



**Webb County
Floodplain Development Permit
Permit No. 2021-009**

STATE OF TEXAS §
 COUNTY OF WEBB §
 NAME OF APPLICANT Antonio J. Medina Jr. (owner/applicant)

Request: Floodplain Development permit for an existing restroom, proposed open shade, proposed meter (ID 11013 & 11015)

Physical address or E911 address for this request: 400 Minerales-Annex Rd.

The above named applicant applied for a development permit to **conduct the above referenced activity.** The application has been reviewed by the Webb County Floodplain Administrator and has determined that the proposed development is in compliance with the Webb County Flood Damage Prevention Order.

Pursuant to information provided by said application, please be advised that **construction** to this property **for the purposes herein described** has been authorized through the following documentation filed with the Floodplain Administrator:

- Floodproofing Certificate
- No Rise Certificate (dated 0/00/0000)
- Elevation Certificate (internal – see below comments)
- Exemption Certificate (pre-FIRM)

This permit authorizes the applicant to proceed with construction in accordance with the proposed construction plans presented with this application on the following described 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. 541, Pgs. 134-136, Webb County Deed Records; said site is further identified by GPS coordinates of Lat. 27°38'38.161"N, Long 99°37'36.07"W.

Name and No. of Survey/Abstract _____ Acreage _____

COMMENTS:

- 1. The purpose of this request and permit is to authorize an existing restroom, proposed open shade, a proposed meter. Any modifications or additions will require the site to meet full compliance with the Webb County Flood Damage Prevention Order.**
- 2. The Design Flood Elevation (DFE) for this site is 431.5' MSL. New development must be elevated at or above the DFE.**
- 3. This permit does not authorize the placement of any additional structures (residential or non-residential).**
- 4. At all time applicant must ensure the uninterrupted flow of natural drainage patterns.**
- 5. Any development that deviates from this permit will be cause for revocation of said permit and possible disconnection of all utilities.**

WARNING:

The flood hazard boundary maps and other flood data used by the County Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This development permit does not imply that this development will be free from flooding or flood damage. Issuance of this permit shall not create liability on the part of Webb County, the County Floodplain Administrator or any officer or employee of the County of Webb in the event flooding or flood damage does occur.

Signature of County Floodplain Administrator
 Rhonda M. Tiffin, CFM

4-13-21
 Date of Issuance

DOC#: 799636

DOC#: 799636

ROAD WAY RIGHT OF WAY
AND PUBLIC UTILITY EASEMENT

Recorded
JUNE 05, 2003 AT 04:17PM

Signed: 
MARGIE R. IBARRA
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF WEBB

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT THE UNDERSIGNED, ANTONIO J. MEDINA, JR., hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, CONVEYED and DEDICATED, and by these presents does hereby GRANT, SELL, CONVEY and DEDICATE unto THE COUNTY OF WEBB, a political subdivision of the State of Texas, its successors and assigns, herein referred to as "Grantee," an easement for public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas, water, cable and electric lines), in perpetuity, in, under and across the following described property in Webb County, Texas:

- (1) A tract of land of 496 square feet, more or less, out of Tract No. 56, Ranchitos IV Los Minales Annex, an unrecorded Subdivision of Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee, as described by metes and bounds in, and depicted on, the attached Exhibit "A"; and
- (2) All Grantor's easement rights in that 3.3392 acre tract of land known as Minales Annex Road, being a private roadway for the use of the owners of lots within the Ranchitos IV Los Minales Annex Subdivision, an unrecorded subdivision in Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee, and said subdivision originally comprised of twenty-five (25) lots designated as Tracts 46 to 70; said subdivision being comprised of a tract of land recited as containing 94.74 acres in a deed dated July 5, 1977 from Oscar Martinez, et al., to Rodolfo Salinas, Jr., recorded in Volume 540, pp. 119, et seq., of the Deed Records of Webb County, Texas, but said tract actually containing 95.9136 acres; and said Minales Annex Road being approximately forty (40) feet in width, thus comprising all of said 95.9136 acre tract, less and except the twenty-five (25) lots conveyed to third persons as reflected in the Deed Records of Webb County, Texas, all of which instruments are incorporated herein and referred to for all purposes, including a more particular description of said 95.9136 acre tract; of the twenty-five (25) lots originally subdivided out of said 95.9136 acre tract; and of the resulting unsold strip comprising said 3.3392 acre tract of land known as Minales Annex Road, it being intended by Grantor to convey to Grantee any and all easement rights in said 3.3392 acre tract of land which are

1403 670

appurtenant to Tract No. 56, Ranchitos IV Los Minerales Annex Subdivision.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Webb County, Texas.

TO HAVE AND TO HOLD the above described Easement, unto the said Grantee, and Grantee's 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 said easement and right-of-way for a public roadway and public utilities, unto the said Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

EXECUTED this 25 day of September, 2002.

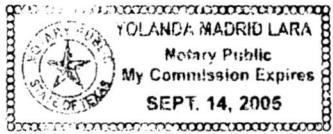
Antonio J. Medina, Jr.
ANTONIO J. MEDINA, JR.

Grantee's Mailing Address:
Webb County
c/o Hon. Mercurio Martinez, Jr.
County Judge
1000 Houston
Laredo, Webb County, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on the 25 day of September, 2002 by ANTONIO J. MEDINA, JR.

Yolanda Madrid Lara
Notary Public, State of Texas



1403 671

AFTER RECORDING RETURN TO:

Robert A. Saldaña
Law Offices of Francisco J. Saldaña, Jr.
217 W. Village Blvd, Suite No. 3
Laredo, Texas 78041

1403 672

**LEGAL DESCRIPTION
496 SQUARE FEET, MORE OR LESS,
TRACT OF LAND
OUT OF TRACT 56
RANCHITOS IV LOS MINERALES ANNEX
WEBB COUNTY, TEXAS**

All of that certain tract or parcel of land containing 496 square feet, more or less, of land out of Tract 56, Ranchitos IV Los Minerales Annex, an unrecorded subdivision of Webb County, Texas; situated in Porcion 10, Abstract 280, Thomas Sanchez original grantee. Said Tract 56 being described in a deed to Antonio J. Medina, Jr. recorded in Volume 541, Page 134, Webb County Deed Records, Webb County, Texas. Said 496 square feet, more or less, consisting of a strip of land 10 feet wide adjoining and contiguous with the Northern boundary line of said Tract 56 and being further described by metes and bounds as follows:

BEGINNING, the Northeast corner of Tract 56 and the Northwest corner of Tract 55, Ranchitos IV Los Minerales Annex, an unrecorded subdivision of Webb County, Texas and being herein termed the "POINT OF BEGINNING".

Thence, S 23°03'05" E, along the Eastern boundary line of Tract 56, and the Western boundary line of Tract 55, said Ranchitos IV Los Minerales Annex, a distance of 15.00 feet to a point for the Easternmost corner of this tract

Thence, S 66°56'57" W, along a line paralleling and 15 feet from the Northern boundary line of said Tract 56, a distance of 35.07 feet to a point for the Southernmost corner of this tract.

Thence, N 08°04'28" W, a distance of 15.53 feet to the Southern boundary line of Tract 57, said Ranchitos IV Los Minerales Annex, for an exterior corner of this tract

Thence, N 66°56'57" E, along the Northern boundary line of said Tract 56, a distance of 31.05 feet to return to and close at the "POINT OF BEGINNING" and containing a total of 496 square feet, more or less, of land within the confines of the above described tract of land.

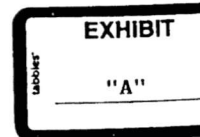
BASIS OF BEARING for this legal description is the Southern boundary line of a tract of land designated and dedicated as a private roadway and easement by Rodolfo Salinas, Jr. and described in a deed recorded in Volume 516, Page 64, Webb County Deed Records, Webb County, Texas.

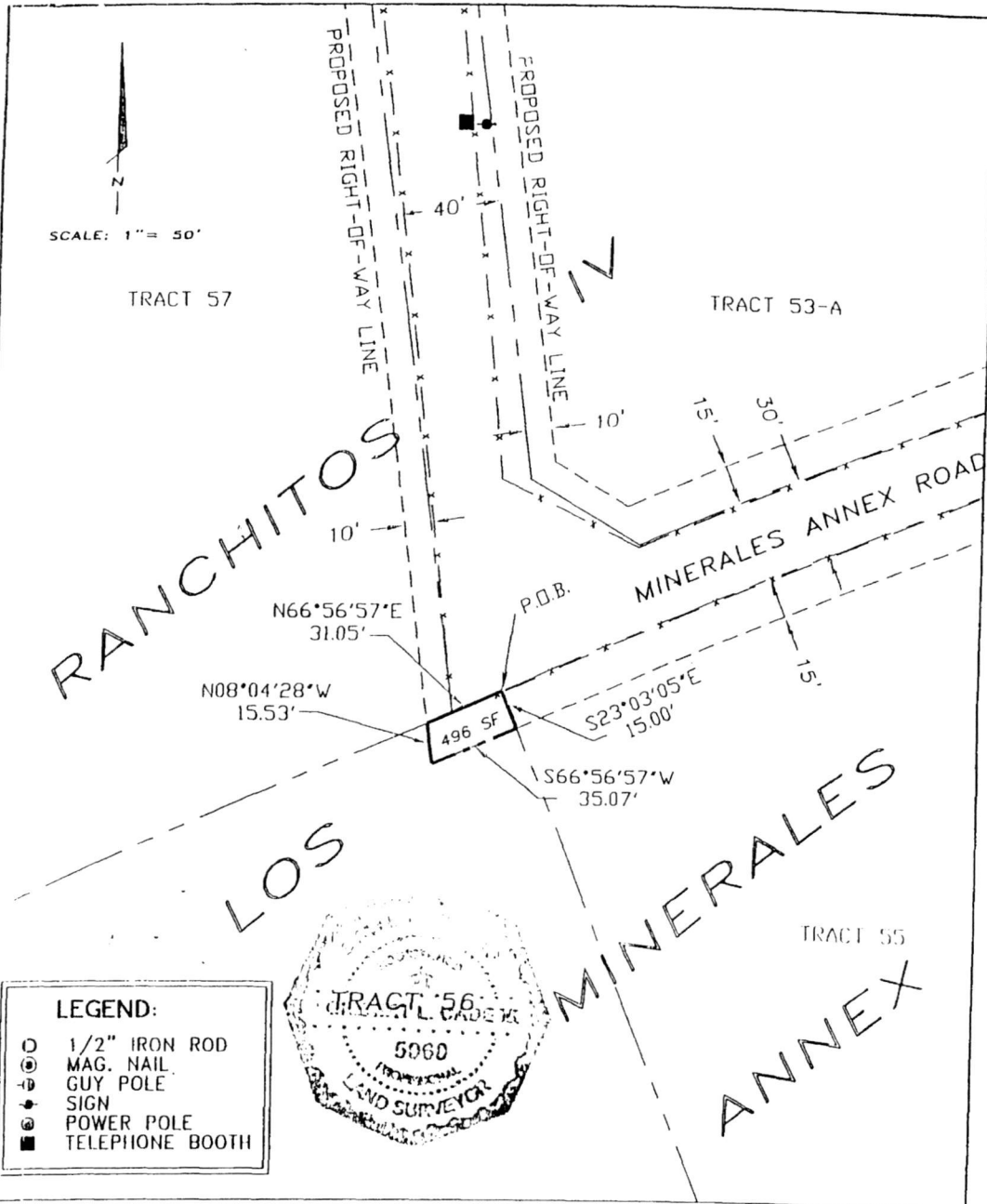
I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that the foregoing description was prepared from an actual survey of the subject property, on the ground by crews under my direction and to the best of my knowledge and ability is true and correct.

 APR 04 2012

Gilbert L. Cade III, R. P. L. S. No 5060 DATE

1403 673





SCALE: 1" = 50'

TRACT 57

TRACT 53-A

RANCHITOS

MINERALES ANNEX ROAD

LOS

MINERALES ANNEX

TRACT 55

- LEGEND:**
- 1/2" IRON ROD
 - ⊙ MAG. NAIL
 - ⊕ GUY POLE
 - ⊙ SIGN
 - ⊙ POWER POLE
 - TELEPHONE BOOTH



1403 674

BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DESIGNATED AND DEDICATED AS A PRIVATE ROAD WAY AND EASEMENT BY RODOLFO SALINAS, JR. AND DESCRIBED IN VOLUME 516, PAGE 64, WEBB, COUNTY DEED RECORDS.

FINANCED THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF THE STATE OF TEXAS. THE PREPARATIONS OF THIS DOCUMENT WAS FINANCED THROUGH PROVISION OF A TEXAS COMMUNITY DEVELOPMENT PROGRAM GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONJUNCTION WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FURNISHED FINANCIAL SUPPORT TO THE ACTIVITY DESCRIBED IN THIS PUBLICATION WHICH DOES NOT NECESSARILY INDICATED THE CONCURRENCE OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE STATEMENT OR CONCLUSION CONTAINED IN THIS PUBLICATION

LEGAL DESCRIPTION

496 SQUARE FEET +/-
OUT OF
TRACT 56
RANCHITOS IV
LOS MINERALES ANNEX
AN UNRECORDED SUBDIVISION OF
WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND AND RECORDED INFORMATION.

Gilbert L. Cade III
GILBERT L. CADE III, R.P.L.S No. 5060 DATE

MEJIA ENGINEERING COMPANY

1202 HOUSTON ST. - SUITE 200
LAREDO, TEXAS 78040
OFFICE: (956) 725-5057 FAX: (956) 725-7070

FILE NAME: G/A/B39/ROW DATE: 01/22/02
FILE NAME: LOT 56 SHEET 45 of 78