

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11669

Application for: **Electricity**

Legal Description: an unplatted 4.6 acre tract of land, more or less, out of Abstract 2666, Survey 2161, as further described in Vol. 1500, Pg. 543, 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. WC-1093): 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: A. Villarreal Initial: AV
 By: L. Torres Initial: LT
 By: ----- Initial: _____
 By: E. Cantu Initial: EC
 By: ----- Initial: _____
 By: J. Calderon Initial: JC
 By: ----- Initial: _____
 By: A. Villarreal Initial: AV
 By: L. Torres Initial: LT

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 = 1
- 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: E. Garza Initial: EG
 By: E. Garza Initial: EG
 By: ----- Initial: _____
 By: ----- Initial: _____

Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(1), 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

Elva Diana Cantu #35048
 Elva Diana Cantu, Designated Representative

Alicia Villarreal
 Alicia Villarreal, Senior Planner

Ernesto Garza
 Ernesto Garza, GIS Technician I

Lilly Torres
 Lilly Torres, Administrative Assistant



COUNTY OF WEBB
CERTIFICATION REGARDING THE CONNECTION OF UTILITIES

Determinations required pursuant to Sections 232.029(c)(1) of the
Texas Local Government Code

Legal description of property: an unplatted 4.6 acre tract of land, more or less, out of Abstract 2666, Survey 2161, as further described in Vol. 1500, Pg. 543, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 150 Ranch Road 8014E

Recorded on 08/06/1991 and filed in Volume 1500, Page 543 of the Webb County Plat Records.

Requested by: Marco Castilleja, owner ID 11669

Pursuant to the provisions of Section 232.029(c)(1), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

1. The person requesting services is **not** the subdivider or subdivider's agent; and
2. The tract was sold or conveyed to the person requesting service prior to September 1, 1995; and
3. Construction or placement of a residence on the tract was begun on or before May 1, 1997.
4. The tract is located in a subdivision in which the utility has previously established service.

For authorization under this section, the Court relied on the following documents:

- Copy of an executed conveyance instrument to the person requesting service or a notarized affidavit stating that the person requesting services purchased the property from the subdivider or subdivider's agent prior to September 1, 1995; and
- Notarized affidavit stating that construction of a residence was begun prior to May 1, 2003; and
- An on-site inspection, conducted on (02/03/2022), evidencing at least the existence of a foundation.
- Other Aerial photograph flown 2002 evidencing one house on an unplatted 4.6 acres tract of land, more or less, out of Abstract 2666, Survey 2161, as further described in Vol.1500, Pg. 543, Webb County Deed Records.

Subject to the above-described determinations, the following utility connection(s) are authorized:

water sewer electricity gas

LIMITATIONS: Connection limited to one meter

Reviewed and recommended for approval by:

Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 28th day of February, 2022.

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

Margie Ramirez Ibarra, Webb County Clerk



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 4322-E §

NAME OF APPLICANT Marco Castilleja (owner/applicant) ID 11669

PHYSICAL ADDRESS OR E911 ADDRESS: 150 Ranch Road 8014

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 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:

One electrical connection for a house located on an unplatted 4.6 acres tract of land, more or less, out of Abstract 2666, Survey 2161, as further described in Vol.1500, Pg. 543, WCDR; said site is identified by GPS coordinates of Lat. 27°27'23.887"N, Long. 98°59'7.684"W.

Name and No. of Survey/Abstract


Acreage

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:

N/A

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.


Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Date of Issuance 02/15/2022

**OWNER'S AFFIDAVIT
REGARDING PROPERTY DEVELOPMENT LIMITATIONS
AND THE PROVISION OF ELECTRICAL UTILITY SERVICES**

STATE OF TEXAS §
COUNTY OF WEBB §



DOC #1458345, OPR 5214 / 0096 - 0098
Doc Type: AFFIDAVIT
Record Date: 02/16/2022 12:21:07 PM
Fees: \$30.00, Recorded By: JB
Mergie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Marco Castilleja, owner ID 11669

SUBJECT PROPERTY: an unplatted 4.6 acre tract of land, more or less, out of Abstract 2666, Survey 2161, as further described in Vol. 1500, Pg. 543, Webb County Deed Records.

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

"Our names are Marco Castilleja, we are of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. We have personal knowledge of the facts stated herein and state that such facts are true and correct."

"We own the above-referenced subject property containing the following structures as further depicted on the attached sketch as Exhibit A:

- (1) Dwelling(s) consisting of: house; and
- (1) Non-residential structure(s) consisting of: Storage Shed

"We hereby certify that the above-referenced property has not been further subdivided by sale or lease after September 1, 1995 and that the property was conveyed by an original subdivider prior to said date as evidenced by conveyance recorded on 08/06/1991 in Vol. 1500, Pgs. 543, of the Webb County Deed Records. Furthermore, we hereby certify that we began construction/placement of a residential dwelling on the above referenced property prior to May 1, 2003."

We hereby acknowledge that in relation to the connection of electrical and gas utility services to this property and the structures identified herein, We have been advised that:

1. We understand and agree that in compliance with state law and local regulations, this property and all applicable structures must be continually connected to adequate wastewater disposal through the installed on-site sewage facility system serving this property through on-site sewage facility license no. WC-1093.
2. We understand and agree that we cannot build or place any additional structures on this property nor may any non-residential structures be converted to residential uses unless we obtain a development permit or a building permit from the local government (county or city) with jurisdiction over the property and subject to the restrictions or limitations imposed by herein.
3. We understand and agree that we may not construct or place any additional dwellings on the property until we prepare a plat or replat of the property and receive final plat approval from the local government (county or city) with applicable jurisdiction over the property in compliance with state law, the model subdivision rules and any rules or regulations of the local government with jurisdiction over the property.
4. We understand and agree that we may not subdivide through sale or lease any portion of this property until we secure an approved plat or replat of the property.

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

"We understand that we are 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 we have described above. We understand that making false statements in this affidavit is a crime."

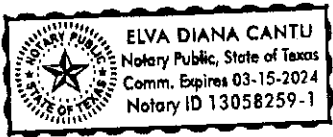


Marco Castilleja

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Marco Castilleja on the 14 day of February, 2022.



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)



Marco Castilleja
 Abstract 2666, Survey 2161
 150 Ranch Road 8014E

RECORDER'S MEMORANDUM: ALL OR
 PARTS OF THE TEXT ON THIS PAGE
 WAS NOT CLEARLY LEGIBLE FOR
 CATEGORICAL RECORDATION!

ID# 11669

NOTICE:
 This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative boundaries.



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-1093

**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: Abstract 2666, Survey 2161 - 4.60 Acres
150 Ranch Road 8014E
ID# 11180

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.

Disposal system: Leaching chambers; Norwesco 1,000 gal. two compartment tank (Soil Type II)
Connected structure: 2 Bedroom house (1,458 sf)

Licensee Marco Castilleja

Address 507 Don Jose, Laredo, TX 78045 / marco.castilleja@yahoo.com

Telephone (956) 744-7921

Approved by [Signature] #35048 Date February 07, 2022
TCEQ Designated Representative

DEED

452493

DATE: JUNE 6, 1991

GRANTOR: MOBIL PIPELINE, INC.
GRANTOR'S ADDRESS: P. O. Box 900, Dallas, Texas 75221

GRANTEE: J. N. ABEL and wife, BERNICE COLE ABEL
GRANTEE'S ADDRESS: P.O. Box 267, Mirando City, Texas 78369

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged.

PROPERTY: Being 1790 feet West of the Lower Northeast corner of the W. P. Rutledge Survey, Abstract 2666, Webb County, Texas at a point being the Northeast corner of the herein conveyed tract and the PLACE OF BEGINNING;

THENCE, 400 feet West to a point;

THENCE, 500 feet South to a point;

THENCE, 400 feet East to a point;

THENCE, 500 feet North to the PLACE OF BEGINING containing 4.6 acres, more or less.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: It is understood and agreed that no oil, gas, coal, lignite, iron, uranium or other minerals at whatever depth are herein conveyed the same being hereby reserved to Grantor, their heirs and assigns. This Deed is subject to all restricted covenants affecting the property, any discrepancies, conflicts or shortages in the area or boundary lines, any encroachments, or any overlapping of improvements pertaining thereto recorded in Duval County, Texas.

Also, further, Grantor herein does not warrant the use of the property for any purpose, it being the intention of the parties hereto that upon acceptance of this Deed, Grantee accepts the property as is for any usage for which Grantee may desire the property.

GRANT: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's right, title, and interest in the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, and successors forever. This Deed is without warranties either expressed or implied.

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

MOBIL PIPE LINE COMPANY

By: *A. J. Kennard* *WKA*

1500 543

FILED 8-6- 19 91
HENRY FLORES AT 10:40 A.M.
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY

THE STATE OF TEXAS

COUNTY OF

Before me, the undersigned authority, on this day personally appeared D. L. Dennard, Vice President of MOBIL PIPE LINE COMPANY INC., a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 22nd day of July, 1991.

ATTEST: Wm. L. Grissom, Jr.
Wm. L. Grissom, Jr.

Edward R. Smith
Notary Public, State of
Notary's Name:
Commission Expires:

AFTER RECORDING RETURN TO: ROBERT S. LEE
ATTORNEY AT LAW
P.O. BOX 179
PREER, TEXAS 78357

1500 544

RECORDED
COUNTY CLERK
FILED
AUG - 6 2 10 40
BY _____ DEPUTY