

Compliance & Inspection Certifications Relating to Utility Application Approvals

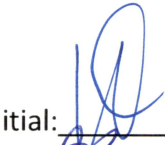
Issue ID: 11750

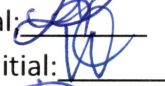
Application for: **Electricity**

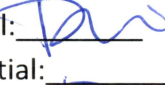
Legal Description: an unplatted 0.24 acre tract of land, more or less, being part of Tract 2, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3723, Pages 0178-0180.


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-1138): New PEST Not Applicable
- OSSF Decommissioning certified by? -----
- 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.
- Garbage Collection Contract


By: V. Villarreal Initial: 

By: L. Torres Initial: 

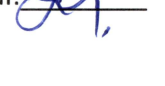
By: V. Villarreal Initial: 


By: E. Cantu Initial: 

By: ----- Initial: -----

By: J. Calderon Initial: 


By: ----- Initial: -----


By: V. Villarreal Initial: 

By: L. Torres Initial: 

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: E. Garza Initial: 

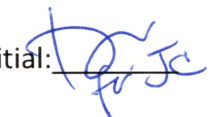
By: E. Garza Initial: 

By: ----- Initial: -----

By: ----- Initial: -----


Staff Recommendation/Determination

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

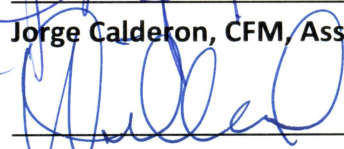
By: J. Calderon Initial: 

Attested:

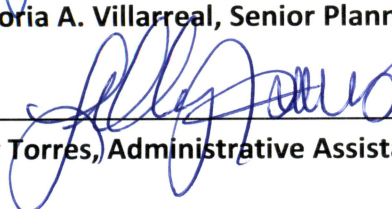
By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.



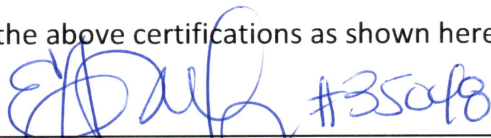
Jorge Calderon, CFM, Asst. Planning Director



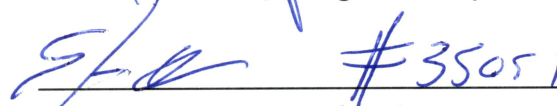
Victoria A. Villarreal, Senior Planner



Lilly Torres, Administrative Assistant

 #35048

Elva Diana Cantu, Designated Representative

 #35051

Ernesto Garza, GIS Technician I



**Webb County
Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4325-E §

NAME OF APPLICANT Jesus Alberto Gonzalez (Owner/Applicant) ID 11698

PHYSICAL ADDRESS OR E911 ADDRESS: 133 Ranch Road 6073

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 (OSSF AND PLACEMENT OF RV AND ONE (1) ELECTRICAL METER) 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>La Presa</u>			<u>PT of 02</u>
Name of Subdivision	Section No.	Block No.	Lot/Tract No.

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:

Please be advised that pursuant to Webb County’s Order for On-Site Sewage Facilities (OSSF), all restroom facilities must be connected to a licensed septic tank. A copy of this approval will be forwarded to the Webb County Designated Representative (Diana Cantu) for further review. Please contact our office for additional information.

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:
02/17/2022



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-1138

**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, Part of Tract 02 - 0.2470 Acres
133 Ranch Road 6073
ID# 11725

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:

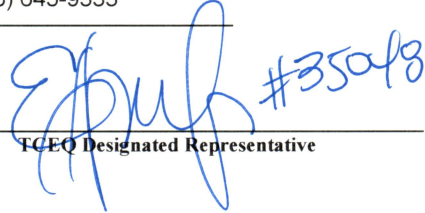
Q (waste water flow rate) limited to 50 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Installer: Rafael Cisneros, OS0007020
Disposal system: Leaching chambers ; Infiltrator 1,000 gal. two compartment septic tank (Soil Type II)
Connected structure: RV 30TAC285.4(b)(1)

Licensee Jesus Alberto Gonzalez

Address 2412 Severita Ln., Laredo, TX 78046 / jshaulingservicesllc@gmail.com

Telephone (956) 645-9333

Approved by  #35048 **Date** 3/3/22
TCEO Designated Representative

**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 Jesus Alberto Gonzalez (ID 11750)

SUBJECT PROPERTY: an unplatted 0.24 acre tract of land, more or less, being part of Tract 2, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3723, Pages 0178-0180.

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

“My name is Jesus Alberto Gonzalez, 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 an RV, 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 03/22/1978 in Volume 0556, Pages 0074-0077, 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 # WC1138 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.”

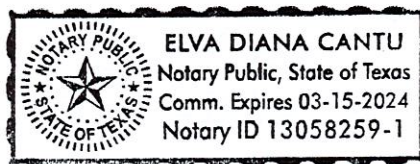


Jesus Alberto Gonzalez

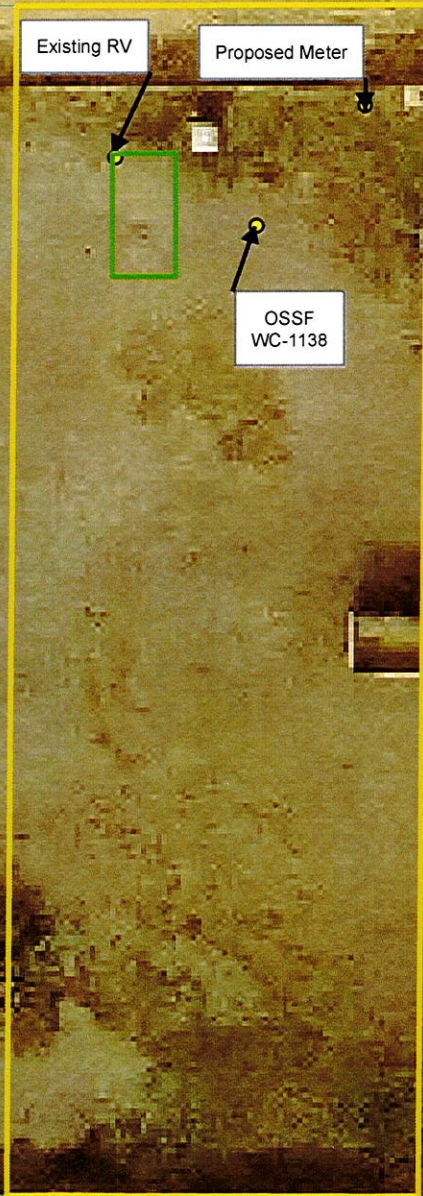
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Jesus Alberto Gonzalez on the 3rd day of March, 2022.







NOTARY PUBLIC, STATE OF TEXAS



DOC #1460245, OPR 5226 / 0494 - 0496
Doc Type: AFFIDAVIT
Record Date: 03/04/2022 02:21:18 PM
Fees: \$30.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk



-  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)

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.

0 12.5 25 50 Feet

Jesus Alberto Gonzalez
La Presa - Pt of Tract 02
133 Ranch Road 6073C

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

ID# 11750

STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME



Margie Rainey Bares

COUNTY CLERK
WEBB COUNTY, TEXAS

Plat Trail 2

The State of Texas, **240786**
County of Webb Know All Men by These Presents:

That EMPRESAS "EL RANCHO" INC.

of the County of Webb State of Texas. for and in consideration
of the sum of Ten Dlls and other valuable goods.

Ten (10.00) ----- DOLLARS

to us in hand paid by Francisco Rodriguez & Maria DE Jesus Rodriguez -----

as follows:

CASH ON HAND AND OTHER VALUABLE CONSIDERATION.

FILED

MAR 22 9 02 AM '78

CLERK
WEBB COUNTY, TEXAS

DEPUTY

have Granted, Sold, and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Francisco Rodriguez & Maria De Jesus RODRIGUEZ.

of the County of Webb State of Texas all that certain

NO 556 PVE 74

STATE OF TEXAS I

COUNTY OF WEBB I

"SURFACE ONLY"

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.25 OF AN ACRE OUT OF TRACT NO. 2 OF LA PRESA SUBDIVISION IN PORCION No. 42 IN WEBB CO., TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE RECOGNIZED SOUTHWEST CORNER OF LA PRESA SUBDIVISION ON THE COMMON DIVISION FENCE LINE OF PORCIONES 42 AND 43;

THENCE N 00 13 W ALONG THE WEST LINE OF LA PRESA SUBDIVISION, 484.6' TO A POINT;

THENCE S 89 58 E, 213.0' TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEGINNING POINT OF THIS DESCRIPTION;

THENCE N 00 13 W ALONG THE WEST LINE OF THIS TRACT, 178.6' TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

THENCE S 89 58 E ALONG THE NORTH LINE OF THIS TRACT, 61.0' TO AN IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE S 00 13 E ALONG THE EAST LINE OF THIS TRACT, 178.6' TO AN IRON ROD UNDER FENCE SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 89 58 W ALONG FENCE LINE AND SOUTH LINE OF THIS TRACT, 61.0' TO THE PLACE OF BEGINNING.

STATE OF TEXAS I

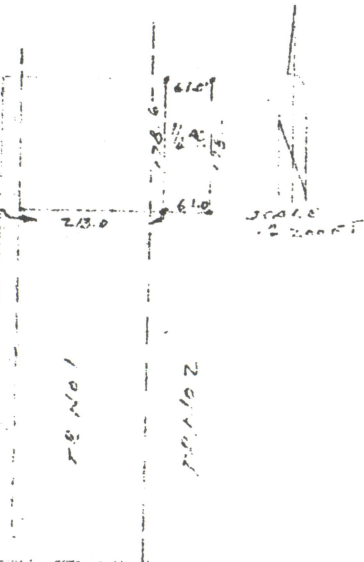
COUNTY OF JIM HOGG I

I, ALFREDO BARRERA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES ARE TRUE AND CORRECT AS SURVEYED BY ME ON THE GROUND IN MAY 1976.

THIS THE 6TH. DAY OF MAY A. D. 1976.

Alfredo Barrera
ALFREDO BARRERA
REG. NO. 588

RECORDER'S MEMORANDUM
AS A PORTION OF THE TEXT ON THIS PAGE
HAS NOT CLEARLY MET THE REQUISITE FOR SATISFACTORY
RECORDATION



VOL 556 PAGE 75

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 Francisco Rodriguez & Maria De Jesus Rodriguez, heirs and assigns forever and we do hereby bind EMPRESAS "EL RANCHO" INC. heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Francisco Rodriguez & Maria De Jesus Rodriguez.

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS on hand^s at Laredo Webb County, Texas.
this 23th. day of May. 19 76
Witnesses at Request of Grantor: EMPRESAS "EL RANCHO" INC.
Alfonso Benitez By: *Orlando L. Benitez*
Asst. SEC. TREASURER. Orlando L. Benitez President.

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THE STATE OF TEXAS,
COUNTY OF Witt

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Armando A. Beatty acting as Empresso El Rancho Resident known to me to be the person - whose name Armando A. Beatty 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,
this the 23rd day of May A. D. 1976



Manuel R. Garcia
Notary Public in and for Witt County, Texas

THE STATE OF TEXAS,
COUNTY OF _____

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name _____ 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,
this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS,
COUNTY OF _____

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name _____ 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,
this the _____ day of _____ A. D. 19 _____

(L. S.)

Notary Public in and for _____ County, Texas

VOL 556 PAGE 77

Warranty Deed

FROM

Empresso El Rancho Inc

TO

Francisco Rodriguez et al

FILED FOR RECORD

This _____ day of _____, A. D. 19 _____

at _____ o'clock _____ M.

County Clerk

By _____ Deputy

RECORDED

In _____, A. D. 19 _____

County Records

on Page _____

County Clerk

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for Record.

1507 Sta. Chertida
Levy, Texas 78040