de Luna and under oath deposed and said as follows:

"My name is Lucio de Luna & Patricia Veloz de Luna, 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 a stucco house, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for electrical service under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I 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 the attached property conveyance instrument recorded on 07/08/1985 in Vol. 1117, Pgs. 594-596, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am not the property's subdivider nor the agent of the subdivider.
3. The property subject to this request is served by an On-Site Sewage Facility (OSSF) under License # WC00220 and no other sewer discharge exists on the property.
4. I understand that I must secure a development permit to construct or place any other structure on the property and may be required to accommodate additional discharges.
5. I further understand that I may not subdivide through sale or lease any portion of this property until I secure a 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 at my own free will and without duress. I understand that these conditions are necessary for securing water 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."



Lucio de Luna

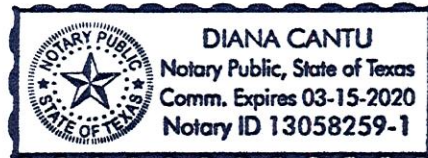


Patricia Veloz de Luna

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Lucio de Luna on the 22 day of July, 2019.



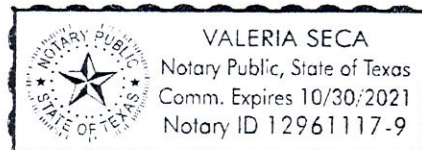
NOTARY PUBLIC, STATE OF TEXAS



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Patricia Veloz de Luna on the 22 day of July, 2019.



NOTARY PUBLIC, STATE OF TEXAS





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.: WC00220

**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: LA PRESA, PT OF TR 26, 2.0 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.

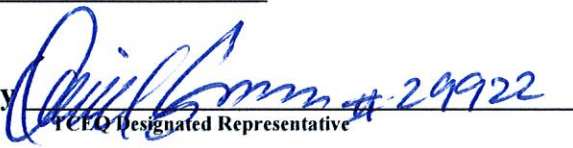
Subject to the following conditions for operation of private sewage facility:

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 LUCIO DE LUNA

Address 1881 MANGANA HEIN RD. LAREDO, TX 78046

Telephone 956-436-8732

Approved by  **Date** 6/18/2019

CEO Designated Representative