



**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 approx. 5.025 acre tract of land, more or less, better described as the north 1/2 of Tract D, La Coma Subdivision, in Porcion 32, Abstract 296; as further described in that certain deed recorded in Vol. 1267, Pgs. 109-111, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **225 La Coma Rd**

Recorded on **11/12/1987** and filed in Volume **1267**, Pages **109-111**, of the Webb County Deed Records.

Requested by: **Humberto Molina (ID 9756)**

**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. **WC00224**; 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 **11/12/1987** and filed in Volume **1267**, Pages **109-111**, 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. **WC00224**.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.**

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

Attested by:

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

2019 AUG 12 PM 12:39  
WEBB COUNTY, TEXAS  
BY: VZ DEPUTY  
MARGIE R. IBARRA  
COUNTY CLERK  
FILED

**Compliance & Inspection Certifications Relating to Utility Application Approvals**

Issue ID: 9756

Application for: **Electricity**

Legal Description: An unplatted approx. 5.025 acre tract of land, more or less, better described as the north 1/2 of Tract D, La Coma Subdivision, in Porcion 32, Abstract 296; as further described in that certain deed recorded in Vol. 1267, Pgs. 109-111, 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>J. Calderon</u> Initial: <u>JC</u> |
| <input type="checkbox"/> ROW Acquired <u>or</u> <input type="checkbox"/> Not Required as a condition of approval  | By: _____ Initial: _____                  |
| <input checked="" type="checkbox"/> OSSF Licensed (No. WC00224): <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>V. Seca</u> Initial: <u>VS</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.<br>Residential Structures = 1 Non-residential Structures = 2 | By: <u>E. Garza</u> Initial: <u>EG</u> |
| <input type="checkbox"/> All mandated in-door plumbing observed & compliant<br>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  
Jorge Calderon, CFM, Asst. Planning Director

Ernesto Garza  
Ernesto Garza, GIS Technician I

Valeria Seca  
Valeria Seca, Senior Planner

David Garza  
David Garza, Sanitarian

Melany Robles  
Melany Robles, Administrative Assistant



### WARRANTY DEED WITH VENDOR'S LIEN

378623

Date: November 4th, 1987  
Grantor: LUIS P. DE LA GARZA and wife, NINFA M. DE LA GARZA  
Grantor's Mailing Address (including county):  
Grantee: FERNANDO DE LA GARZA  
Grantee's Mailing Address (including county):

1207 100

Consideration:

TEN AND NO/100THS (\$10.00) DOLLARS and a note of even date that is in the principal amount of TWENTY THOUSAND AND NO/100THS (\$20,000.00) DOLLARS and is executed by FERNANDO DE LA GARZA, payable to the order of SOUTH TEXAS NATIONAL BANK OF LAREDO. The note is secured by a vendor's lien retained in favor of SOUTH TEXAS NATIONAL BANK OF LAREDO in this deed and by a deed of trust of even date from FERNANDO DE LA GARZA to RENE SOLIS, Trustee.

HENRY FLORES  
COUNTY CLERK  
FILED

1987 NOV 12 PM 4:39

WEBB COUNTY, TEXAS

By \_\_\_\_\_ Deputy

1987 110

Property (including any improvements):

Situated in Webb County, Texas, and being the SURFACE ONLY of the NORTH ONE-HALF OF TRACT "D", (N. 1/2 of Tract "D"), located in Procion 32, Abstract 296, Antonio Trevino, Original Grantee, as per the "LA COMA SUBDIVISION", as per Plat recorded in Volume 2, page 216, Webb County Plat Records.

1267 110

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral reservations, and mineral leases including all conditions contained therein, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property.

1267 108



Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.  
When the context requires, singular nouns and pronouns include the plural.

1267 111

SOUTH TEXAS NATIONAL BANK OF LAREDO, at Grantee's request, has paid in cash to Grantors that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of SOUTH TEXAS NATIONAL BANK OF LAREDO and are transferred to that party without recourse on Grantors.

*Luis F. De La Garza*  
\_\_\_\_\_  
LUIS F. DE LA GARZA

*Ninfa M. De La Garza*  
\_\_\_\_\_  
NINFA M. DE LA GARZA

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF WEBB

This instrument was acknowledged before me on the 4th day of November, 1987  
by LUIS F. DE LA GARZA and wife, NINFA M. DE LA GARZA.



*Leticia A. Hernandez*  
\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:  
Alejandro E. Villarreal, III  
P. O. Box 6668  
Laredo, Texas 78042-6668

**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 #1367177, OPR 4636 / 0168 - 0168  
Doc Type: AFFIDAVIT  
Record Date: 07/26/2019 08:11:26 AM  
Fees: \$26.00, Recorded By: GG  
Margarie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Humberto Molina (owner), ID 9756

**SUBJECT PROPERTY: An unplatted approx. 5.025 acre tract of land, more or less, better described as the north ½ of Tract D, La Coma Subdivision, in Porcion 32, Abstract 296; as further described in that certain deed recorded in Vol. 1267, Pgs. 109-111, Webb County Deed Records.**

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

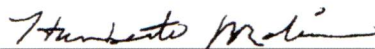
"My name is Humberto Molina. I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a mobile home.

In conjunction with a request for water and electrical services 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 11/12/1987 in Vol. 1267, Pgs. 109-111, of the Webb County Deed Records.
2. The tract of land has not been further subdivided since September 1, 1989.
3. Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am not the property's subdivider nor the agent of the subdivider.
4. The property subject to this request is served by an On-Site Sewage Facility (OSSF) under License # WC00224 and no other sewer discharge exists on the property.
5. 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.
6. 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)."

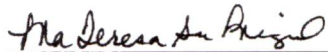
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing utilities to my property and structures under the stipulations contained herein."

"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."

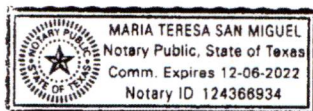


Humberto Molina

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Humberto Molina on the 25 day of July, 2019.



Maria Teresa San Miguel  
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





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.: WC00224

**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: LA COMA, N1/2 TRACT D  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 HUMBERTO MOLINA

Address RT 3 BOX 26M, LAREDO, TX 78043

Telephone 956-220-2983

Approved by   
CEQ Designated Representative

Date 7/16/2019