



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 1.0 acre tract of land, more or less, out of and part of Tract 15, Ranchitos Las Lomas, Phase I, Subdivision, as further described in Vol. 1135, Pgs. 754-755, W.C.D.R.**

The E-911 (physical address) associated with this request is: **117 S Ranch Road 7130E**

Recorded on **10/22/1985** and filed in Volume **1135**, Pages **754-755** of the Webb County Deed Records.

Requested by: **Martin Cuellar Jr. and Veronica Cuellar, owner (ID 3909)**

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. WC00042; and
4. No residential dwellings have been approved through this certificate.

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

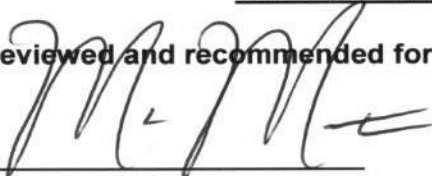
- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **10/22/1985** and filed in Volume **1135**, Pages **754-755** of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC00042**.

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

water sewer electricity gas

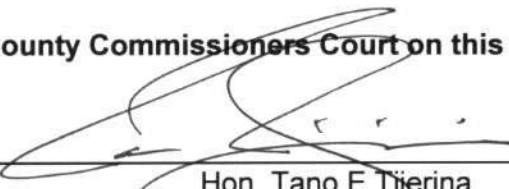
LIMITATIONS: Connection limited to (1) residential dwelling.

Reviewed and recommended for approval by:

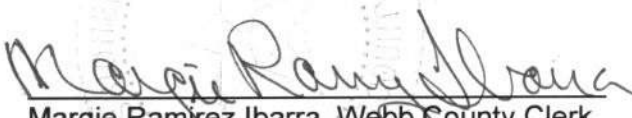

 Hon. Marco A. Montemayor
 Webb County Attorney


 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 27th day of April, 2015.


 Hon. Tano E Tijerina
 Webb County Judge

Attested by:


 Margie Ramirez Ibarra, Webb County Clerk

MARGIE R. IBARRA
 COUNTY CLERK
 FILED
 2015 APR 27 PM 3:46
 WEBB COUNTY, TEXAS


Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 3909

Application for: **Electricity**

Legal Description: An unplatted 1.0 acre tract of land, more or less, out of and part of Tract 15, Ranchitos Las Lomas, Phase I, as further described in Vol. 1135, Pgs. 754-755, W.C.D.R

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent). By: V. Seca Initial: VS
- All Fees Paid By: S. Ibarra Initial: SI
- ROW Acquired or Not Required as a condition of approval By: _____ Initial: _____
- OSSF Licensed (No. WC00042): New PEST Not Applicable By: D. Garza Initial: DG
- OSSF Decommissioning certified by? ----- By: _____ Initial: _____
- Compliance w/Floodplain Regulations: ----- By: _____ Initial: _____
- All required affidavit(s) re grant service are executed. By: _____ Initial: _____
- All required affidavit(s) re §232.029, LGC are executed. By: J. Calderon Initial: JC

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 By: R. Martinez Initial: RM
- All mandated in-door plumbing observed & compliant
Total mandated structures: _____ By: _____ Initial: _____
- OSSF Decommissioning verified or Unable to verify By: _____ Initial: _____
- 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



Sandra Ibarra, Office Manager



Robert Martinez, GIS Technician I



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 §

Volume: 3776 Page: 621 - 621
Doc # 1230668
Doc Type: AFFIDAVIT
Record Date: 4/20/2015 1:33:18 PM Record By: RO
Fees \$26.00
Margie Ramirez Ibarra, Webb County Clerk



AFFIDAVIT OF Martin Cuellar Jr.

SUBJECT PROPERTY: An unplatted 1.0 acre tract of land, more or less, out of and part of Tract 15, Ranchitos Las Lomas, Phase I, Subdivision, as further described in Vol. 1135, Pgs. 754-755, W.C.D.R.

Before me, the undersigned Notary Public, on this day personally appeared Martin Cuellar Jr. and under oath deposed and said as follows:

"My name is Martin Cuellar Jr., 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 one dwelling, 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 10/21/1985 in Vol. 1135, Pgs. 754-755, 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. WC00042 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)."

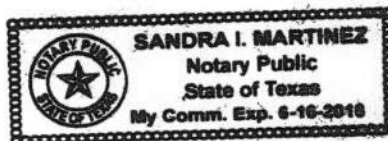
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

Martin Cuellar Jr.

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Martin Cuellar Jr. on the 20th day of April, 2015.

NOTARY PUBLIC, STATE OF TEXAS



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 ML



COUNTY CLERK
WEBB COUNTY, TEXAS

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF

341295

KNOW ALL MEN BY THESE PRESENTS:

That Steven Schoyen, a single man

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of the County of Webb and State of Texas for and in consideration of the sum of Ten (\$ 10.00) ten dollars and 00/100 DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

OCT 22 10 33 AM '85

FILED

HENRY FLORES
CLERK
WEBB COUNTY, TEXAS

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Natividad Lopez, Jr. and wife, Elena

of the County of Adams and State of Colorado, all of the following described real property in Webb County, Texas, to-wit:

Beginning at the N. E. corner of Tract 15 of the Ranchitos Las Lomas plat as recorded in the Webb County Plat records. Thence S. 290 feet to a point for the S. E. corner of the tract conveyed; Thence W. 150 feet to a point for the S. W. corner; Thence N. 290 feet to a point for the N. W. corner; Thence E. 150 feet to the N. E. corner and point of beginning. 1 acre, more or less, surface only.

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 grantees, their heirs and assigns forever; and he do hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESSED my hand and seal of office this 21 day of October, 1985.

EXECUTED this 21 day of October, A.D. 19 85

Steven Schoyen

Steven Schoyen



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.: WC00042

**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: LAS LOMAS PHASE I
TRACT 15

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:

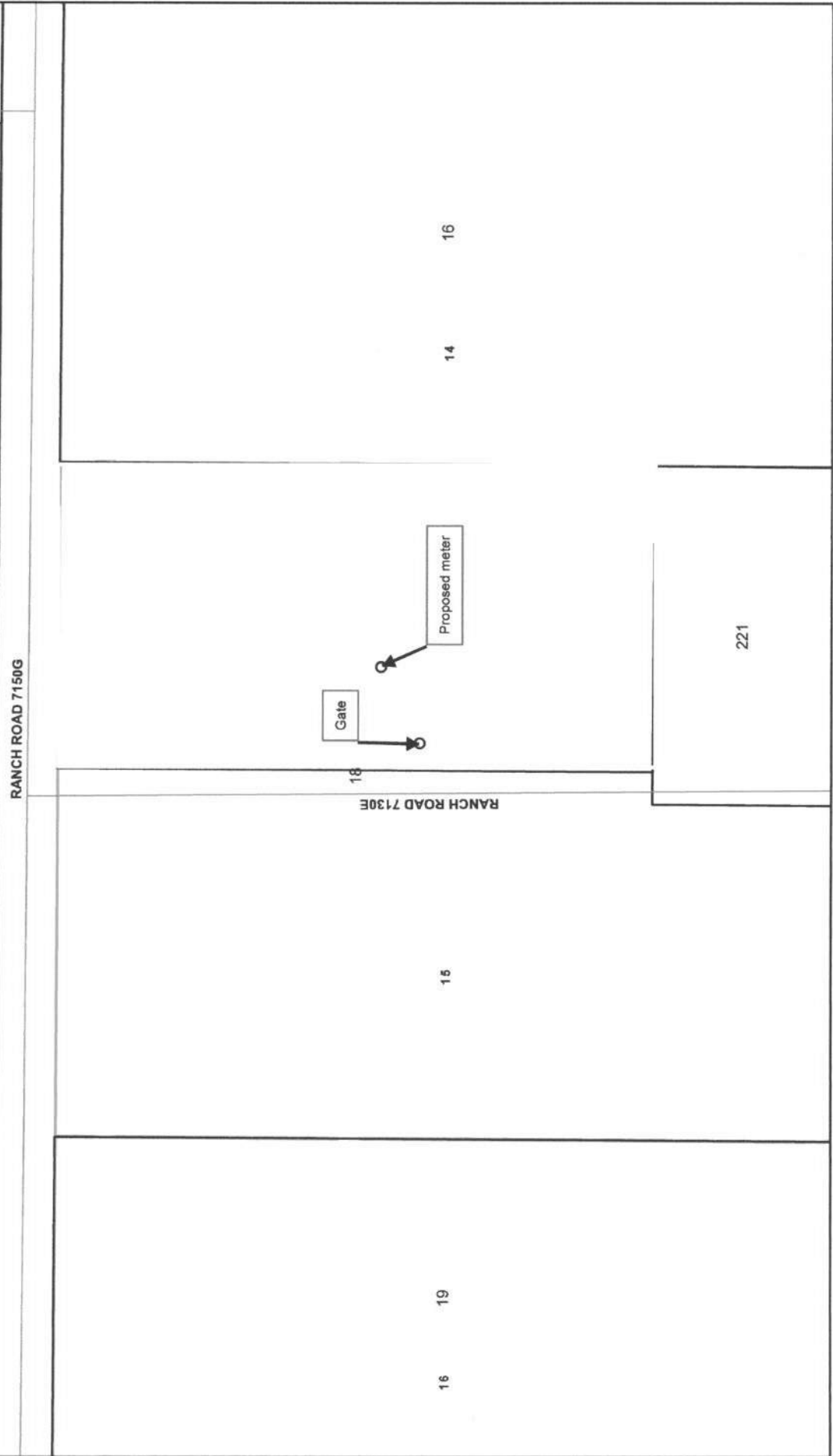
Q (waste water flow rate) limited to 80 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee MARTIN CUELLAR JR & VERONICA CUELLAR

Address 2806 IRVIN

Telephone 956-740-8005

Approved by  # 29922 Date 3/31/2015
TCEQ Designated Representative



ID# 3909

Martin Cuellar, Jr.
Las Lomas - Tract 15
117 S Ranch Road 7130E