

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11013

MARCOS B. IBARRA  
COUNTY CLERK  
FILED

2021 APR 26 PM 1:51

Application for: **Water (w/OSSF)**

Legal Description: an unplatted 2.2395 acs tract of land, more or less, known as **Tract 56, Ranchitos Los**  
**Minerales and Annex**, as further described in Vol. 0541, Pgs. 134-136, Webb County  
Deed Records.

BY REH DEPUTY

**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or  Not Required as a condition of approval
- OSSF Licensed (No. WC1081):  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: CHH
- By: L. Torres Initial: Lat
- By: C. Holguin Initial: CHH
- By: E. Cantu Initial: EC
- By: ----- Initial: \_\_\_\_\_
- By: J. Calderon Initial: JC
- By: ----- Initial: \_\_\_\_\_
- By: C. Holguin Initial: CHH
- By: ----- Initial: \_\_\_\_\_

**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 = 1
- 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: D.R
- By: D. Rangel Initial: D.R
- 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.

[Signature]  
Jorge Calderon, CFM, Asst. Planning Director

[Signature]  
Cesiah Holguin, Senior Planner

[Signature]  
Lilly Torres, Administrative Assistant

[Signature] #35048  
Elva Diana Cantu, Designated Representative

[Signature]  
Dorian Rangel, GIS Technician I



**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 2.2395 acs tract of land, more or less, known as Tract 56, Ranchitos Los Minerales and Annex, as further described in Vol. 0541, Pgs. 134-136, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **400 Minerales-Annex Rd.**

Recorded on **07/28/1977** and filed in Volume **0541**, Pages **134-136**, of the Webb County Deed Records.

Requested by: **Antonio J. Medina Jr. (ID 11013 & 11015)**

**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. **WC1081**; and
4. No residential dwellings have been approved through this certificate.

**For authorization under this section, the Court relied on the following documents:**

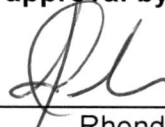
- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **07/28/1977** and filed in Volume **0541**, Pages **134-136**, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC1081**.

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

water       sewer       electricity       gas


**LIMITATIONS: Connection limited to one meter**

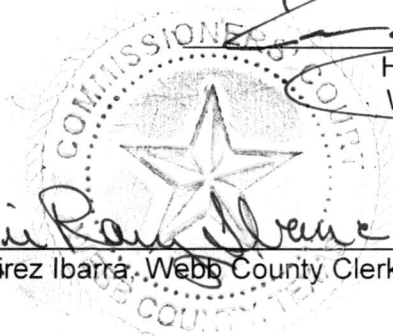
**Reviewed and recommended for approval by:**

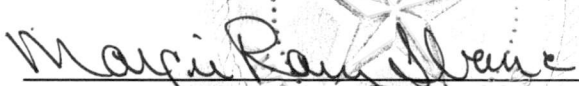
  
\_\_\_\_\_  
Rhonda M. Tiffin, CFM  
Planning Director/Floodplain Administrator

**Approved by the Webb County Commissioners Court on this the 26 day of April, 2021.**

Attested by:

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



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

STATE OF TEXAS  
COUNTY OF WEBB

§  
§

KNOW ALL MEN BY THESE PRESENTS:

**233458**

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRAND, SELL and CONVEY unto ANTONIO J. MEDINA, JR. (hereinafter referred to as "grantee" whether one or more) of the County of Webb and State of Texas, all of the following described real property situated in Webb County, Texas, to-wit:

2.2395 acres described in Exhibit "B" attached hereto and made a part hereof,

RECORDED

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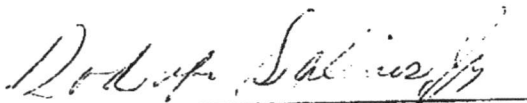
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SUBJECT to all oil, gas and mineral leases and reservations of record, and less and except all water rights appertaining thereto.

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 I do hereby bind myself, my heirs, executors and administrators 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 at Laredo, Texas, on this the 14th day of July, 1977.

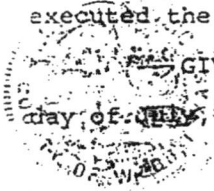
  
\_\_\_\_\_  
RODOLFO SALINAS, JR.

STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 14th day of JULY, 1977.

  
*Irma Alicia Peraza*  
Notary Public, Webb County, Texas  
*IRMA ALICIA PERAZA*

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EXHIBIT B  
( Tract 56)

A tract of land containing 2.2395 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 2.2395 acre tract being more particularly described as follows, to-wit:

BEGINNING 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 the most southerly corner of this tract;

THENCE N. 29°00' W. 268.64 feet with the center of Santa Isabel Creek to the southwest corner of Tract 57 and the northwest corner of this tract;

THENCE N. 66°56'55" E. with the southerly line of Tract 57 at 358.33 feet pass  $\frac{1}{2}$ " steel rod, the southeast corner of Tract 57 and a corner of an access road described in Exhibit C and continuing same course with southerly line of said access road 379.03 feet in all to a  $\frac{1}{2}$ " steel rod, the northwest corner of Tract 55 and the northeast corner of this tract;

THENCE S. 23°03'05" E. 267.19 feet with the westerly line of Tract 55 to a  $\frac{1}{2}$ " steel rod on the occupied common boundary line of Porcion 10 and Porcion 11, being the southwest corner of Tract 55 and the southeast corner of this tract;

THENCE S. 66°56'55" W. 351.19 feet with the occupied common boundary line of Porcion 10 and Porcion 11 to the place of beginning.

**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 Antonio J. Medina Jr. (ID 11013 & 11015)

**SUBJECT PROPERTY: an unplatted 2.2395 acs tract of land, more or less, known as Tract 56, Ranchitos Los Minerales and Annex, as further described in Vol. 0541, Pgs. 134-136, Webb County Deed Records.**

Before me, the undersigned Notary Public, on this day personally appeared Antonio J. Medina Jr. and under oath deposed and said as follows:

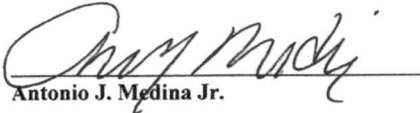
"My name is Antonio J. Medina Jr., I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing an open shade with restroom, as further depicted on the attached sketch as Exhibit A.

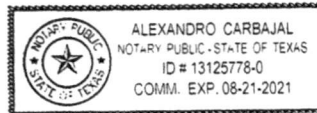
In conjunction with a request for electrical service under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I hereby certify of the following:

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 07/28/1977 in Vol. 0541, Pgs. 134-136, 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 # WC1081 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."

  
Antonio J. Medina Jr.



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Antonio J. Medina Jr. on the 2 day of April, 2021.

  
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-1081

**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:** Ranchitos Los Minerales & Annex, Tract 56 (unplatted 2.2395 acs)  
400 Minerales-Annex Rd  
ID# 10988

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:

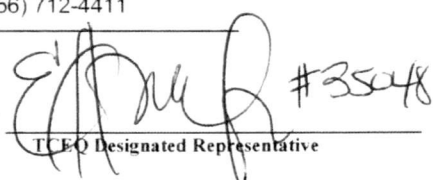
Q (waste water flow rate) limited to 50 Gallons per Day.  
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Licensee** Antonio J. Medina Jr.

**Address** 3106 Spring Creek Dr., Laredo, TX 78045

**Telephone** (956) 712-4411

**Approved by**  #35048  
TCEQ Designated Representative

**Date** March 29, 2021