



**COUNTY OF WEBB  
CERTIFICATION REGARDING THE CONNECTION OF UTILITIES**  
Determinations required pursuant to Sections 232.029(c)(1) of the  
Texas Local Government Code

Legal description of property: an unplatted 1.48 acre out of Tract 50, Las Lomas, Sec I as further described in Vol. 40, Pgs. 754-755 of the WCDR.

The E-911 (physical address) associated with this request is: 155 Ranch Road 7130B

Recorded on July 08, 1992 and filed in Volume 40, Pages 754-755, of the Webb County Deed Records.

Requested by: Estela Serna & Maricela Ayala (owner) (ID 9308)

**Pursuant to the provisions of Section 232.029(c)(1), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:**

1. The person requesting services is not the subdivider or subdivider's agent;
2. The tract was sold or conveyed by a subdivider prior to September 1, 1995 and has not been further subdivided;
3. Construction or placement of a residence on the tract was begun on or before May 1, 2003; and
4. The residence has adequate sewer services provided through a permitted on-site sewage facility.

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

- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1995;
- Notarized affidavit stating that construction of a residence was begun prior to May 1, 2003;
- An on-site inspection, conducted on (11/08/2018) evidencing at least the existence of a foundation. Said foundation has since been modified to structurally accommodate the replacement of the manufactured home with a permanent dwelling;
- Copy of on-site sewage facility license and registration no. WC00171; and
- Other: Aerial photography flown in the year 2002 evidencing one (1) dwelling.

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

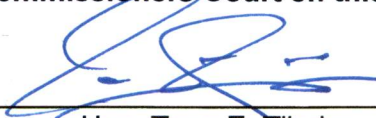
water       sewer       electricity       gas

**LIMITATIONS: Connection limited to 1 only**

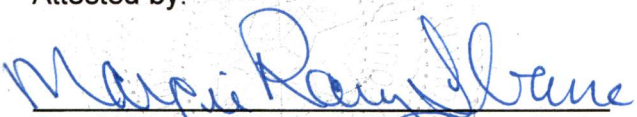
**Reviewed and recommended for approval by:**


  
\_\_\_\_\_  
Rhonda M. Tiffin, CFM  
Planning Director/Floodplain Administrator

**Approved by the Webb County Commissioners Court on this the 14th day of January, 2019.**

  
\_\_\_\_\_  
Hon. Tano E. Tijerina  
Webb County Judge

Attested by:

  
\_\_\_\_\_  
Margie Ramirez Ibarra, Webb County Clerk

2019 JAN 14 PM 2:47  
 WEBB COUNTY, TEXAS  
 BY:  DEPUTY  
 MARGIE R. IBARRA  
 COUNTY CLERK  
 FILED

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 9308

Application for: **Electricity**

Legal Description: an unplatted 1.48 acre out of Tract 50, Las Lomas, Sec I as further described in Vol. 40, Pgs. 754-755 of the WCDR

**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or  Not Required as a condition of approval
- OSSF Licensed (No. WC00171):  New  PEST
- D. Garza Initial: DG
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: N/A
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.
- Garbage Collection Contract

By: V. Seca Initial: VS

By: C. Holguin Initial: CH

By: ----- Initial: \_\_\_\_\_

Not Applicable By: \_\_\_\_\_

By: ----- Initial: \_\_\_\_\_

By: J. Calderon Initial: JC

By: ----- Initial: \_\_\_\_\_

By: V. Seca Initial: VS

By: C. Holguin Initial: CH

**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 = \_\_\_\_\_
- 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)(1), LGC**

By: J. Calderon Initial: JC

**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]  
 Valeria Seca, Senior Planner

[Signature]  
 David Garza, Sanitarian

\_\_\_\_\_  
 Ernesto Garza, GIS Technician I

[Signature]  
 Cesiah Holguin, Permit Technician



472557 WARRANTY DEED

THE STATE OF TEXAS \*  
COUNTY OF WEBB \*      KNOW ALL MEN BY THESE PRESENTS:

THAT I, STEVEN SCHOYEN, of the County of Webb, and State of Texas, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the 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 ALEJANDRO MEDINA SANCHEZ and IRMA SANCHEZ, whose mailing address is 669 Lewis Ave, Yuba City, CA 95991, of the County of \_\_\_\_\_ and State of California, all of the following described real property in Webb County, Texas, to-wit:

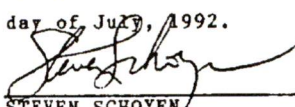
THE SURFACE ONLY of 1.48 acre tract of land, more or less, more fully described by metes and bounds as follows: Beginning at the SW corner of Tract (50) out of Survey 108, Ranchito Las Lomas in Webb County, Texas; Thence E. 166 Feet to a point; Thence N. 396.00 feet to a point for the S.W. corner of this tract; Thence E. 166.00 feet to a point for the S.E. corner of this tract; Thence N. 388.00 feet to a point for the N.W. corner of this tract; Thence W. 166.00 feet to a point for the N.E. corner of this tract; Thence S. 388.00 feet back to the S.W. corner and point of beginning; SAVE AND EXCEPT a 15 foot road easement on the west portion of this tract, which is designated as an ingress and egress road easement on which fences and travel barriers cannot be built.

40  
754

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 I do hereby bind myself, my 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.

1. This conveyance is of the surface only; no minerals included.
2. This conveyance is subject to recorded easements and restrictions to said property, if any.

EXECUTED on this 2 day of July, 1992.

  
\_\_\_\_\_  
STEVEN SCHOYEN

THE STATE OF TEXAS \*

COUNTY OF WEBB \*



This instrument was acknowledged before me on this 3<sup>rd</sup> day of July, 1992, by STEVEN SCHOYEN.

C. Alvin Cleverson  
Notary Public in and for the State  
of Texas

40 755

1992 JUL - 8 PM 4: 39  
WEBB COUNTY TEXAS  
HENRY FLORES  
COUNTY CLERK  
FILED  
BY \_\_\_\_\_ DEPUTY

**OWNER'S AFFIDAVIT  
REGARDING PROPERTY DEVELOPMENT LIMITATIONS  
AND THE PROVISION OF ELECTRICAL UTILITY SERVICES**

STATE OF TEXAS §  
COUNTY OF WEBB §

**AFFIDAVIT OF Estela Serna & Maricela Ayala, owner**

**SUBJECT PROPERTY: an unplatted 1.48 acre out of Tract 50, Las Lomas, Sec I as further described in Vol. 40, Pgs. 754-755 of the WCDR.**

Before me, the undersigned Notary Public, on this day personally Estela Serna & Maricela Ayala, and under oath deposed and said as follows:

"Our names are Estela Serna & Maricela Ayala we are of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. We have personal knowledge of the facts stated herein and state that such facts are true and correct."

"We own the above-referenced subject property containing the following structures as further depicted on the attached sketch as Exhibit A:

- (1) Dwelling(s) consisting of: house; and
- (0) Non-residential structure(s) consisting of: N/A

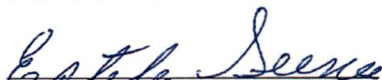
"We hereby certify that the above-referenced property has not been further subdivided by sale of lease after September 1, 1995 and that the property was conveyed by an original subdivider prior to said date as evidenced by conveyance recorded on 07/08/1992 in Vol. 40, Pgs. 754-755, of the Webb County Deed Records. Furthermore we hereby certify that we began construction/placement of a foundation for a manufactured home on the above referenced property prior to May 1, 2003. Said foundation has since been modified to structurally accommodate the replacement of the manufactured home with a permanent dwelling."

We hereby acknowledge that in relation to the connection of electrical and gas utility services to this property and the structures identified herein, We have been advised that:

1. We understand and agree that in compliance with state law and local regulations, this property and all applicable structures must be continually connected to adequate licensed on-site sewage facility.
2. We understand and agree this structure modification took place to replace said structure due to structure no longer being stable; however this structure can no longer be modified nor moved.
3. We understand and agree that we cannot build or place any additional structures on this property nor may any non-residential structures be converted to residential uses unless we obtain a development permit or a building permit from the local government (county or city) with jurisdiction over the property and subject to the restrictions or limitations imposed by herein.
4. We understand and agree that we may not construct or place any additional dwellings on the property until we prepare a plat or replat of the property and receive final plat approval from the local government (county or city) with applicable jurisdiction over the property in compliance with state law, the model subdivision rules and any rules or regulations of the local government with jurisdiction over the property.
5. We understand and agree that we may not subdivide through sale or lease any portion of this property until we secure an approved plat or replat of the property.

"We are making this affidavit of our own free will and without duress and understand that these conditions are necessary for securing electrical and gas utilities to our property and structures under the stipulations contained herein."

"We understand that we are 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 we have described above. We understand that making false statements in this affidavit is a crime."

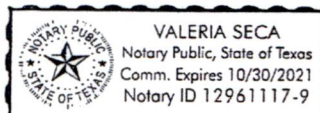
  
Estela Serna



DOC #1349147, OPR 4532 / 0212 - 0213  
Doc Type: AFFIDAVIT  
Record Date: 01/08/2019 03:25:49 PM  
Fees: \$30.00, Recorded By: ROJ  
Margie Ramirez Ibarra, Webb County Clerk

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Estela Serna on the 8<sup>th</sup> day of January, 2019.

  
NOTARY PUBLIC, STATE OF TEXAS

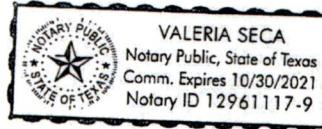




Maricela Ayala  
Maricela Ayala

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Maricela Ayala on the 8<sup>th</sup> day of January 2019.

Valeria Seca  
NOTARY PUBLIC, STATE OF TEXAS



**SPANISH TRANSLATION**

*For Affiant's with limited or non-existent English communication skills, the following person provided the Spanish translation for this affidavit:*

\_\_\_\_\_  
*Printed Name/Title: Signature Date*

UNDER OATH STATES THAT HE/SHE HAS TRUTHFULLY TRANSLATED THE FOREGOING DOCUMENT FROM THE ENGLISH TO THE SPANISH LANGUAGE. SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
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 ME



Margie Ramirez Barba  
COUNTY CLERK  
WEBB COUNTY, TEXAS



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.: WC00171

**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: 1.48 ACRES OUT OF TRACT 50, LAS LOMAS SEC 1  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensee ESTELA SERNA & MARICELA AYALA

Address 2447 MONARCH DR APT 9203, LAREDO, TX. 78045

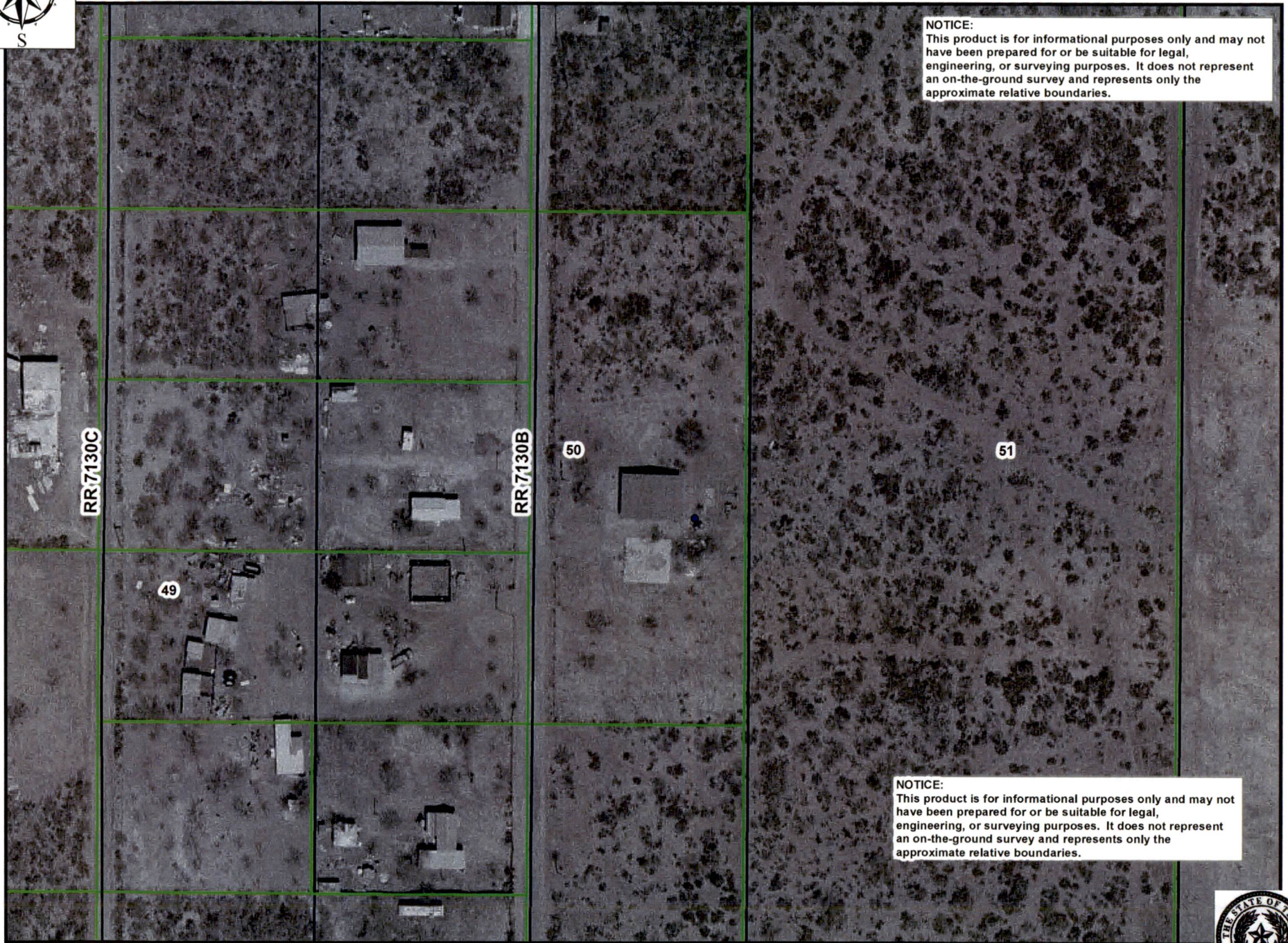
Telephone 956-701-6408

Approved by *David Gomez* #29922 TCEQ Designated Representative Date 9/10/2018





**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.



**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.

