



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 10 acre tract out of the South 1/2 of Tract C-34, Botines Subdivision, Vol. 3695, Pgs. 770-771 Webb County Deed Records.

The E-911 (physical address) associated with this request is: 332 Garza-Jones Ln.

Recorded on 02/04/1981 and filed in Volume 673, Pages 217-218 of the Webb County Deed Records.

Requested by: Raquel Garza Lopez, owner (ID 3934)

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. WC00037**; and
4. No residential dwellings have been approved through this certificate.

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

- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 10/07/1981 and filed in Volume 673, Pages 217-218 of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. WC00037.

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

water sewer electricity gas

LIMITATIONS: Connection limited one (1) dwelling only.

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 13th day of April, 2015.

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 3934

Application for: **Electricity**

Legal Description: An unplatted 10 acre tract out of the South 1/2 of Tract C-34, Botines Subdivision, Vol. 3695, Pgs. 770-771 Webb County Deed Records.

Reviewer Certifications

- | | |
|---|---|
| <input checked="" type="checkbox"/> Conveyances are compliant (prior, existing & subsequent). | By: <u>V. Seca</u> Initial: <u>VS</u> |
| <input checked="" type="checkbox"/> All Fees Paid | By: <u>S. Ibarra</u> Initial: <u>SI</u> |
| <input type="checkbox"/> ROW Acquired <u>or</u> <input checked="" type="checkbox"/> Not Required as a condition of approval | By: _____ Initial: _____ |
| <input checked="" type="checkbox"/> OSSF Licensed (No. WC00037): <input type="checkbox"/> New <input type="checkbox"/> PEST <input type="checkbox"/> Not Applicable | By: <u>D. Garza</u> Initial: <u>DG</u> |
| <input type="checkbox"/> OSSF Decommissioning certified by? _____ | By: _____ Initial: _____ |
| <input checked="" type="checkbox"/> Compliance w/Floodplain Regulations: Permit Issued | By: <u>J. Calderon</u> Initial: <u>JC</u> |
| <input type="checkbox"/> All required affidavit(s) re grant service are executed. | By: _____ Initial: _____ |
| <input checked="" type="checkbox"/> All required affidavit(s) re §232.029, LGC are executed. | By: <u>A. Villarreal</u> Initial: <u>AV</u> |

Inspector Certifications

- | | |
|--|--|
| <input checked="" type="checkbox"/> 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 | By: <u>R. Santillan</u> Initial: <u>RS</u> |
| <input type="checkbox"/> All mandated in-door plumbing observed & compliant
Total mandated structures: _____ | By: _____ Initial: _____ |
| <input type="checkbox"/> OSSF Decommissioning verified <u>or</u> <input type="checkbox"/> Unable to verify | By: _____ Initial: _____ |
| <input type="checkbox"/> Improvements compliant with issued Floodplain Dev. permit | By: _____ Initial: _____ |


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.



Jorge Calderon, CFM, Asst. Planning Director



Valeria Seca, Project Coordinator



Alicia Villarreal, Planner I



Sandra Ibarra, Office Manager



Rodolfo Santillan, GIS Technician II



David Garza, DR, Webb County Sanitarian

**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 Raquel Garza Lopez

SUBJECT PROPERTY: An unplatted 10 acre tract out of the South 1/2 of Tract C-34, Botines Subdivision, Vol. 3695, Pgs. 770-771 Webb County Deed Records.

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

"My name is Raquel Garza Lopez. 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 water 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 10/07/1981 in Vol. 673, Pgs. 217-218, 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. WC00037 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 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."



Raquel Garza Lopez

Volume: 3762 Page: 766 - 768
Doc # 1228373
Doc Type: AFFIDAVIT
Record Date: 3/26/2015 4:38:27 PM Record By: OR
Fees \$34.00
Margarita Ramirez Ibarra, Webb County Clerk

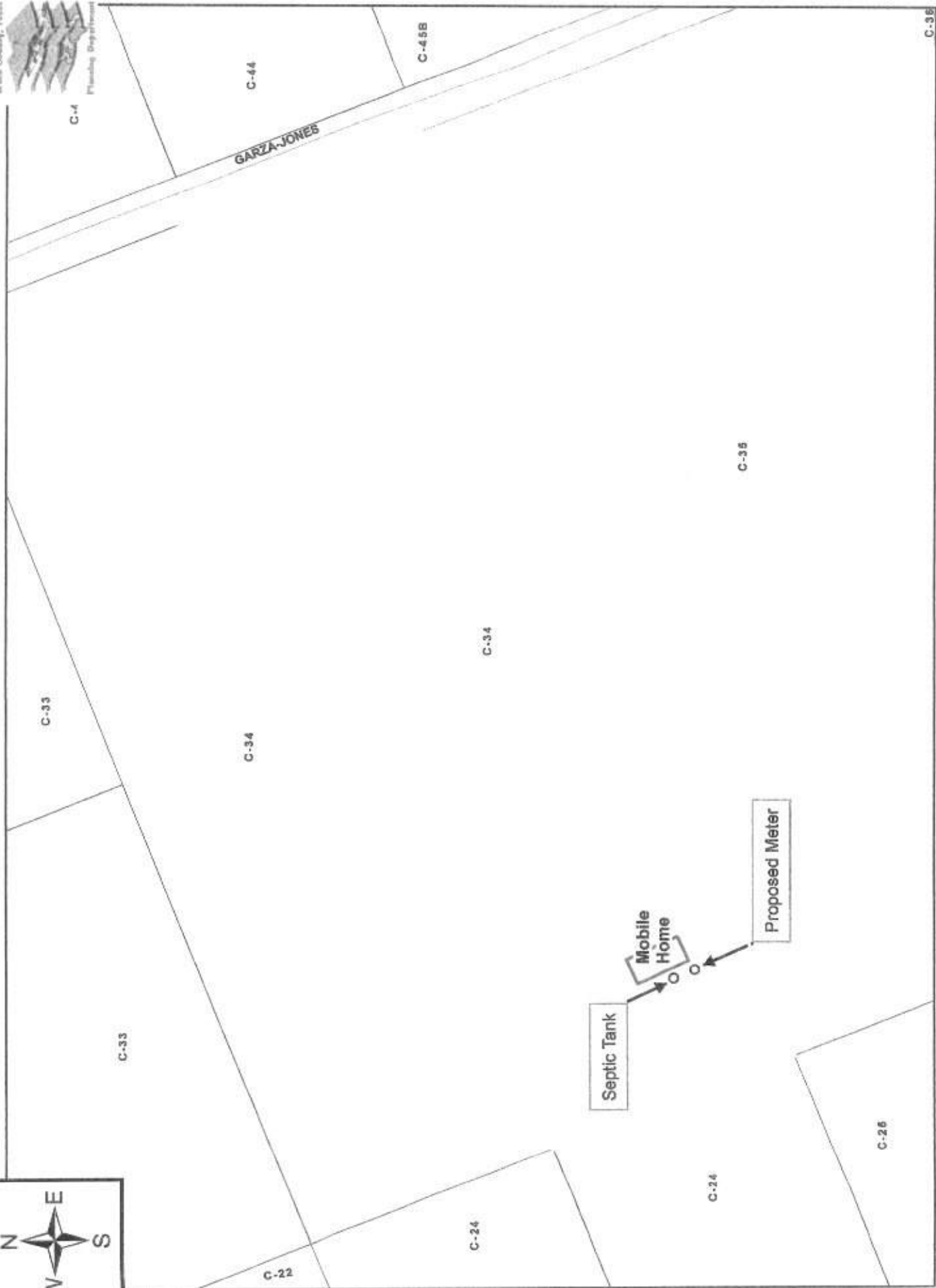
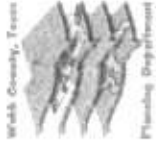


SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Raquel Garza Lopez on the 26 day of March, 2015.



NOTARY PUBLIC, STATE OF TEXAS





Raquel Garza Lopez
Botines - Tract C-34 South Half
332 Garza-Jones Ln.



ID: 3934

283767

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF WEBB

KNOW ALL MEN BY THESE PRESENTS:

We, HELEN D. O'CONOR, Individually and as Independent Executrix of the Estate of Edward J. Dryden, Deceased, and CLEMENTINA G. DRYDEN, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by Grantee herein named, the receipt of which is hereby acknowledged have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ATILANO ALEMAN, a single person, of the County of Webb, State of Texas, all of the following described real property in Webb County, Texas, to-wit:

The SURFACE ONLY in and to the South one-half (S.1/2) of Tract C-Thirty Four (C-34) consisting of ten (10) acres, more or less, as per the BOTINES SUBDIVISION of the R. M. Adams Survey Seven Hundred Forty-four (744), Abstract 2692, Original Grantee R. T. Co., which subdivision plat is recorded in Volume 2, page 212 of the Webb County Plat Records.

This conveyance is made and accepted subject to all easements, restrictions and rights-of-way either apparent or of record in the Clerk's Office of Webb County, Texas.

UNOFFICIAL

This conveyance shall cover and include the SURFACE ONLY as all minerals are owned and retained by the State of Texas.

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 ATILANO ALEMAN, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto ATILANO ALEMAN, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to taxes accruing after February 26, 1971.

EXECUTED this 4th day of February, 1981.

Helen D. O'Connor
HELEN D. O'CONOR, Individually and as Independent Executrix of the Estate of Edward J. Dryden, Deceased

Clementina G. Dryden
CLEMENTINA G. DRYDEN

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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.: WC00037

**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: BOTINES SOUTH 1/2 TRACT C34

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.

Licensee RAQUEL GARZA LOPEZ

Address 1002 CARRIERS DR

Telephone 956 723-1111

Approved by *[Signature]* #29922 Date 3/4/2015
TCEQ Designated Representative