



**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 2 acre tract of land, more or less, better described as 2 acres out of Tract 26, La Presa Subdivision, in Porcion 42, as further described in that certain deed recorded in Vol. 1117, Pgs. 594-596, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **1881 Mangana-Hein Rd**

Recorded on **07/08/1985** and filed in Volume **1117**, Pages **594-596**, of the Webb County Deed Records.

Requested by: **Lucio Luna & Patricia Veloz de Luna (ID 9718)**

**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. **WC00220**; 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 **07/08/1985** and filed in Volume **1117**, Pages **594-596**, 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. **WC00220**.

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


water       sewer       electricity       gas

**LIMITATIONS: 1 dwelling**

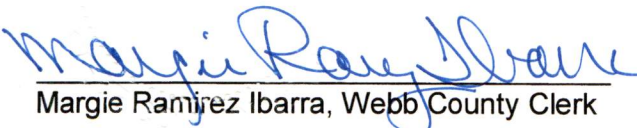
**Reviewed and recommended for approval by:**


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

**Approved by the Webb County Commissioners Court on this the 12 day of August, 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  DEPUTY  
 MARGIE R. IBARRA  
 COUNTY CLERK  
 FILED

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

Issue ID: 9718

Application for: **Electricity**

Legal Description: An unplatted 2 acre tract of land, more or less, better described as 2 acres out of Tract 26, La Presa Subdivision, in Porcion 42, as further described in that certain deed recorded in Vol. 1117, Pgs. 594-596, Webb County Deed Records.

**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or  Not Required as a condition of approval
- OSSF Licensed (No. WC00220):  New  PEST  Not Applicable
- 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.

By: V. Seca Initial: VS  
 By: M. Robles Initial: MR  
 By: ----- Initial: \_\_\_\_\_  
 By: D. Garza Initial: DG  
 By: ----- Initial: \_\_\_\_\_  
 By: J. Calderon Initial: JC  
 By: ----- Initial: \_\_\_\_\_  
 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 = 2
- 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: R. Martinez Initial: RM  
 By: ----- Initial: \_\_\_\_\_  
 By: ----- Initial: \_\_\_\_\_  
 By: ----- Initial: \_\_\_\_\_

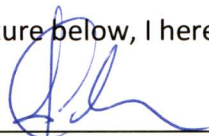
**Staff Recommendation/Determination**


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, Senior Planner**

  
 \_\_\_\_\_  
**Robert Martinez, GIS Technician I**

  
 \_\_\_\_\_  
**David Garza, Sanitarian**

\_\_\_\_\_  
**Melany Robles, Administrative Assistant**

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.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF WEBB

336364

KNOW ALL MEN BY THESE PRESENTS

FILED  
JUN 8 10 04 AM '85  
HENRY FLORES, CLERK  
WEBB COUNTY, TEXAS  
DEPUTY

That I, JORGE CUELLAR, 602 Reynolds, Laredo, Texas 78040

of the County of Webb and State of Texas for and in  
consideration of the sum of TEN AND NO/100 (\$10.00) -----  
-----DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

FILED  
JUN 8 10 04 AM '85  
HENRY FLORES, CLERK  
WEBB COUNTY, TEXAS  
DEPUTY

598 JUN 11 11 AM '85

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
ROBERTO GARZA AND WIFE, MARIA G. GARZA, 906 Willow, Laredo, Texas 78040  
of the County of Webb and State of Texas, all of  
the following described real property in Webb County, Texas, to-wit:  
SEE ATTACHED EXHIBIT "A"

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 by, through or under me, but not otherwise.

598 JUN 11 11 AM '85

COUNTY OF WEBB  
CLERK

EXECUTED this 3rd day of July, A.D. 1985.

602 REYNOLDS  
LAREDO TEXAS  
78040

Jorge Cuellar  
JORGE CUELLAR

Mailing address of each grantee:

Name: ROBERTO GARZA  
Address: 906 Willow  
Laredo, TX 78040

Name: MARIA G. GARZA  
Address: 906 Willow  
Laredo, TX 78040

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF WEBB

This instrument was acknowledged before me on the 3rd day of July, 1985,  
by JORGE CUELLAR.

My commission expires:



Notary Public, State of Texas  
Notary's printed name: IRMA A. SOTO

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

(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.

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

ZAFFIRINI, CUELLAR & CASTILLO  
P. O. Box 627  
Laredo, TX 78042-0627

COMMISSION EXPIRES  
JULY 23 1989

IRMA A. SOTO  
NOTARY PUBLIC

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Two (2) Acres of land more or less better described, as the Two (2) Acres being in and out of Tr. #26 In LA PRESA SUBDIVISION In Porcion # 42, as recorded in Vol. 2, Page 220 in Webb County Plat Records.

Better described by Metes and Bounds as follows to wit:

BEGINNING at an Iron Rod 65 Ft. East from the N.W. corner of Tract # 26 being the common N. W. corner of this Two (2) Acre Tr. also The R.O.W. fence of a paved County Road (Managana Road):

THENCE S. 89 dg. 16 W. 74 Ft. to the N. E. corner of this Two (2) Acre Tr. thereof.

THENCE N. 00 13 W. 1177.9 F to the S.E. corner of this Tr.

THENCE S 89 dg. 57 E; 74 Ft. to the S. W. corner of this Two (2) Acre Tr.

THENCE N 00 dg. 13 min. W 1177.9 F to the N.W. corner of this Two (2) Acres Tr. or the place of BEGINNING.

(No mineral rights conveyed)

50 Ft. Road easement to rear of South end of this Tract; also utility easements; electrical, water lines as recorded or stipulated by Developers Master Plan.

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EXHIBIT "A"

**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 Lucio de Luna & Patricia Veloz de Luna (ID 9718)**

**SUBJECT PROPERTY: An unplatted 2 acre tract of land, more or less, better described as 2 acres out of Tract 26, La Presa Subdivision, in Porcion 42, as further described in that certain deed recorded in Vol. 1117, Pgs. 594-596, Webb County Deed Records.**

Before me, the undersigned Notary Public, on this day personally appeared **Lucio de Luna & Patricia Veloz de Luna** and under oath deposed and said as follows:

"My name is **Lucio de Luna & Patricia Veloz de Luna**, 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 stucco house**, 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 07/08/1985 in Vol. 1117, Pgs. 594-596, 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 # WC00220** 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."

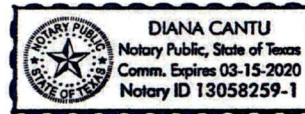
"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime."

  
\_\_\_\_\_  
Lucio de Luna

  
\_\_\_\_\_  
Patricia Veloz de Luna

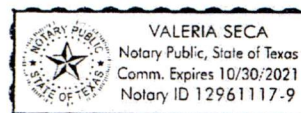
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Lucio de Luna** on the 22 day of July, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Patricia Veloz de Luna** on the 22 day of July, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



DOC #1366720, OPR 4633 / 0778 - 0779  
Doc Type: AFFIDAVIT  
Record Date: 07/22/2019 01:02:52 PM  
Fees: \$26.00, Recorded By: GG  
Margie Ramirez Ibarra, Webb County Clerk

