

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11397 & 11450

Application for: **Water (w/OSSF)/Electricity**

Legal Description: an unplatted 3.6039 acs tract of land, more or less, known as Tract 67, Ranchitos Los Minerales and Annex, as further described in Vol. 594, Pgs. 64-66, 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. WC1112): 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.
- Garbage Collection Contract

By: C. Holguin Initial: CHH
By: M. Robles Initial: MR
By: C. Holguin Initial: CHH
By: E. Cantu Initial: EDC
By: ----- Initial: _____
By: J. Calderon Initial: JCA
By: ----- Initial: _____
By: C. Holguin Initial: CHH
By: M. Robles Initial: MR

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 = 0
- All mandated in-door plumbing observed & compliant
Total mandated structures: 1
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: D. Rangel Initial: D.R
By: D. Rangel Initial: D.R
By: ----- Initial: _____
By: ----- Initial: _____


Staff Recommendation/Determination

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


By: J. Calderon Initial: JCA

Attested:

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



Jorge Calderon, CFM, Asst. Planning Director

 #3548

Elva Diana Cantu, Designated Representative



Cesiah Holguin, Senior Planner



Melany Robles, Administrative Assistant



Dorian Rangel, GIS Technician I



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4210-E §

NAME OF APPLICANT Gabriel Martinez (owner/applicant) ID 11397

PHYSICAL ADDRESS OR E911 ADDRESS: 186 Minerales-Annex Rd.

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (PROPOSED WATER, OSSF, AND METER TO SERVICE AN EXISTING MOBILE HOME) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

<u>67</u>			<u>Los Minerales and Annex</u>
Lot/Tract No.	Block No.	Section No.	Name of Subdivision

THE COUNTY FLOODPLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

This property is partially impacted by the Special Flood Hazard Area (SFHA) Southwest of the proposed development and as such this exemption is limited strictly to authorize an OSSF and mobile home as depicted on the inspection map (see attached). Any additional development must be applied for separately and approved before any construction can take place.

WARNING:

The flood hazard boundary maps and other flood data used by the County Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Webb County, the County Floodplain Administrator or any officer or employee of the County of Webb in the event flooding or flood damage does occur.

Signature of County Floodplain Administrator

Date of Issuance:
10/18/2021

**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 Gabriel Martinez (ID 11397)

SUBJECT PROPERTY: an unplatted 3.6039 acs tract of land, more or less, known as Tract 67, Ranchitos Los Minerales and Annex, as further described in Vol. 594, Pgs. 64-66, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Gabriel Martinez and under oath deposed and said as follows:

"My name is Gabriel Martinez, 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 mobile home, 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 01/16/1985 in Vol. 1092, Pgs. 742-743, 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 # WC-1112 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)."

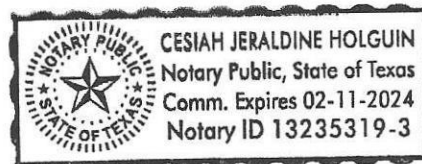
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

GABRIEL MARTINEZ
Gabriel Martinez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Gabriel Martinez on the 14 day of October, 2021.

CJA
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.: WC-1112

**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: Los Minerales and Annex, Tract 67 (3.6039 Acre)
186 Minerales Annex Rd
ID# 11413

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.**

Infiltrator 1,000 gal. two compartment tank
Disposal system: 76 LF of leaching chambers; Soil Type 1b
Connected structure: 2 BR Manufactured Home (700 sf)

Licensee Gabriel Martinez

Address 8610 Puerto Angel, Laredo, TX 78045 / daya-77@hotmail.com

Telephone (956) 635-7099

Approved by 
TCEQ Designated Representative

Date October 13, 2021

258045

STATE OF TEXAS §
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantees herein of the sum of Seven thousand and No/100 (\$7,000.00)- - - - - DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of Seven thousand and No/100 - - - - - DOLLARS payable to Rodolfo Salinas, Jr., over a period of 3 years with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses and being secured by the vendor's lien herein retained and the deed of trust below mentioned, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL and CONVEY unto JESUS R. CRTIZ and wife, LAURENTINA J. ORTIZ, (hereinafter referred to as "grantee" whether one or more) of the County of Webb and State of Texas, all of the following described real property situated in Webb County, Texas, to-wit:

3.6030 acres more or less, described on Exhibit "B" attached hereto and made a part hereof. (tract #67)

There is specifically excluded herefrom a 3/4ths non-participating royalty interest;

VOL 594 PAGE 64

SUBJECT to all oil, gas and mineral leases and reservation of record, and less and except all water rights thereto.

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 grantee, his 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, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof; however, the vendor's lien and superior title are retained against the above-described premises for the security and until the full and final payment of the above-described promissory note, when and whereupon this deed shall become absolute.

As additional security for the payment of the above described note, the grantee herein has executed this day a deed of trust to H. C. Hall, III Trustee.

Executed at Laredo, Texas, on this the 27th day of August, a.d., 1979.



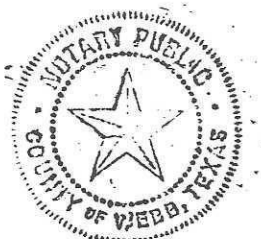
RODOLFO SALINAS, JR.


STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 27th day of August, a. d., 1979.

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Notary Public, Webb County, Texas
Cynthia T. Cabello My Commission
Expires June 2, 1980.

EXHIBIT B
(Tract 67)

A tract of land containing 3.6039 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H.Griffith and wife to Sam Yates and Ricardo E.Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514, Pages 1004 et seq of the Webb County Deed Records; also being out of a tract recited as containing 94.74 acres in a deed dated June 18, 1976 from Rodolfo Salinas, Jr. to Oscar Martinez et al recorded in Volume 515, Pages 536-41 of the Webb County Deed Records but said tract actually containing 95.9136 acres; this 3.6039 acre tract being more particularly described as follows, to-wit:

Commencing for a tie at the intersection of the common line of Porcion 9 and Porcion 10 with the center of the Santa Isabel Creek, a northwesterly corner of said 95.9136 acre tract and the most westerly corner of Tract 69;

THENCE S.20°29'47" E. 296.43 feet with the center of said creek and westerly lines of Tract 69 and 68 to the southwest corner of Tract 68 and the northwest and beginning corner of this tract;

THENCE S. 77°10'48" E. 1095.87 feet with the south line of Tract 68 to a 1/2" steel rod on the westerly line of an access road, the southeast corner of Tract 68 and the northeast corner of this tract;

THENCE S. 12°49'12" W. 150.0 feet with the west line of said access road to a 1/2" steel rod, the northeast corner of Tract 66 and the southeast corner of this tract;

THENCE N. 77°10'48" W. 997.28 feet with the north line of Tract 66 to its northwest corner in the center of said Santa Isabel Creek, being the southwest corner of this tract;

THENCE N. 20°29'47" W. 179.5 feet with the center of said creek and boundary line of said 95.9136 acre tract to the place of beginning.

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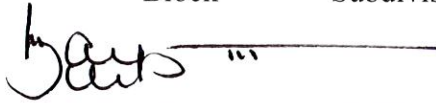
SEP 4 4 17 PM '79
HENRY FLEES, CO. CLERK
WEBB COUNTY, TEXAS
DEPUTY

FILED

**Laredo/Webb County EDAP Project
Row Acquisition Statement**

By my signature, I hereby certify that all necessary rights-of-way have been acquired from the property owners as necessary for the delivery of water and sewer services for the following:

67		Los Minerales and Annex
Lot	Block	Subdivision



Signature

Mario Santos III, Engineering Project Manager

Printed Name and Title

By signing this document I (Mario Santos III) do not have the authority to approve or disapprove any water or sewer services. I am only verifying that the property owner dedicated the proposed Roadway Right-Of-Way and Public Utility Easement and recorded with **Volume 1530, Page 762** in Webb County Official Public Records.

STATEMENT OF NON-PARTICIPATION

By my signature, I hereby certify that the property owners/lien holders on the following property have **not** executed all documents necessary for the delivery of water and sewer services in the implementation of the Laredo/Webb County EDAP Project:

67		Los Minerales and Annex
Lot	Block	Subdivision

Signature

Printed Name and Title

ROAD WAY RIGHT OF WAY
AND PUBLIC UTILITY EASEMENT

Recorded
JAN. 22, 2004 AT 11:45AM

Signed: JG
MARGIE R. IBARRA
COUNTY CLERK

THE STATE OF TEXAS §
 §
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, JOE J. ORTIZ, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, CONVEYED and DEDICATED, and by these presents does hereby GRANT, SELL, CONVEY and DEDICATE unto THE COUNTY OF WEBB, a political subdivision of the State of Texas, its successors and assigns, herein referred to as "Grantee," an easement for public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas, water, cable and electric lines), in perpetuity, in, under and across the following described property in Webb County, Texas:

- (1) A tract of land of 1,500 square feet, more or less, out of Tract No. 67, Ranchitos IV Los Minerales Annex, an unrecorded Subdivision of Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee, as described by metes and bounds in, and depicted on, the attached Exhibit "A"; and
- (2) All Grantor's easement rights in that 3.3392 acre tract of land known as Minerales Annex Road, being a private roadway for the use of the owners of lots within the Ranchitos IV Los Minerales Annex Subdivision, an unrecorded subdivision in Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee, and said subdivision originally comprised of twenty-five (25) lots designated as Tracts 46 to 70; said subdivision being comprised of a tract of land recited as containing 94.74 acres in a deed dated July 5, 1977 from Oscar Martinez, et al., to Rodolfo Salinas, Jr., recorded in Volume 540, pp. 119, et seq., of the Deed Records of Webb County, Texas, but said tract actually containing 95.9136 acres; and said Minerales Annex Road being approximately forty (40) feet in width, thus comprising all of said 95.9136 acre tract, less and except the twenty-five (25) lots conveyed to third persons as reflected in the Deed Records of Webb County, Texas, all of which instruments are incorporated herein and referred to for all purposes, including a more particular description of said 95.9136 acre tract; of the twenty-five (25) lots originally subdivided out of said 95.9136 acre tract; and of the resulting unsold strip comprising said 3.3392 acre tract of land known as Minerales Annex Road, it being intended by Grantor to convey to Grantee any and all easement rights in said 3.3392 acre tract of land which are

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appurtenant to Tract No. 67, Ranchitos IV Los Minerales Annex Subdivision.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Webb County, Texas.

TO HAVE AND TO HOLD the above described Easement, unto the said Grantee, and Grantee's successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND said easement and right-of-way for a public roadway and public utilities, unto the said Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

EXECUTED this 20 day of November, 2002. 3 yml

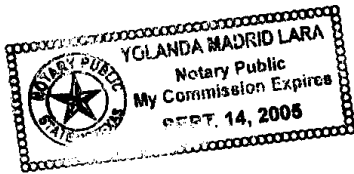
X Jose R Ortiz
JOE J. ORTIZ

GRANTEE'S MAILING ADDRESS:
Webb County
c/o Hon. Louis H. Bruni
County Judge
1000 Houston
Laredo, Webb County, Texas 78040

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on the 20 day of November, 2002 by JOE J. ORTIZ. 3 yml



Yglanda M Lara
Notary Public, State of Texas

1530 763

AFTER RECORDING RETURN TO:

Robert A. Saldaña
Law Offices of Francisco J. Saldaña, Jr.
217 W. Village Blvd, Suite No. 3
Laredo, Texas 78041

1530 764

LEGAL DESCRIPTION
1,500 SQUARE FEET, MORE OR LESS,
TRACT OF LAND
OUT OF TRACT 67,
RANCHITOS IV LOS MINERALES ANNEX
WEBB COUNTY, TEXAS

All of that certain tract or parcel of land containing 1,500 square feet, more or less, of land out of Tract 67, Ranchitos IV Los Minerales Annex, an unrecorded subdivision of Webb County, Texas; situated in Porcion 10, Abstract 280, Thomas Sanchez original grantee. Said Tract 67 being described in a deed to Rodolfo Salinas, Jr., recorded in Volume 514, Page 1004 Webb County Deed Records, Webb County, Texas. Said 1,500 square feet, more or less, consisting of a strip of land 10 feet wide adjoining and contiguous with the Eastern boundary line of said Tract 67 and being further described by metes and bounds as follows:

BEGINNING, the Northeast corner of Tract 67 and the Southeast corner of Tract 68, Ranchitos IV Los Minerales Annex, an unrecorded subdivision of Webb County, Texas and being herein termed the "POINT OF BEGINNING".

Thence, S 12°49'12" W, along the Eastern boundary line of said Tract 67, a distance of 150.00 feet to the Southeast corner of Tract 67 and the Northeast corner of Tract 66, said Ranchitos IV Los Minerales Annex, for the Southernmost corner of this tract.

Thence, N 77°10'48" W, along the Southern boundary line said Tract 67 and the Northern boundary line of said Tract 66, a distance of 10.00 feet to a point for the Westernmost corner of this tract.

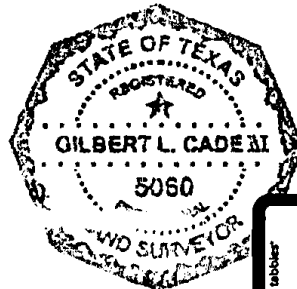
Thence, N 12°49'12" E, along a line paralleling and 10 feet from the Eastern boundary line of said Tract 67, a distance of 150.00 feet to a point on the Northern boundary line of said Tract 67 and the Southern boundary line of said Tract 68, for the Northernmost corner of this tract.

Thence, S 77°10'48" E, along the Northern boundary line of said Tract 67 and the Southern boundary line of said Tract 68, a distance of 10.00 feet to return to and close at the "POINT OF BEGINNING" and containing a total of 1,704 square feet, more or less, of land within the confines of the above described tract of land.

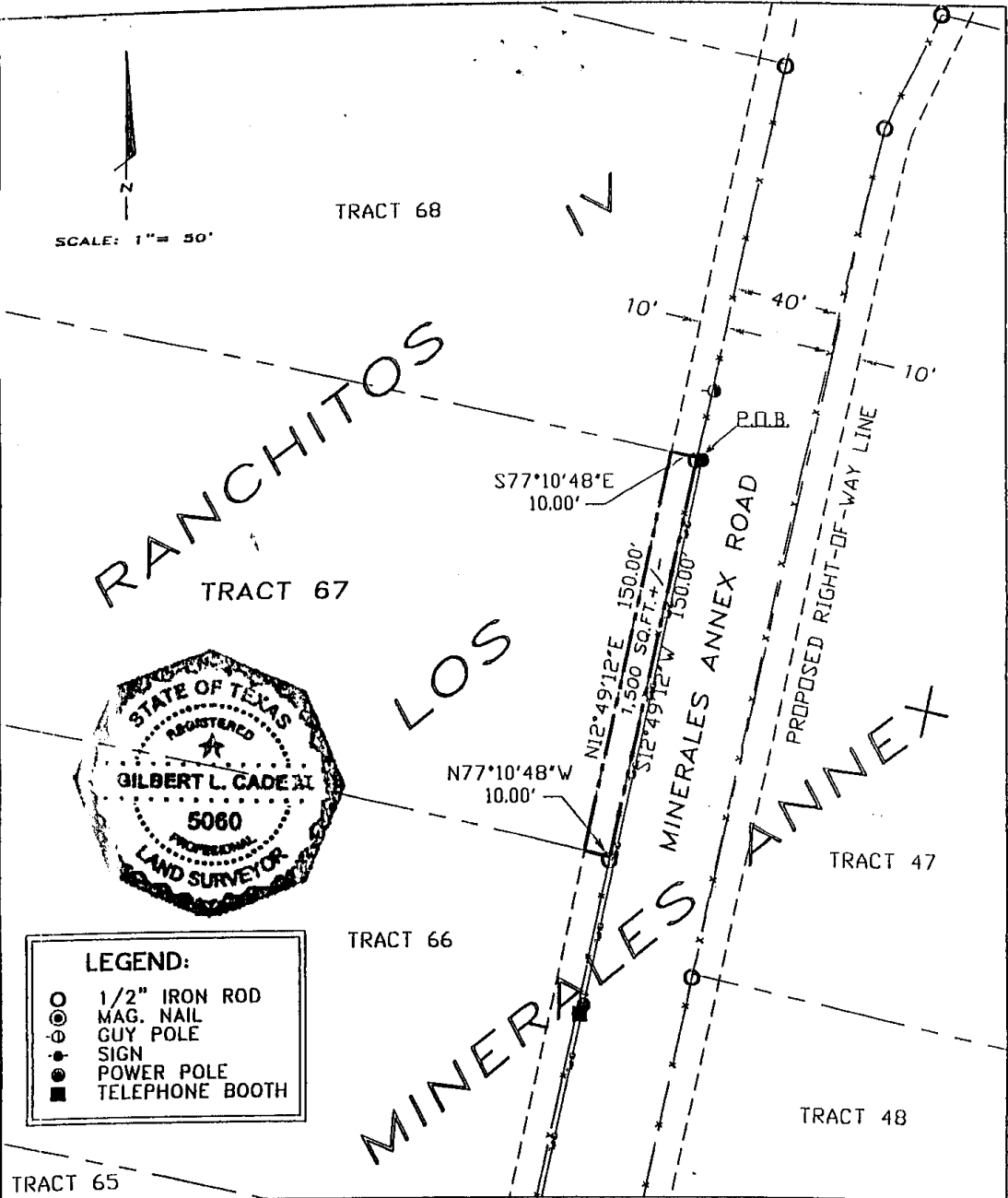
BASIS OF BEARING for this legal description is the Southern boundary line of a tract of land designated and dedicated as a private roadway and easement by Rodolfo Salinas, Jr. and described in a deed recorded in Volume 516, Page 64, Webb County Deed Records, Webb County, Texas.

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that the foregoing description was prepared from an actual survey of the subject property, on the ground by crews under my direction and to the best of my knowledge and ability is true and correct.

 APR 04 2002
Gilbert L. Cade III., R. P. L. S. No 5060 DATE



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765



1530 766

BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DESIGNATED AND DEDICATED AS A PRIVATE ROAD WAY AND EASEMENT BY RODOLFO SALINAS, JR. AND DESCRIBED IN VOLUME 516, PAGE 64, WEBB, COUNTY DEED RECORDS.

FINANCED THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF THE STATE OF TEXAS. THE PREPARATIONS OF THIS DOCUMENT WAS FINANCED THROUGH PROVISION OF A TEXAS COMMUNITY DEVELOPMENT PROGRAM GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LEGAL DESCRIPTION

1,500 SQUARE FEET +/-
OUT OF
TRACT 67,
RANCHITOS IV
LOS MINERALES ANNEX
AN UNRECORDED SUBDIVISION OF
WEBB COUNTY, TEXAS

THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONJUNCTION WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FURNISHED FINANCIAL SUPPORT TO THE ACTIVITY DESCRIBED IN THIS PUBLICATION WHICH DOES NOT NECESSARILY INDICATED THE CONCURRENCE OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE STATEMENT OR CONCLUSION CONTAINED IN THIS PUBLICATION

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND AND RECORDED INFORMATION.

Gilbert L. Cade III
APR 04 2002
GILBERT L. CADE III, R.P.L.S. No. 5060 DATE

MEJIA ENGINEERING COMPANY

1202 HOUSTON ST. - SUITE 200
LAREDO, TEXAS 78040
OFFICE: (956) 725-5057 FAX: (956) 725-7070

FILE NAME: G:/A/839/ROW DATE: 01/22/02
FILE NAME: LOT 67 SHEET 56 of 78