



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 3.1265 acs tract of land, more or less, known as Tract 57, Ranchitos Los Minerales and Annex, as further described in Vol. 4512, Pgs. 620-621, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 388 Minerales-Annex Rd.

Recorded on 01/16/1985 and filed in Volume 1092, Pages 742-743, of the Webb County Deed Records.

Requested by: Erik and Brenda L. Garza (ID 10583)

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. WC1027; 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 01/16/1985 and filed in Volume 1092, Pages 742-743, 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. WC1027.

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

water sewer electricity gas

LIMITATIONS: Connection limited to one meter

Reviewed and recommended for approval by:

Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 13th day of October, 2020.

Hon. Tano E. Tijerina
Webb County Judge

Attested by: Margie Ramirez Ibarra, Webb County Clerk

MARGIE R. IBARRA
COUNTY CLERK
FILED
20 OCT 14 AM 9:39
WEBB COUNTY, TEXAS
DEPUTY

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 10583

Application for: **Electricity**

Legal Description: an unplatted 3.1265 acs tract of land, more or less, known as Tract 57, Ranchitos Los Minerales and Annex, as further described in Vol. 4512, Pgs. 620-621, 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. WC1027): 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.
- Garbage Collection Contract

By: C. Holguin Initial: CSH
 By: M. Robles Initial: MR
 By: C. Holguin Initial: CSH
 By: E. Cantu Initial: DC
 By: ----- Initial: _____
 By: J. Calderon Initial: J
 By: ----- Initial: _____
 By: C. Holguin Initial: CSH
 By: M. Robles Initial: MR

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: 1
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial: R
 By: R. Martinez Initial: R
 By: ----- Initial: _____
 By: ----- Initial: _____

Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(2), LGC**

By: J. Calderon Initial: J

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

Cesiah Holguin
Cesiah Holguin, Senior Planner

Melany Robles
Melany Robles, Administrative Assistant

Elva Diana Cantu #35048
Elva Diana Cantu, Designated Representative

Robert Martinez
Robert Martinez, GIS Technician I

**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 Erik Garza and Brenda Leticia Garza (ID 10583)

SUBJECT PROPERTY: an unplatted 3.1265 acs tract of land, more or less, known as Tract 57, Ranchitos Los Minerales and Annex, as further described in Vol. 4512, Pgs. 620-621, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Erik Garza and Brenda Leticia Garza and under oath deposed and said as follows:

"My name is Erik Garza and Brenda Leticia Garza. 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 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 01/16/1985 in Vol. 1092, Pgs. 742-743, 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 # WC1027 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."




Erik Garza



Brenda Leticia Garza


SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Erik Garza on the 2nd day of September, 2020.



NOTARY PUBLIC, STATE OF TEXAS



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Brenda Leticia Garza on the 2nd day of September, 2020.



NOTARY PUBLIC, STATE OF 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.: WC-1027

**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: Los Minerales and Annex, Tract 57
388 Minerales-Annex Rd
ID# 10397

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 Erik Garza & Brenda Leticia Garza

Address 132 Ashton Lp., Laredo, TX 78045

Telephone (956) 401-2318

Approved by 
TCEQ Designated Representative

Date August 19, 2020

FILED: 1-16-85
AT 11:40
H.M.
HENRY FLORES
COUNTY CLERK, WEBB COUNTY, TEXAS
DEPUTY

328898 WARRANTY DEED

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

THAT PETER LIZCANO, Trustee, of the County of Webb and State of Texas for and in consideration of the sum of TEN AND NO/100THS DOLLARS and for 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 ARNOLD PENA and wife, GUIZELDA DUARTE PENA and KENNETH A. WOLFE and wife, MARTA WOLFE, whose address is 1107 Beverly Drive, Laredo, Texas, all of the following described real property in Webb County, Texas, to-wit:

THE SURFACE ONLY to 3.1265 Acre Tract, Tract #57, Ranchitos IV - Los Minerales - Annex, out of a 95.9136 acre tract in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, Webb County, Texas, as is more particularly described in Exhibit "B" attached hereto and made a part hereof.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, shown of record in the office of the County Clerk of Webb County, Texas.

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 he does hereby bind himself, his 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.

EXECUTED on this 11th day of January, 1985.

Peter Lizcano, Trustee
PETER LIZCANO, Trustee

THE STATE OF TEXAS *
COUNTY OF WEBB *

BEFORE ME, the undersigned authority, on this day personally appeared Peter Lizcano, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(L.S.)

Esperanza G. Rodriguez
Notary Public, State of Texas
My Commission expires: 10-05-88
Esperanza G. Rodriguez
Print/Type Notary's Name

VOL 1092 PAGE 742

EXHIBIT B
(Tract 57)

A tract of land containing 3.1265 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H.Griffith and wife to Sam Yates and Ricardo E.Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514, Pages 1004 et seq of the Webb County Deed Records; also being out of a tract recited as containing 94.74 acres in a deed dated June 18, 1976 from Rodolfo Salinas, Jr. to Oscar Martinez et al recorded in Volume 515, Pages 536-41 of the Webb County Deed Records but said tract actually containing 95.9136 acres; this 3.1265 acre tract being more particularly described as follows, to-wit:

Commencing for a tie at the intersection of the occupied common boundary line of Porcion 10 and Porcion 11 with the center of Santa Isabel Creek, said point being the most southerly corner of said 95.9136 acre tract and Tract 56;

THENCE N. 29°00' W. 268.64 feet with the center of said creek and westerly line of said 95.9136 acre tract and Tract 56 to the northwest corner of Tract 56 and the most southerly and beginning corner of this tract;

THENCE N. 29°00' W. 94.96 feet with the center of Santa Isabel Creek to a deflection in said creek and this tract;

THENCE N. 06°35' W. 319.36 feet with the center of said Creek and west line of said 95.9136 acre tract to the southwest corner of Tract 58 and the northwest corner of this tract;

THENCE N. 81°55'32" E. 371.76 feet with the southerly line of Tract 58 to a $\frac{1}{2}$ " steel rod on the westerly line of an access road described in Exhibit C, the southeast corner of Tract 58 and the northeast corner of this tract;

THENCE S. 08°04'28" E. 315.35 feet with the westerly line of said access road to a $\frac{1}{2}$ " steel rod on the northerly line of Tract 56, a corner of said access road and the southeast corner of this tract;

THENCE S. 66°56'55" W. 358.33 feet with the northerly line of Tract 56 to the place of beginning.

RECORDED
INSTRUMENT # 1345810
FILED DATE: 11/28/18
LAREDO

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WEBB

That I, GUIZELDA D. PENA, ("GRANTOR"), of the County of Webb and State of Texas, 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 and confessed, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ERIK GARZA and BRENDA LETICIA GARZA, husband and wife

("GRANTEES"), whose address is 132 Ashton Loop, Laredo, Texas 78045 all of the following described real property in Webb County, Texas:

Situated in Webb County, Texas, and being a 3.1265 acre tract of land, more or less, described as Tract No. Fifty-Seven (57), in the Ranchitos IV-Los Minerales Annex, an unrecorded subdivision of Webb County, Texas, situated in Porcion 10, Tomas Sanchez Original Grantee, Abstract No. 280, being the same tract described in Warranty Deed dated July 20, 1977, from Rodolfo Salinas, Jr., to Peter Lizcano, Trustee, in Volume 541, Page(s) 150-152, Webb County Deed Records, and being the same property conveyed to Arnoldo Pena and Guizelda D. Pena in Volume 1259, Page 398, Webb County Official Public 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 We do hereby bind ourselves, our 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.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Easements, right of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions oil and gas leases, mineral severances, and other instruments, other than liens and conveyances that affect the property; rights of adjoining landowners in any walls and fences situated on common boundary; any discrepancies, conflicts or shortage in area or boundary lines, any encroachments or overlapping or improvements; and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

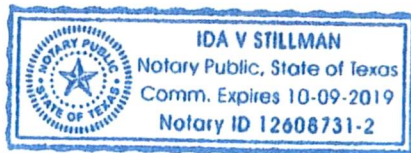
EXECUTED this 26th day of November, 2018.

Guizelda D. Pena by Michelle Pena Medford
GUIZELDA D. PENA by MICHELLE
PENA MEDFORD as Attorney in Fact *Medford*
as attorney in fact

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me by GUIZELDA D. PENA by MICHELLE PENA MEDFORD as Attorney in Fact, on this the 26th day of November, 2018.

Ida V Stillman
Notary Public, State of Texas



SOUTHERN SANITATION
CREDIT CARD AUTHORIZATION FORM

COMPANY NAME: _____

CARDHOLDER NAME: ERIK GARZA

ADDRESS AND ZIP CODE: 132 ASHTON LOOP LAREDO, TX 78045

E-MAIL ADDRESS: ERIK GARZA0649@GMAIL.COM

CREDIT CARD TYPE:

VISA MASTERCARD _____ DISCOVER _____ AMERICAN EXPRESS _____

CREDIT CARD NUMBER: 411 - 606 - 000 - 0892221

EXPIRATION DATE: 8 / 23

CARD IDENTIFICATION NUMBER (THE LAST 3 DIGITS ON BACK OF CARD): 736

BANK NAME: TEXAS COMMUNITY BANK

BANK ROUTING NUMBER: 114924810

CHECKING ACCOUNT: 1011364710

AMOUNT CHARGE: \$96.00 (USD) CHECK ONE: ONE-TIME CHARGE

_____ EACH SERVICE (ROLL-OFF)

_____ MONTHLY CHARGE

I certify that I am the authorized holder and signer of the account and credit card referenced above.

I certify that all information above is complete and accurate.

I hereby authorize collection of payments for all charges as indicated above.

PRINT NAME: ERIK GARZA

AUTHORIZED SIGNATURE: _____

DATE: 9-17-20

DATE: _____

Antonio Amaro

SOUTHERN SANITATION

Southern Sanitation

11167

220 Guadalupe
P.O. Box 333 • Laredo, Texas 78042
(956) 723-3333 • Fax (956) 723-7775

SERVICE AGREEMENT

Non-Hazardous Waste

Customer Acct No. _____
Effective Date _____

Account Name ERIK GARZA
Service Address 388 Los Minerales Annex Rd
City Laredo
Telephone: 401-2318 Fax: _____
Contact: ERIK GARZA

Billing Name ERIK GARZA
Billing Address 132 Ashton Ln
City Laredo State TX Zip 78045
Telephone: 401-2318 Fax: _____
Contact: _____

EQUIPMENT AND SERVICE

| Quantity | Size | Frequency | Scheduled Pickup Days |
|----------|------------|-------------|-----------------------|
| <u>1</u> | <u>2yd</u> | <u>1xwk</u> | |
| | | | |
| | | | |

SPECIAL INSTRUCTIONS:

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER, ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS OF THIS AGREEMENT ON REVERSE SIDE AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF CUSTOMER.

CUSTOMER

[Signature]
(Authorized Signature)
Name (Print) ERIK GARZA
Title X
Address 388 LOS MINERALES ANNEX RD.
TDL# X-20926401 Date X 9-17-20
TIN: _____

SERVICE CHARGES

Service Charge per Month \$ 61⁰⁰
Delivery Charge \$ 35⁰⁰
Extra Service Charge \$ 50⁰⁰ If Requested
Fuel Surcharge \$ 4%
All service charges are plus tax.

SOUTHERN SANITATION

[Signature]
(Authorized Signature)
Name (Print) Arturo Amador
Date 9/17/20