



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: the unplatted South half (1/2) of Lot 21, Block 5, Colorado Acres..

The E-911 (physical address) associated with this request is: 149 Las Lomas Rd

Recorded on 06/21/1989 and filed in Volume 1364, Pages 370-371, of the Webb County Deed Records.

Requested by: Dionisio Zapata Jr & Migdalia Ramos (ID 9551)

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 and registration no. WC00174; 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 validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 06/21/1989 and filed in Volume 1364, Pages 370-371, 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. WC00174.

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

water sewer electricity gas


LIMITATIONS: 1 dwelling

Reviewed and recommended for approval by:



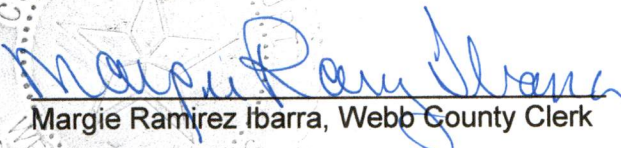
 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 8th day of April, 2019.




 Hon. Tano E. Tijerina
 Webb County Judge

BY: _____
 WEBB COUNTY, TEXAS
 2019 APR -9 PM 12:08
 MARGIE R. IBARRA
 COUNTY CLERK
 FILED

Attested by:


 Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 9551

Application for: **Electricity**

Legal Description: the unplatted South half (1/2) of Lot 21, Block 5, Colorado Acres

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. WC00174): New PEST
- D. Garza Initial: David Garza
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: Permit Issued
- 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: M. Robles Initial: MR
- By: ----- Initial: _____
- Not Applicable By: _____
- By: ----- Initial: _____
- By: J. Calderon Initial: JC
- By: ----- Initial: _____
- By: V. Seca Initial: VS
- By: V. Seca Initial: VS

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
- All mandated in-door plumbing observed & compliant
Total mandated structures: _____
- 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: J. Calderon Initial: JC
- By: J. Calderon Initial: JC

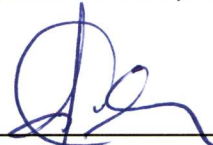
Staff Recommendation/Determination

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, Senior Planner



Melany Robles, Administrative Assistant



Ernesto Garza, GIS Technician I

SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF WEBB

410213

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT WE, JOSE D. CAMPOS and wife, MARIA RITA CAMPOS, of Webb County, Texas, (hereinafter called "GRANTORS") for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto BONIFACIO ROMERO and wife, ELISA J. ROMERO, whose address is c/o Rt. 3, Box 4-V, Laredo, Texas, 78043, (herein called "GRANTEES"), all of the following described property in Webb County, Texas, to-wit:

THE SURFACE ONLY to the South 1/2 of Lot Number Twenty-one (21) in Block Number Five (5), COLORADO ACRES SUBDIVISION, a Subdivision recorded in Volume 5, Page 36 of the Webb County Plat Records.

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 Grantors hereby bind themselves, their heirs and assigns, 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, by, through, and under us, but not otherwise.

EXECUTED this the 21 day of June, 1989.

Jose D. Campos
JOSE D. CAMPOS
Maria Rita Campos
MARIA RITA CAMPOS

1364 370

STATE OF TEXAS §
COUNTY OF WEBB §

21 THIS instrument was acknowledged before me on this the day of June, 1989, by the said JOSE D. CAMPOS.



Suzanne Fern Carideo
NOTARY PUBLIC, STATE OF TEXAS
(PRINTED NOTARY'S NAME)
MY COMMISSION EXPIRES: _____

STATE OF TEXAS § 1364 371
COUNTY OF WEBB §

21 THIS instrument was acknowledged before me on this the day of June, 1989, by the said MARIA RITA CAMPOS.



Suzanne Fern Carideo
NOTARY PUBLIC, STATE OF TEXAS
(PRINTED NOTARY'S NAME)
MY COMMISSION EXPIRES: _____

(82)-6/21/89--11:12-/REAL.EST/J-CAMPOS.WD/

HENRY FLORES
COUNTY CLERK
FILED
1989 JUN 21 PM 2:00
WEBB COUNTY, TEXAS
BY _____ DEPUTY

**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 §



DOC #1355022, OPR 4566 / 0398 - 0398
Doc Type: AFFIDAVIT
Record Date: 03/18/2019 10:19:55 AM
Fees: \$26.00, Recorded By: GG
Margie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Donicio Zapata Jr (ID 9065)

SUBJECT PROPERTY: the unplatted South half (1/2) of Lot 21, Block 5, Colorado Acres.

Before me, the undersigned Notary Public, on this day personally appeared **Donicio Zapata Jr** and under oath deposed and said as follows:

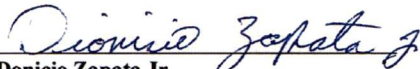
"My name is **Donicio Zapata Jr**, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing **a mobile 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 06/21/1989 in Vol. 1364, Pgs. 370-371, 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 an On-Site Sewage Facility (OSSF) under **License # WC00174** 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 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)."

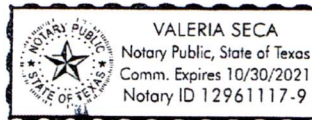
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."


Donicio Zapata Jr

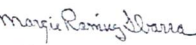
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Donicio Zapata Jr** on the 18th day of March, 2019.


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




COUNTY CLERK
WEBB COUNTY, TEXAS

**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 Dionisio Zapata Jr & Migdalia Ramos (ID 9065)

SUBJECT PROPERTY: the unplatted South half (1/2) of Lot 21, Block 5, Colorado Acres.

Before me, the undersigned Notary Public, on this day personally appeared Dionisio Zapata Jr & Migdalia Ramos and under oath deposed and said as follows:

"My name is Dionisio Zapata Jr and Migdalia Ramos. 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.

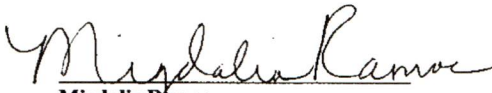
In conjunction with a request for electrical service under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I hereby certify of the following:

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 06/21/1989 in Vol. 1364, Pgs. 370-371, 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 an On-Site Sewage Facility (OSSF) under License # WC00174 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 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."

Dionisio Zapata Jr


Migdalia Ramos

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Dionisio Zapata Jr on the ____ day of _____, 2019.

NOTARY PUBLIC, STATE OF TEXAS

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Migdalia Ramos on the ____ day of _____, 2019.

See attached CA jurat

NOTARY PUBLIC, STATE OF _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

(This area is crossed out with a diagonal line)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

Subscribed and sworn to (or affirmed) before me

on this 18th day of March, 2019
by Date Month Year

(1) Migdalia Ramos

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature Pang Hang
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: untitled typed document. date 3/18/19.

Document Date: 3/18/19 Number of Pages: 1

Signer(s) Other Than Named Above: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of Fresno

On May 5, 2014 before me, Thalia P. Arenas, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Migdalia Ramos
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Transfer of Deed Document Date: May 1, 2014

Number of Pages: 2 Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Migdalia Ramos
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Fresno

Subscribed and sworn to (or affirmed) before me
 on this 18th day of March, 2019,
 by Migdalia Ramos
 (1) _____
 (and (2) _____),
 Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
 Signature Pang Hang
 Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: OWNERS Affidavit

Document Date: 3/18/19 Number of Pages: 1

Signer(s) Other Than Named Above: Dionisio Zapata Jr.



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.: WC00174

**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: COLORADO ACRES,
SOUTH 1/2 LOT 21, BLOCK 5
1.86 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 180 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee DIONISIO ZAPATA JR

Address 1459 LAS LOMAS RD, LAREDO, TX 78043

Telephone 956-774-6669

Approved by *Daniel Gunn* #29922 Date 10/9/2018
TCEQ Designated Representative