

COUNTY OF WEBB CERTIFICATION REGARDING THE CONNECTION OF UTILITIES

Determinations required pursuant to <u>Sections 232.029(c)(2)</u> 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 <u>Section 232.029(c)(2)</u>, Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

- The subdivided land has been determined to be a "<u>lot of record</u>" (as defined by <u>232.021(6-a)</u>.
 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.

Margie Ramirez Ibarra, Webb County Clerk

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 subdivider prior to September 1, 1989. Recorded on 10/22/1985 and filed in Volume 113 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	1:
□ 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:	

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 3909

Application for:	Electricity	2	101 0 1	
Legal Description:	An unplatted 1.0 acre tract of land,		the second of the second of the second	
	Ranchitos Las Lomas, Phase I, as fur	ther described	in Vol. 1135, Pg	s. 754-755,
	W.C.D.R			
Reviewer Certificati	PACE (COLUMN DE LO PACE ENCIET DE			13
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All Fees Paid	_		By: <u>S. Ibarra</u>	Initial: 5
	or Not Required as a condition of a		Ву:	
SSF Licensed (No. WC00042): New 🗌 PEST 🗌 N	lot Applicable	By: D. Garza	Initial:
OSSF Decommis	ssioning certified by?		By:	Initial:
Compliance w/F	Floodplain Regulations:		By:	Initial:
All required affi	davit(s) re grant service are executed.	6.	Ву:	
X All required affi	davit(s) re §232.029, LGC are executed	d.	By: I Californ	Initial:
Inspector Certificati	ons			· ·
All Inspections a	and re-inspections have been perform	ed. The attach	ed map is an acc	curate depiction of
the existing con	ditions observed in the field.			
Residential Stru	ctures = 1 Non-residential Structures	= 0	By: R. Martine	z Initial: [M
All mandated in	-door plumbing observed & complian	t		
Total mandated	structures:		By:	Initial:
OSSF Decommis	ssioning verified <u>or</u> 🗌 Unable to verif	y	Ву:	Initial:
[Improvements	compliant with issued Floodplain Dev.	permit	By:	Initial:
				A
Staff Recommendat	ion/Determination			A)
Approve pursuant to	: Sec. 232.029(c)(2), LGC		By: J. Calderor	nitial:
Attested:				/
By my signature belo	ow, I hereby attest to the authenticity	of the above s	ertifications as s	hown hereon.
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		/ Now De	w	
Jorge Calderon	, CFM, Asst. Planning Director	Valeria Seca,	Project Coordin	ator
\subseteq 1	01			
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Sandra Ibarra,	Office Manager	Robert Marti	nez, GIS Technic	cian 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 # 1230658
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 <u>Martin Cuellar Jr.</u> and under oath deposed and said as follows:

"My name is <u>Martin Cuellar Jr.</u>, 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 <u>one dwelling</u>, 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:

- 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.
- Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am not the property's subdivider nor the agent of the subdivider.
- 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.
- 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 2016 day of

__, 2015.

NOTARY PUBLIC, STATE OF TEXAS

SANDRA I. MARTINEZ
Notary Public
State of Texas
My Comm. Exp. 6-16-2818

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

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82-

W/A	RRA	NTY	DEED
WA	$\omega \omega$	TIL	

THE STATE OF TEXAS COUNTY OF

341295

KNOW ALL MEN BY THESE PRESENTS:

That Steven Schoyen, a single man

VOL 1135 PAGE 754

DOLLARS .

341592

of the County of Webb aca consideration of the sum of ten (\$ 10.00) ten dollars and 00/100

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and other valuable consideration to the undersign which is hereby acknowledged,

herein named, the receipt of

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The standard of the standard o 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

te to be the propand 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 4 150 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.

COUNTY OF

(Achumiledgueut)

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 forever; and he do hereby bind himself, his traveq work heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grant

hr Steven Schoyen

day of October

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STATOPTENIS CHUNING, WEBB

(Acknowled ment)

EXECUTED

21

October

Name: Matividad Lopez Addrew 3606 Tilden Laredo, Texas 78040

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Prepared by the State Har of Texas for use by lawyers only. Kevicwed 1-1-76. Revised to include grantee's address (art. £626, RCS) 1-1-82.

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Laredo, Texas	78040		7 4.70
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	(Acknowledgment)		
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COUNTY OF WELL	}	ika Maria International	1 1
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Mailing address of each grantee:



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

below:	
Legal Description:	LAS LOMAS PHASE I
	TRACT 15
application for this li	acility installed in accordance with plans and specifications submitted in the cense shall be operated in compliance with the Regulations for On-Site le 30 TAC Chapter 285, for Webb County, Texas.
Subject to the follow	ing conditions for operation of private sewage facility:
	er flow rate) limited to80 Gallons per Day.
	nat Q exceeds allowed limit, this license and registration will be invalidated.
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Licensee MARTIN CUE	
Licensee MARTIN CUE	LAR JR & VERONICA CUELLAR
Licensee MARTIN CUE Address 2806 IRVIN Telephone 956-740-800	LAR JR & VERONICA CUELLAR

