

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 12002

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

Legal Description: an unplatted 4.2175 acre tract of land, more or less, known as Tract 26, Ranchitos Los Minerales and Annex, as further described in Vol. 0516, Pgs. 1030-1035, 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. WC1140): 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: V. Villarreal Initial: [Signature]
 By: L. Torres Initial: [Signature]
 By: V. Villarreal Initial: [Signature]
 By: E. Cantu Initial: [Signature]
 By: ----- Initial: -----
 By: J. Calderon Initial: [Signature]
 By: ----- Initial: -----
 By: V. Villarreal Initial: [Signature]
 By: ----- 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: EG
 By: E. Garza Initial: EG
 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.

[Signature]
 Jorge Calderon, CFM, Asst. Planning Director

[Signature] #35048
 Elva Diana Cantu, Designated Representative

[Signature]
 Victoria A. Villarreal, Senior Planner

[Signature] #35051
 Ernesto Garza, GIS Technician I

[Signature]
 Lilly Torres, Administrative Assistant

THE STATE OF TEXAS §
COUNTY OF WEBB 221699

KNOW ALL MEN BY THESE PRESENTS:


VOL 516 Pg 1030


That I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of SIX THOUSAND NINE HUNDRED FIFTY-NINE AND 04/100 (\$6,959.04)----Dollars to me paid, and secured to be paid, by MANUEL A DUARTE and wife, AURORA A. DUARTE, AS FOLLOWS: cash, the receipt and sufficiency of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MANUEL A. DUARTE and wife, AURORA A. DUARTE, of the County of Webb and State of Texas all that certain real property situated in Webb County, Texas, to-wit:

4.2176 Acres described in Exhibit "B" attached hereto and made a part hereof, SUBJECT to all oil, gas and mineral leases and reservations of record, and less and except all water rights appertaining thereto.

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.
Witness my hand and seal of office on

JAN 28 2022

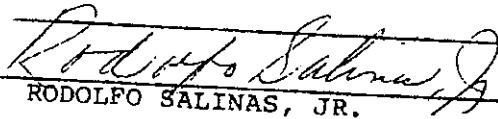
Margie Ramirez Ibarra
Webb County Clerk
By 
Deputy County Clerk



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 MANUEL A. DUARTE AND AURORA A. DUARTE, 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 MANUEL A. DUARTE and AURORA A. DUARTE, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Laredo, Webb County, Texas, this 19th day of July, 1976.

Witness at request of Grantor:




RODOLFO SALINAS, JR.

VOL 516-1031

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022

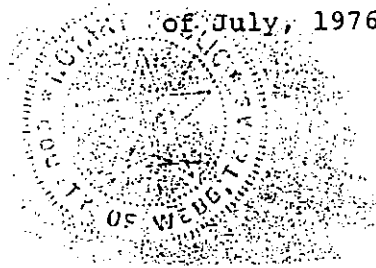
 Margie Ramirez Ibarra
Webb County Clerk
By 
Deputy County Clerk

STATE OF TEXAS §
COUNTY OF WEBB §

VOL 516 Pg 1032

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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, this the 21st day of July, 1976.



Emma A. Arce
Notary Public in and for
Webb County, Texas.


I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022

Margie Ramirez Ibarra
Webb County Clerk

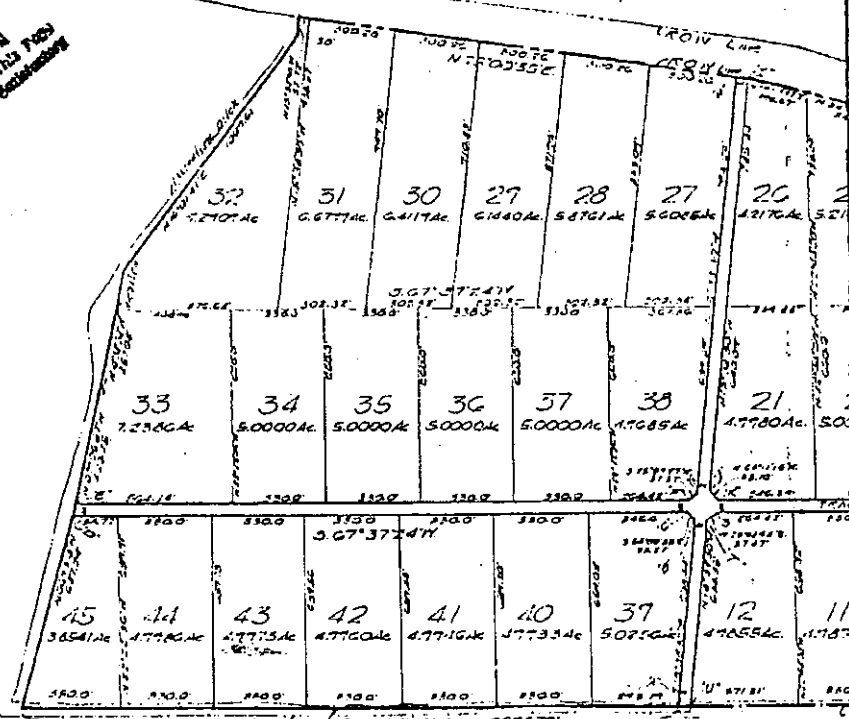
By *[Signature]*
Deputy County Clerk



Ranchitos
238.7743 ACRE TR
Tomas Sancho
AND
Hebl

FOR 9
FOR 10

RECORDERS' OFFICE
City of El Paso
For Not Clearly Legible For Recording



FOR 10
FOR 11

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022

Margie Ramirez Ibarra
Webb County Clerk

By *[Signature]*
Deputy County Clerk

NOTE:
All Lot corners
marked with
1/2 Steel Rods

PORCION

VOL 516A 1034

VI - Los Minerales
ACT OUT OF FORCION No. 10

EXHIBIT "A"

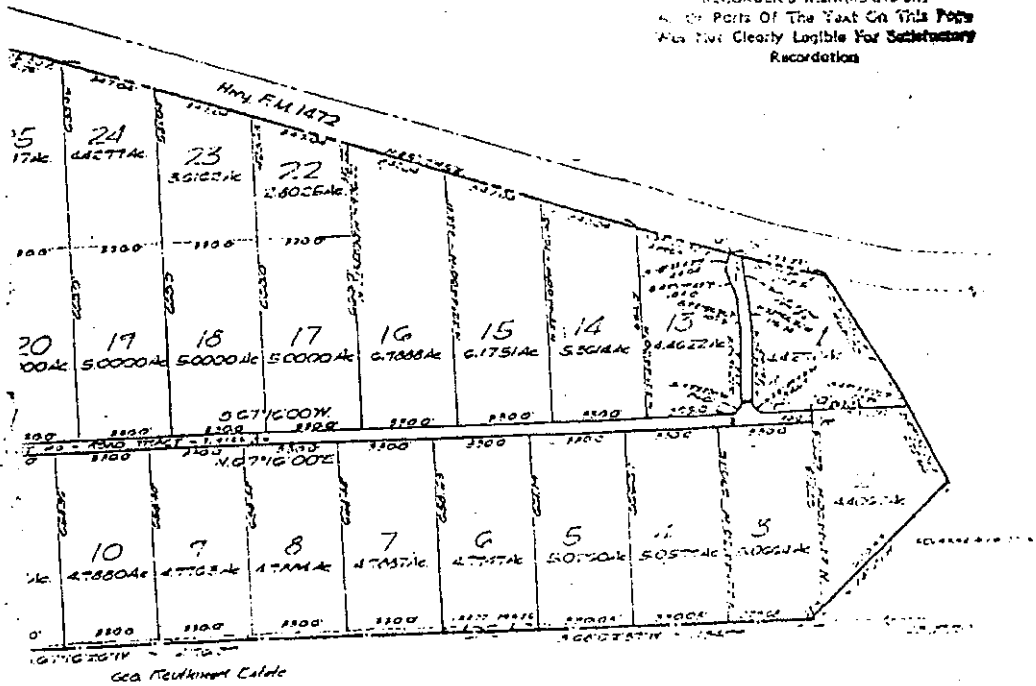
Z - Original Grantee

TRACT 200
County, Texas
DATE: 1/28/22

Richard & Wilcox

FORCION

RECORDER'S MEMORANDUM
Of Parts Of The Tract On This Page
Which Are Clearly Legible For Satisfactory
Recording



STATE OF TEXAS
COUNTY OF WEBB
I, Margie Ramirez Ibarra, County Clerk, Webb County,
do hereby certify that this is a true and correct copy,
as the same appears of record in my office.
This is the 28th day of January, 2022.

I, Margie Ramirez Ibarra, County Clerk, Webb County
do hereby certify that this is a true and correct copy, as
the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022



Margie Ramirez Ibarra
Webb County Clerk

By

Exhibit B
(Tract 26)

VOL 516 ~~1035~~

A tract of land containing 4.2176 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 Deed Records of Webb County, Texas, this 4.2176 acre tract being more particularly described as follows, to-wit:

BEGINNING at a 1/2" steel rod designated as Corner "I" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in the Webb County Deed Records, said 1/2" steel rod being on the southerly right-of-way line of FM Highway 1472 and being the northwest corner of this tract;

THENCE N. 79°19'42" E. 196.67 feet with southerly right-of-way line of FM Highway 1472 to a 1/2" steel rod, the northwest corner of Tract 25 and the northeast corner of this tract;

THENCE S. 22°44'00" E. 738.24 feet to a 1/2" steel rod, the common corner of Tracts 20, 21, 25 and this tract;

THENCE S. 67°16'00" W. 289.28 feet with the northwest line of Tract 21 to a 1/2" steel rod on an easterly line of Tract 46, the northwest corner of Tract 21 and the southwest corner of this tract;

THENCE N. 15°38'30" W. 785.34 feet to the place of beginning.

THE STATE OF TEXAS)
COUNTY OF WEBB) I, MARGIE RAMIREZ IBARRA,
Clerk of the County Court of Webb County, Texas, do hereby certify that the foregoing is a true and correct copy of the original Deed as the same appears on record in my office, in Vol 516 Page(s) 1030-1035 of the Deed Records of Webb County, Texas.

Witness my/Hand and Seal of Office this the 23rd day of January A.D., 2020
MARGIE RAMIREZ IBARRA Webb County Clerk
Webb County, Texas.

By [Signature] Deputy

FILED

Jul 23 12 40 PM '76

M. RAMIREZ IBARRA, CLERK
WEBB COUNTY, TEXAS

BY _____ DEPUTY

**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 Armando Javier Duarte (ID #12002)

SUBJECT PROPERTY: an unplatted 4.2176 acre tract of land, more or less, out of Tract 26, Los Minerales and Annex, situated in Porcion 10, Abstract 280, Tomas Sanchez, as further described in Volume 0516, Pages 1030-1035, Webb County Deed Records,

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

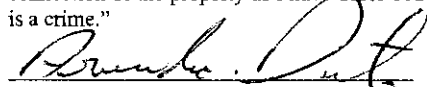
"My name is Armando Javier Duarte, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a mobile home, 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:

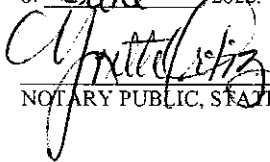
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 07/23/1976 in Volume 0516, Pages 1030-1035, of the Webb County Deed Records and that said land has not been further subdivided.
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 # WC1140 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)."

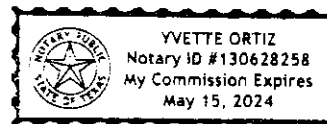
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

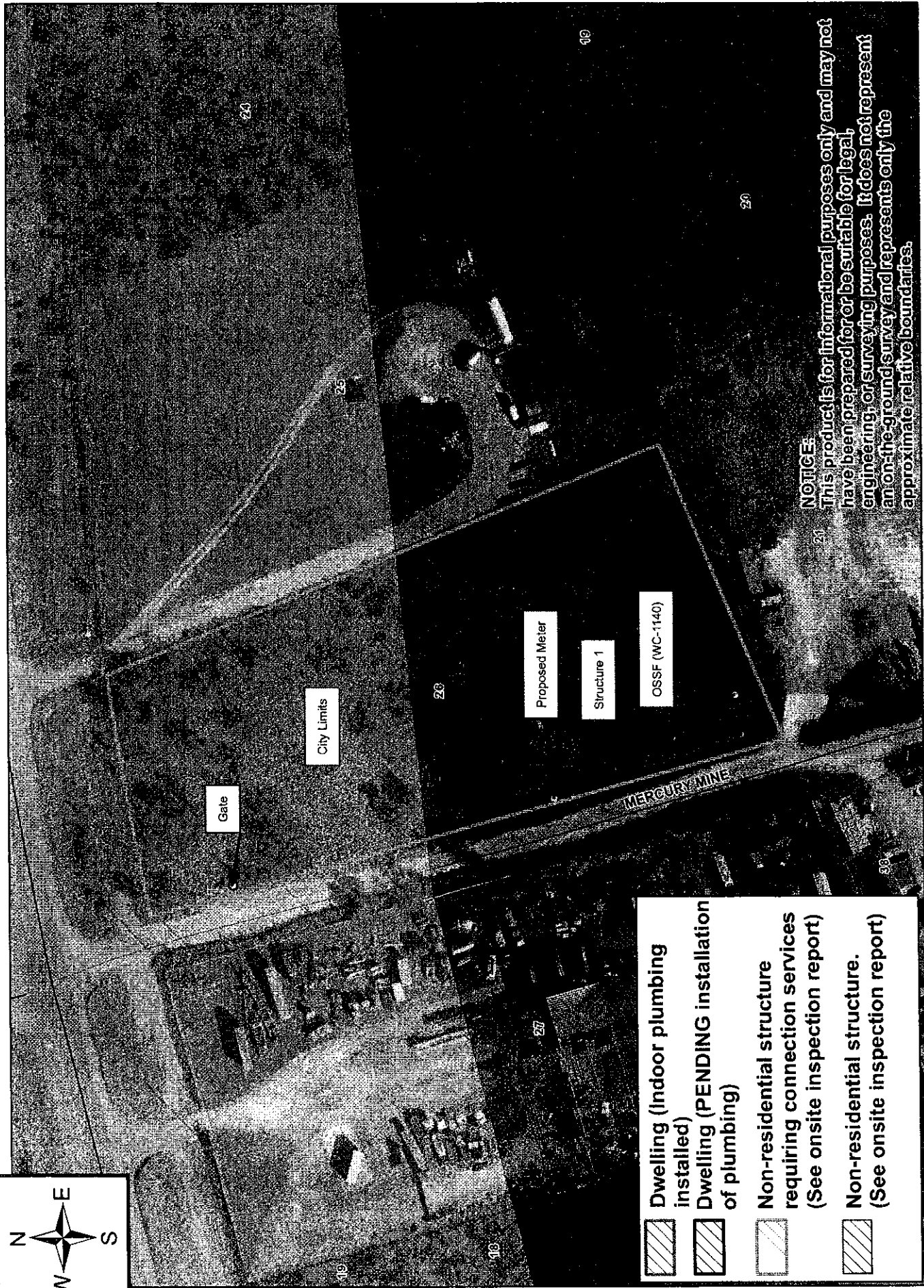
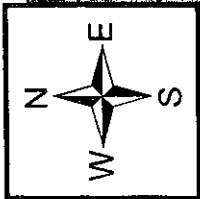

Armando Javier Duarte





SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Armando Javier Duarte on the 14th day of June 2022.


NOTARY PUBLIC, STATE OF TEXAS

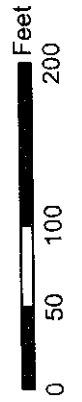


DOC #1470744, OPR 5293 / 0124 - 0126
Doc Type: AFFIDAVIT
Record Date: 06/15/2022 01:19:43 PM
Fees: \$30.00, Recorded By: AL
Margie Ramirez Ibarra, Webb County Clerk



-  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.



Armando Javier Duarte
 Los Minerales and Annex - Tract 26

RECORDER'S MEMORANDUM: ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION. ID# 12002



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-1140

**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 26 - 4.22 Acres

ID# 11747

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 240 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

Site Evaluator: Rafael Cisneros RS# 2475, OS0010710; Installer: Fernando Chavarria OS0001380 (Soil Type II)

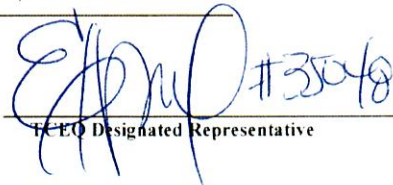
Drain field: 150 LF of Leaching Chambers (3 rows); Infiltrator IM-1060 (1,000 gal.) two compartment septic tank

Connected structure: 3 Bedroom Mobile Home

Licensee Armando Javier Duarte

Address 2517 E. Frost St., Laredo, TX 78043 / mandielove19@yahoo.com

Telephone (956) 290-4660

Approved by  #35048
TCEQ Designated Representative

Date May 26th, 2022