



COUNTY OF WEBB
CERTIFICATION REGARDING THE CONNECTION OF UTILITIES
Determinations required pursuant to Sections 232.029(c)(2) of the
Texas Local Government Code

Legal description of property: **An unplatted 0.98 acre tract of land, more or less, out of Tract 8, La Presa, as further described in Vol. 656, Pgs. 206-207, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **1543 Mangana-Hein Rd.**

Recorded on **09/27/1976** and filed in Volume **565**, Pages **206-207** of the Webb County Deed Records.

Requested by: **Raymond Hernandez, owner (ID 3567)**

Pursuant to the provisions of Section 232.029(c)(2), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

1. The subdivided land has been determined to be a "**lot of record**" (as defined by **232.021(6-a)**, TLGC) established by a conveyance instrument from the original subdivider prior to September 1, 1989;
2. The tract of land **has not been further subdivided since September 1, 1989;**
3. The residence has adequate sewer services provided through a **permitted on-site sewage facility under License No. WC00026;** and

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


- Notarized affidavit from the property owner stating that the lot has not been subdivided;
- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **12/16/1977** and filed in Volume **550**, Pages **276-278** of the Webb County Deed Records;
- Copy of on-site sewage facility license and registration no. **WC00026**.

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

water sewer electricity gas

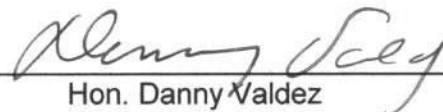
LIMITATIONS: Connection limited to one (1) meter for office.


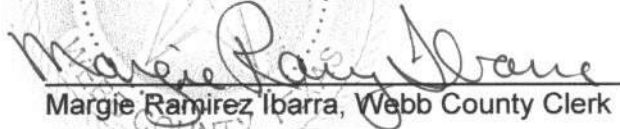
Reviewed and recommended for approval by:


 Hon. Marco A. Montemayor
 Webb County Attorney


 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the **14th day of **October**, 2014.**


 Hon. Danny Valdez
 Webb County Judge


 Attested by:

 Margie Ramirez Ibarra, Webb County Clerk

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 3567

Application for: **Electricity**

Legal Description: An unplatted .98 acre tract of land, more or less, known as Tract 8, La Presa, as further described in Vol. 565, Pgs. 206-207, Webb County Deed Records.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent). By: A. Villarreal Initial: AV
- All Fees Paid By: S. Ibarra Initial: SI
- ROW Acquired or Not Required as a condition of approval By: _____ Initial: N/A
- OSSF Licensed (No. WC00026): New PEST Not Applicable By: D. Garza Initial: DG
- OSSF Decommissioning certified by? _____ By: _____ Initial: N/A
- Compliance w/Floodplain Regulations: N/A By: _____ Initial: N/A
- All required affidavit(s) re grant service are executed. By: _____ Initial: N/A
- All required affidavit(s) re §232.029, LGC are executed. By: A. Villarreal Initial: AV

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 = _____ Non-residential Structures = 4 By: R. Martinez Initial: RM
- All mandated in-door plumbing observed & compliant
Total mandated structures: _____ By: _____ Initial: N/A
- OSSF Decommissioning verified or Unable to verify By: _____ Initial: N/A
- Improvements compliant with issued Floodplain Dev. permit By: _____ Initial: N/A

Staff Recommendation/Determination

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

By: J. Calderon Initial: JC

Attested:

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

Alicia Villarreal
Alicia Villarreal, Planner I

Sandra Ibarra
Sandra Ibarra, Office Manager

David Garza
David Garza, DR, County Sanitarian

Robert Martinez
Robert Martinez, GIS Technician I

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 §

CORRECTION
AFFIDAVIT OF Raymond Hernandez

SUBJECT PROPERTY: An unplatted .98 acre tract of land, more or less, out of Tract 8, La Presa, as further described in Vol. 565, Pgs. 206-207, Webb County Deed Records.

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

"My name is Raymond Hernandez. 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 office, mechanic shop and animal pen as further depicted on the attached sketch as Exhibit A.


(Note: This affidavit replaces affidavit recorded in Volume 3680, Pgs. 364-366, Webb County Official Public Records, which erroneously identifies a request for water utilities instead of electricity.)

In conjunction with a request for electricity under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I hereby certify of the following:

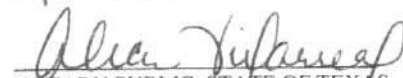
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 09/27/1976 in Vol. 565, Pgs. 206-207, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant 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 a licensed on-site sewage facility (OSSF) under License No. WC00026 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 modify the existing OSSF license 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 electricity 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."

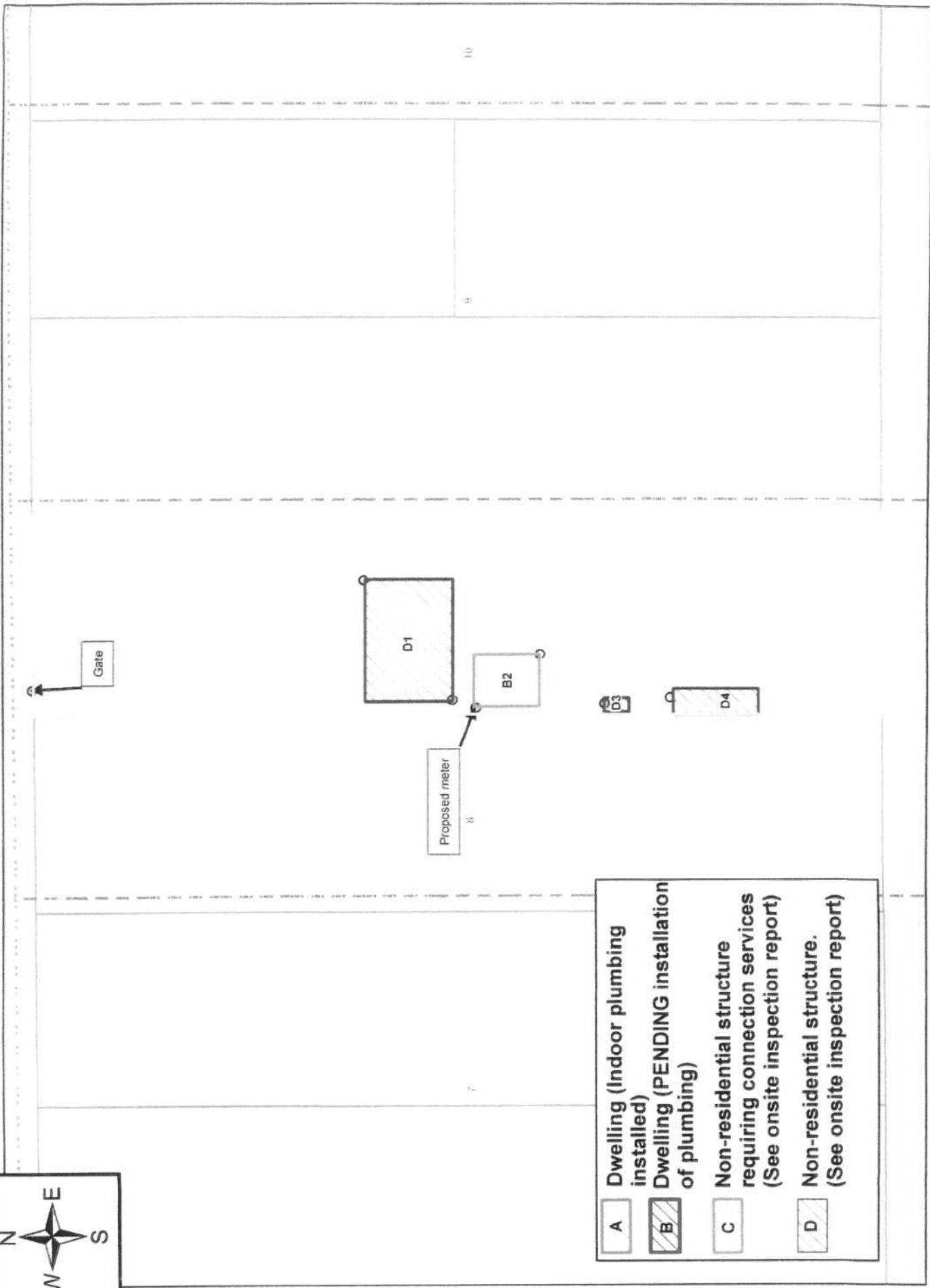

Raymond Hernandez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Raymond Hernandez on the 29 day of September, 2014.


NOTARY PUBLIC, STATE OF TEXAS



Volume: 3681 Page: 550 - 552
Doc # 1213402
Doc Type: AFFIDAVIT
Record Date: 9/29/2014 10:01:05 AM Record By: OR
Fees \$34.00
Marge Ramirez Ibarra, Webb County Clerk



- A Dwelling (Indoor plumbing installed)
- B Dwelling (PENDING installation of plumbing)
- C Non-residential structure requiring connection services (See onsite inspection report)
- D Non-residential structure. (See onsite inspection report)



ID# 3567

Ramond Hernandez
La Presa - Tract 8
1543 Mangana-Hein Rd.

The State of Texas,
County of WEBB.

} Know All Men by These Presents:

That EMPRESAS EL RANCHO INC.,
a Corporation, duly organized and existing under the Laws of the State of Texas
for and in consideration of the sum of Ten dollars and other good and valuable considerations.
T E N : (\$10.00) ----- DOLLARS
to it in hand paid by JESUS BALLESTEROS

as follows:

CASH PAID BY GRANTEE HEREIN NAMED, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

FILED

JUL 26 1 17 PM '76

M. LINDA V. J. H. CLERK
WEBB COUNTY, TEXAS

BY _____

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has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey, unto the said
JESUS BALLESTEROS
of the County of Webb State of Texas all that certain

SURFACE ONLY.

One (1) acre of land more or less, better described by Metes & Bounds as follows
to Wit:
BEGINNING AT THE R.O.W MANGANA ROAD AND THE COMMON NORTHWEST CORNER OF TRACT
No. 8 BEING THE COMMON POINT FOR THE NORTHEAST CORNER OF TR. No.7 IN LA PRESA
SUBDIVISION, IN PORCION No.42, AS RECORDED IN VOL. 2 PAGE 220, WEBB COUNTY PLAT
RECORDS, WEBB COUNTY TEXAS. THENCE S.89 24 W. 100.Ft to the N.E corner of this Tr.
THENCE S.00 deg. 13 E. 435.6 ft or to the Fence thereof being the Southeast corner
of this one acre Tr., THENCE S.89 57 E. 100. Ft. To the S.W corner of this one Ac. Tr.
THENCE S. 00 13 E. 435.6 Ft. to the Northwest corner of this one Ac. Tr. or to the
Place of beginning. This one (1) Acre Tract being a part of a 325.77 Acres of Land
Recorded in Vol. 2 Page 220, In Porcion No.42, Webb County Texas Better Known as
La Presa Subdivision Original Raymond Ranch.

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
JESUS BALLESTEROS

heirs and assigns forever and the said Corporation does hereby bind itself, its successors and assigns,
to Warrant and Forever Defend, all and singular the said premises unto the said
JESUS BALLESTEROS
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
part thereof.

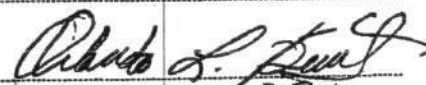
IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its
duly authorized officers and to be sealed with the Seal of the Corporation, at Laredo, Webb Co, Texas

this 27th day of September

A. D. 1976.

EMPRESAS EL RANCHO INC.

Attest:  Secretary.

By  President.
Orlando L. Benitez

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Webb

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Orlando L. Benitez
, known to me to be the person and officer
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
EMPRESAS EL RANCHO INC.
a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein
expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of September A. D. 19 76
Mouel L Garcia
Notary Public in and for Webb County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for
record in my office on the day of , A. D. 19 at o'clock M.,
and was duly recorded by me on the day of A. D. 19
in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in
the day and year last above written.
(L. S.)

County Clerk County, Texas
By Deputy.

245006
157

Warranty Deed
(BY CORPORATION)

FROM

Empresas El Rancho

TO

Jesus Ballostrains

FILED FOR RECORD

This day of A. D. 19
at o'clock M.
County Clerk
By *[Signature]* Deputy.
RECORDED
A. D. 19
County Records

In Book on Page
County Clerk

By *[Signature]* Deputy.
Recording Fee \$ 5.00
7.20

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

15 WATER ST.
AAEDD T-20 78040

The Odde Company, Publishers, Dallas
5.00
7.20

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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.: WC00026

**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: Lot 8, La Presa
.98 Acres

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.

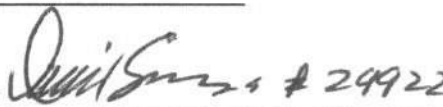
Subject to the following conditions for operation of private sewage facility:

Q (waste water flow rate) limited to 40 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee Hernandez, Raymond

Address 629 Angela Dr., Laredo, Tx. 78046

Telephone 956-324-2870

Approved by  # 29922 Date 8/21/2014
TCEQ Designated Representative