



**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 2.67 acres of land, more or less, out of Tract Forty (40), La Presa Subdivision #1, situated in Porcion 42, Abstract 285, Eugenio Sanchez, as further described in Vol. 4788, Pgs. 68, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 846 Ranch Road 6073A

Recorded on 06/13/1978 and filed in Volume 562, Pages 140, of the Webb County Deed Records.

Requested by: Direct Service Group, LLC (ID 10690)

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. WC1046; 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 06/13/1978 and filed in Volume 562, Pages 140, 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. WC1046.

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


water sewer electricity gas

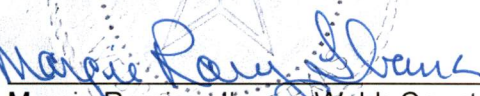
LIMITATIONS: Connection limited to one meter

Reviewed and recommended for approval by:


Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 9th day of November, 2020.


Hon. Tano E. Tijerina
Webb County Judge

Attested by:

Margie Ramirez Ibarra, Webb County Clerk

MARGIE R. IBARRA
COUNTY CLERK
FILED
NOV -9 PM 2:58
WEBB COUNTY, TEXAS
REH DEPUTY

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 10690

Application for: **Electricity**

Legal Description: an unplatted 2.67 acres of land, more or less, out of Tract Forty (40), La Presa Subdivision #1, situated in Porcion 42, Abstract 285, as further described in Vol. 2, Pgs. 220, Webb County Plat 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. WC-1046): New PEST Not Applicable
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: N/A
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.
- Garbage Collection Contract

By: V. Villarreal Initial: [Signature]
 By: M. Robles Initial: [Signature]
 By: V. Villarreal Initial: [Signature]
 By: E. Cantu Initial: [Signature]
 By: ----- Initial: _____
 By: J. Calderon Initial: [Signature]
 By: ----- Initial: _____
 By: V. Villarreal Initial: [Signature]
 By: M. Robles Initial: [Signature]

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 = 0 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: D. Rangel Initial: [Signature]

 By: E. Garza Initial: [Signature]
 By: ----- Initial: _____
 By: ----- Initial: _____

Staff Recommendation/Determination

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

By: J. Calderon Initial: [Signature]

Attested:

By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

[Signature]

Jorge Calderon, CFM, Asst. Planning Director

[Signature]

Elva Diana Cantu, Designated Representative

[Signature]

Victoria A. Villarreal, Senior Planner

[Signature]

Dorian A. Rangel, GIS Technician II

[Signature]

Melany Robles, Administrative Assistant

[Signature]

**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 Direct Service Group, LLC c/o Juan Garza (ID 10690)

SUBJECT PROPERTY: an unplatted 2.67 acs tract of land, more or less, out of Tract Forty (40), La Presa Subdivision #1, situated in Porcion 42, Abstract 285, Eugenio Sanchez, as further described in Vol. 4788, Pgs. 068, Webb County Deed Records.

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

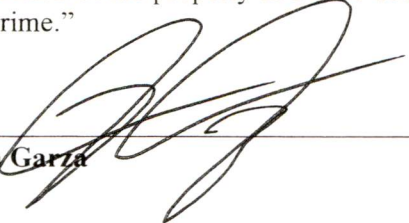
“My name is Juan Garza, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a palapa, as further 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 06/13/1972 in Vol. 562, Pg. 140, 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 # WC1046 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.”

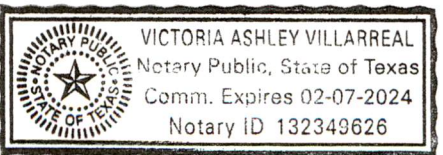


Juan Garza

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Juan Garza on the 20th day of October, 2020.



NOTARY PUBLIC, STATE OF TEXAS



Doc Type: AFFIDAVIT
Record Date: 10/26/2020 11:47:48 AM
Fees: \$26.00, Recorded By: GG
Margie Ramirez Ibarra, Webb County Clerk





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-1046

**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 Presa, Part of Tract 40 (2.67 Acres)
846 Ranch Road 6073A
ID# 10631

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.

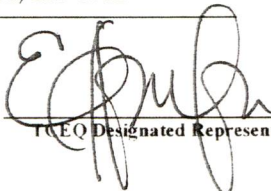
Subject to the following conditions for operation of private sewage facility:

Q (waste water flow rate) limited to 50 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee Direct Service Group, LLC c/o Juan Garza

Address 5918 McPherson Rd Ste. 3, Laredo, TX 78041

Telephone (956) 220-8382

Approved by  #35418
TCEQ Designated Representative

Date OCTOBER 06, 2020

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words heirs, executors and administrators or heirs and assigns shall, with respect to such corporation or trustee, be construed to mean successors and assigns.

NO TITLE SEARCH DONE.

EXECUTED this 19 day of May 2020

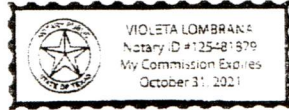


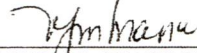
JUAN ALBERTO GARZA

THE STATE OF TEXAS §

COUNTY OF WEBB §

The foregoing instrument was acknowledged before me on the 19 day of May 2020, by JUAN ALBERTO GARZA.






NOTARY PUBLIC, STATE OF TEXAS
Violeta Lombraña
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 10/31/21


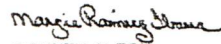
Grantee's Address:

1202 E. DEL MAR, STE. 104
LAREDO, TEXAS 78041

DOC #1392663
Recorded 05/27/2020 08:24:01 AM


By: ROBERTO LOPEZ, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$30.00

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



MARGIE RAMIREZ IBARRA
COUNTY CLERK
WEBB COUNTY, TEXAS

THE STATE OF TEXAS X
COUNTY OF WEBB X

KNOW ALL MEN BY THESE PRESENTS:

243503

That EMPRESAS EL RANCHO, INC., a corporation, acting by and through its duly authorized officers, of the County of Webb and State of Texas, hereinafter called "GRANTOR", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Arturo Ramirez, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto the said ARTURO RAMIREZ of the County of Webb and State of Texas, hereinafter called "GRANTEE"; all of the following described property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY to 2.67 acre out of Tracts 40 and 41, La Presa Subdivision in Porcion 42, Webb County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod on the south fence of Tract No. 40 for the southwest corner of this tract. The southwest corner of Tract 40 brs. N 89 53 W, 37.4';

THENCE N 00 13 W along the west line of this tract, 728.7' to an iron rod in fence corner set for the northwest corner hereof;

THENCE N 89 05 E along fence line and north line of this tract, 190.6' to a fence corner for the northeast corner hereof;

THENCE S 05 29 E along the upper east line of this tract, 258.0' to an iron rod under fence set for the upper southeast corner hereof;

THENCE S 87 11 W along the north line of a 2.21 acre tract, 77.9' to an iron rod set for an interior corner hereof;

THENCE S 00 13 E along the lower east line of this tract, 470.8' to an iron rod on the south line of tract No. 40 set for the southeast corner hereof;

THENCE N 89 53 W along the south line of tract No. 40 136.7' to the place of BEGINNING.

FILED

JUN 13 11 11 AM '78

MIRIAM V. WILSON, CLERK
WEBB COUNTY, TEXAS

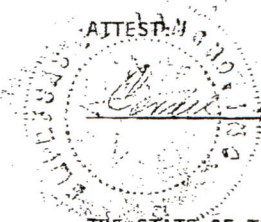
BY _____
DEPUTY

VOL. 562 PAGE 140

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 Grantee, his heirs and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED by Empresas El Rancho, Inc., a corporation, acting by and

through its duly authorized officers on this the 4 day of May, 1978.

ATTEST

Manuel L. Garcia

EMPRESAS EL RANCHO, INC.
BY: Orlando L. Benitez

THE STATE OF TEXAS X
COUNTY OF WEBB X

BEFORE ME, the undersigned authority, on this day personally appeared ORLANDO L. BENITEZ, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of EMPRESAS EL RANCHO, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of May, 1978.



Manuel L. Garcia
Notary Public, Webb County, Texas

562 PAGE 141

PAYMENT DATE

10/27/2020

COLLECTION STATION

Road & Bridge 2

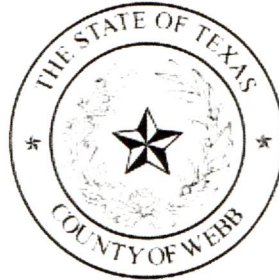
RECEIVED FROM

Juan Garza

DESCRIPTION

846 Ranch Road 6073A La Presa

Webb County
1110 Washington St.
Laredo, TX 78040



BATCH NO.

2021-00000525

RECEIPT NO.

2021-00002722

CASHIER

Selina Garza

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
GF03	Residential 1st Container December 2020 - May 2021 - next due 5/10/21	\$180.00						
GF05	Discount 20% off	(\$36.00)						
GF11	Customer Dep New&NonRes	\$25.00						
Payments:	<table border="1"> <thead> <tr> <th data-bbox="440 741 568 762">Type</th> <th data-bbox="568 741 1039 762">Detail</th> <th data-bbox="1039 741 1166 762">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="440 762 568 783">Check</td> <td data-bbox="568 762 1039 783">19-167684791</td> <td data-bbox="1039 762 1166 783">\$169.00</td> </tr> </tbody> </table>	Type	Detail	Amount	Check	19-167684791	\$169.00	
	Type	Detail	Amount					
Check	19-167684791	\$169.00						
	Total Amount:	\$169.00						

Customer Copy