

STATE OF TEXAS           §  
  §  
COUNTY OF WEBB       §

**ORDER NO. 04-24SP-2018-\_\_\_\_\_**  
**WEBB COUNTY COMMISSIONERS COURT**  
**WEBB COUNTY, TEXAS**

**DECLARING A PUBLIC USE, NAMELY; THE CONSTRUCTION OF SURFACE DRAINAGE IMPROVEMENTS IN ORDER TO ALLEVIATE FLOODING CONCERNS AND PROVIDE SAFE INGRESS AND EGRESS TO THE LAS LOMAS SUBDIVISION, AND THE NECESSITY TO ACQUIRE THE SURFACE ONLY OF THE FOLLOWING PARCEL NECESSARY TO ADVANCE THE PROJECT: THE SURFACE ESTATE ONLY IN AND TO TRACT EIGHTY-SIX (86), RANCHITOS LAS LOMAS, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 13A, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND FURTHER AUTHORIZING STAFF TO NEGOTIATE WITH THE OWNERS FOR THE ACQUISITION OF SAID PARCEL BY PURCHASE AT ITS MARKET VALUE AS DETERMINED BY AN INDEPENDENT STATE CERTIFIED REAL ESTATE APPRAISER; AND AUTHORIZING THE CIVIL LEGAL DIVISION TO INITIATE CONDEMNATION PROCEEDINGS TO ACQUIRE SAID PARCEL IF STAFF IS UNABLE TO ACQUIRE DUE TO INABILITY TO AGREE TO A PURCHASE PRICE, CONFLICT OF OWNERSHIP, OWNER REFUSAL TO SELL, AND/OR INABILITY TO LOCATE A LISTED OWNER.**

**WHEREAS**, the County of Webb is in the process of implementing surface drainage improvements within the Ranchitos Las Lomas Subdivision to reduce flooding and to provide a safe roadway that will allow ingress and egress from the area; and

**WHEREAS**, there is a public necessity for the County of Webb to acquire the “Surface Estate Only” of the said parcel of land to address a public health and safety concern by alleviating flooding and mobility issues; and

**WHEREAS**, County staff recommends that this parcel of land be acquired for the stated purpose; and

**WHEREAS**, County staff requests authorization to negotiate, and purchase the tract at its market value and authorize the Civil Legal Division to initiate condemnation proceedings should staff be unable to acquire due to inability to agree to a purchase price, conflict of ownership, owner refusal to sell, and/or inability to locate a listed owner.

***NOW THEREFORE, BE IT ORDERED, ADJUDGED and DECREED*** by the Commissioners Court of Webb County, Texas that:

**SECTION 1:** It declares the public use and public necessity to acquire property for the construction of surface drainage improvements in order to alleviate flooding concerns and provide a safe route of ingress and egress to the Las Lomas Subdivision and

surrounding area, and the necessity to acquire the surface only of the following parcel necessary to advance the project: The Surface Estate Only in and to Tract Eighty-Six (86), Ranchitos Las Lomas, Webb County, Texas, according to plat thereof recorded in volume 3, page 13a, Plat Records Of Webb County, Texas Records and establishes the fair market value as determined by an independent state certified real estate appraiser.

**SECTION 2:** It authorizes staff to negotiate with the owners for the acquisition of said tract of land by purchase at its market value as established by a State Certified Real Estate Appraiser.

**SECTION 3:** It further authorizes the Civil Legal Division to initiate condemnation proceedings to acquire said tract of land if staff is unable to acquire through negotiations due to inability to agree to a purchase price, conflict of ownership, owner refusal to sell, and/or inability to locate a listed owner.

*THIS ORDER* shall be effective upon approval.

*ORDERED* this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Honorable Tano E. Tijerina  
Webb County Judge

ATTEST:  
Honorable Margie Ramirez Ibarra  
Webb County Clerk

BY: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Nathan R. Bratton  
General Counsel  
Civil Legal Division