



**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 quarter acre (1/4) tract out of Lot 11, JM Garcia in Survey 1005 as described in Vol 597, Pgs 344-345, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **20715 Sate Highway 359**

Recorded on **10/16/1979** and filed in Volume **597**, Pages **344-345**, of the Webb County Deed Records.

Requested by: **Ernesto Saenz (ID 9794)**

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. **WC00215**; 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 **10/16/1979** and filed in Volume **597**, Pages **344-345**, 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. **WC00215**.

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


water sewer electricity gas

LIMITATIONS: 1 dwelling

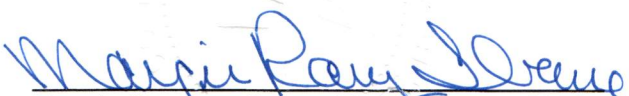
Reviewed and recommended for approval by:


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 KZ
CLERK
MARGIE R. IBARRA
COUNTY CLERK
FILED

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 9794

Application for: **Electricity**

Legal Description: An unplatted quarter acre (1/4) tract out of Lot 11, JM Garcia in Survey 1005 as described in Vol 597, Pgs 344-345, 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. WC00215): 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: L. Torres Initial: LT
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 = 0
- 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: R. Martinez Initial: RMT
By: R. Martinez Initial: RMT
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
Jorge Calderon, CFM, Asst. Planning Director

Valeria Seca
Valeria Seca, Senior Planner

Robert Martinez
Robert Martinez, GIS Technician I

David Garza
David Garza, Sanitarian

Lilly Torres
Lilly Torres, Permit Tech

NOTICE

Prepared by the State Bar of Texas for use by Lawyers Only. 4-74-5M
To select the proper form, fill in blank spaces, strike out form provisions
or insert special terms constitutes the practice of law. No "standard
form" can meet all requirements.

259406

QUITCLAIM DEED

THE STATE OF TEXAS
COUNTY OF Webb

} KNOW ALL MEN BY THESE PRESENTS:

That We, Anselmo Laurel and wife, Hortencia P. Laurel,

of the County of Webb, State of Texas, for and
in consideration of the sum of One and No/100 ----- DOLLARS
in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, have QUIT-
CLAIMED, and by these presents do QUITCLAIM unto Erasmo Rodriguez and wife, Elvira V.
Rodriguez of the
County of Webb, State of Texas, all of our right,
title and interest in and to the following described real property situated in Webb County,

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Texas, to-wit:
THE SURFACE ONLY to One-quarter (1/4) acre out of Lot No. Eleven (11) in said Surv. No.
1005, according to a subdivision of the aforesaid Survey made by J. J. Garcia on the 26th
day of October, 1925, which plat is of record in the Deed or Plat Records of Webb County,
Texas, said one quarter (1/4) acre being described as follows:
Beginning Fifty two and one-half feet (52.5) fronting the U. S. Highway 96, west of the N.E.
corner of the one quarter of an acre sold and conveyed to Amado E. Salinas by Francisco
Cortinas and wife, Raquel R. Cortinas, on Sept. 4, 1936, Thence two hundred ten feet South;
Thence Fifty-two and one-half (52.5) feet West; Thence Two Hundred Ten feet North; Thence
Fifty-two and one-half (52.5) feet to the place of beginning. This being the same tract
of land acquired by Amado E. Salinas by deed dated January 4, 1940, from Francisco
Cortinas, et. ux. and recorded in Vol. 157, page 585, of the Deed Records of Webb County,
Texas.

FILED
OCT 16 3 26 PM '79
HENRY FLORES, CLERK
WEBB COUNTY, TEXAS
BY _____ DEPUTY

TO HAVE AND TO HOLD all of our right, title and interest in and to the above described property
and premises unto the said grantees, their heirs and assigns forever, so that neither we nor
our heirs, legal representatives or assigns shall have, claim or demand any right or title to the
aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 7th day of September, A. D. 1979

Anselmo Laurel
Anselmo Laurel
Hortencia P. Laurel
Hortencia P. Laurel

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person... whose name... subscribed to the foregoing instrument, and acknowledged to me that
he... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19 _____

Notary Public in and for _____ County, Texas.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Webb

Before me, the undersigned authority, on this day personally appeared Anselmo Laurel and wife,
Hortencia Laurel

known to me to be the persons... whose names are... subscribed to the foregoing instrument, and acknowledged to me that
they... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17th day of September, A. D. 19 79

Erasmio Rodriguez
Notary Public in and for Webb County, Texas.

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259406

QUITCLAIM DEED

Anselmo Laurel, et. ux.

TO

Erasmio Rodriguez, et. ux.

FILED

OCT 16 3 26 PM '79
HENRY H. BOND CO. CLERK
WEBB COUNTY, TEXAS
BY _____ DEPUTY

PREPARED IN THE LAW OFFICE OF:

259406

PLEASE RETURN TO:

E. H. Bond
Box 725
Laurel, Tex

F- Coll. 520

**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 Ernesto Saenz (ID 9794)

SUBJECT PROPERTY: the unplatted quarter acre (1/4) tract out of Lot 11, JM Garcia in Survey 1005 as described in Vol 597, Pgs 344-345, WCDR.

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

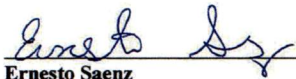
"My name is Ernesto Saenz. I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a mobile home, as 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 10/16/1979 in Vol. 597, Pgs. 344-345, 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 # WC00215 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."

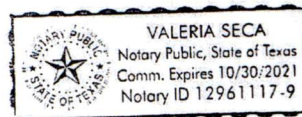

Ernesto Saenz



DOC #1367119, OPR 4635 / 0889 - 0889
Doc Type: AFFIDAVIT
Record Date: 07/25/2019 01:59:14 PM
Fees: \$26.00, Recorded By: ROJ
Margarie Ramirez Ibarra, Webb County Clerk

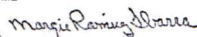
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Ernesto Saenz on the 25th day of July, 2019.


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



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.: WC00215

**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: Pt Tract 11, JM Garcia

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 ERNESTO SAENZ

Address PO BOX 64, BRUNI, TX 78344

Telephone 432-888-0559

Approved by  # 29922 Date 5/20/2019
TCEQ Designated Representative