



**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 10 acre tract of land, more or less, being the South Half Tract C-15, Botines Subdivision, as further described in Vol. 4915, Pgs. 625-630, Webb County Real Property Records.**

The E-911 (physical address) associated with this request is: **402 Pearson-Moss Ln.**

Recorded on **05/01/1973** and filed in Volume **436**, Pages **458-459** of the Webb County Deed Records.

Requested by: **Jose Joaquin Nacher-Prieto & Camila Maria Nacher, owners (ID 11204)**

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 No. WC1068; 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 evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **05/01/1973** and filed in Volume **436**, Pages **458-459** 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. **WC1068.**

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 28th day of June, 2021.



Hon. Tano E. Tijerina
Webb County Judge

Attested by


Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11204

Application for: **Electricity**

Legal Description: unplatted 10 acre tract of land, more or less, being the South Half of Tract C-15, Botines, as further described in Vol. 4915, Pgs. 625-630 WCRPR.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. WC1068): 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: CHM
 By: M. Robles Initial: MR
 By: ----- Initial: -----
 By: E. Cantu Initial: epc
 By: ----- Initial: -----
 By: J. Calderon Initial: JC
 By: ----- Initial: -----
 By: C. Holguin Initial: CHM
 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 = 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: D. Rangel Initial: DR
 By: D. Rangel Initial: DR
 By: ----- Initial: -----
 By: ----- Initial: -----


Staff Recommendation/Determination

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

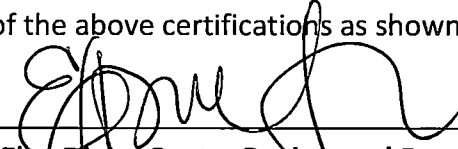
By: J. Calderon Initial: JC

Attested:

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



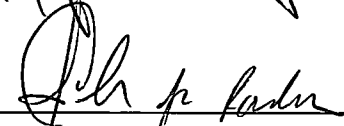
Jorge Calderon, CFM, Asst. Planning Director



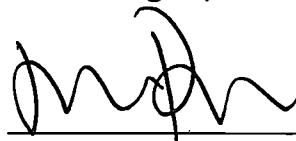
Elva Diana Cantu, Designated Representative



Cesiah Holguin, Senior Planner



Dorian Rangel, GIS Technician I



Melany Robles, Administrative Assistant

**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 Jose Joaquin Nacher-Prieto and Camila Maria Nacher (ID 11204)

SUBJECT PROPERTY: An unplatted 10 acre tract of land, more or less, being the South Half Tract C-15, Botines Subdivision, as further described in Vol. 4915, Pgs. 625-630, Webb County Real Property Records.

Before me, the undersigned Notary Public, on this day personally appeared **Jose Joaquin Nacher-Prieto and Camila Maria Nacher** and under oath deposed and said as follows:

"Our names are **Jose Joaquin Nacher-Prieto and Camila Maria Nacher**, we are of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. We have personal knowledge of the facts stated herein and state that such facts are true and correct. We own the above-referenced subject property containing **an existing 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 **05/01/1973** in **Vol. 436, Pgs. 458-459**, 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, We are 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 # WC1068** and no other sewer discharge exists on the property.
4. We understand that we must secure a development permit to construct or place any other structure on the property and may be required to accommodate additional discharges.
5. We further understand that we may not subdivide through sale or lease any portion of this property until we secure a plat or replat of the property approved by the local government with jurisdiction over the property (currently the Webb County Commissioners Court)."

"We are making this affidavit at my own free will and without duress. We understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"We understand that we are 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 we have described above. We understand that making false statements in this affidavit is a crime."

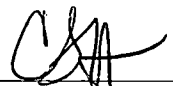


Jose Joaquin Nacher-Prieto



Camila Maria Nacher

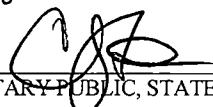
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Jose Joaquin Nacher-Prieto** on the 18 day of June, 2021.



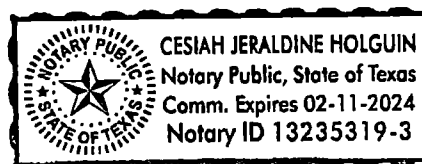
NOTARY PUBLIC, STATE OF TEXAS



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Camila Maria Nacher** on the 18 day of June, 2021.



NOTARY PUBLIC, STATE OF TEXAS





Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4119-E §

NAME OF APPLICANT Jose Joaquin Nacher-Prieto and Camila Maria Nacher (owner/applicant) ID 11204

PHYSICAL ADDRESS OR E911 ADDRESS: 402 Pearson-Moss Ln

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (PROPOSED METET TO SERVICE AN EXISTING DWELLING) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

<u>C-15 (South Half)</u>			<u>Botines</u>
Lot/Tract No.	Block No.	Section No.	Name of Subdivision

THE COUNTY FLOODPLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

N/A

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 exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate 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

Date of Issuance:
06/21/2021



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-1068

**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: Botines, South Half of Tract C-15 (10 acs)
402 Pearson-Moss Ln
ID# 10833

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.

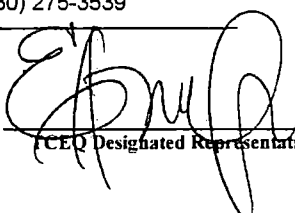
Subject to the following conditions for operation of private sewage facility:

Q (waste water flow rate) limited to 100 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Licensee Jose Joaquin Nacher-Prieto & Camila Maria Nacher

Address 7815 Sonoma Ct., Laredo, TX 78045

Telephone (830) 275-3539

Approved by  #35048 **Date** May 20, 2021
TCEQ Designated Representative

Texas Standard Form

128 WARRANTY DEED

The State of Texas, } Know All Men by These Presents:
 County of WEBB } VOL 436 PAGE 458

That I, E. J. Dryden, Jr.,

of the County of Webb State of Texas ---for and in consideration
 of the sum of

Ten and No/100ths ----- DOLLARS
 and other good and valuable consideration,
 to me in hand paid by Pedro Mata, the receipt of which is hereby acknow-
 ledged, -----

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
 ----- Pedro Mata -----

of the County of Webb State of Texas ----- all that certain
 tract, piece or parcel of land known and designated as the South ten
 acres of Tract C-15 as per the Botines Subdivision of R. M. Adams
 Survey 744, Abstract 2692, Webb County, Texas, as recorded in Vol. 2
 page 212 of the Plat Records of Webb County, Texas, said land being
 mineral classified under the rules and regulations of the State of
 Texas. This property is conveyed subject to taxes subsequent to the
 year 1970.

FILED
 MAY 19 54 AM '73
 COUNTY CLERK
 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 Pedro Mata, 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 Pedro Mata, his
 heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any
 part thereof.

WITNESS my hand at Laredo, Texas
 this 23rd day of April 19 73

Witnesses at Request of Grantor:

E. J. Dryden, Jr.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF WEBB

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
known to me to be the person whose name is E. J. Dryden, Jr., 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,
this the 23rd day of April A. D. 1973

Ester A. Milam
Notary Public in and for Webb County, Texas

Vol. 436 Page 459

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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,
this the day of A. D. 19

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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,
this the day of A. D. 19

Notary Public in and for County, Texas

193151

Warranty Deed

FROM

E. J. Dryden, Jr.

TO

Pedro Mata

FILED FOR RECORD

This day of A.D. 19

at o'clock M.

County Clerk

By Deputy

RECORDED

A. D. 19

County Records

on Page

County Clerk

Deputy

Recording Fee \$

This instrument should be filed immediately with the County Clerk for Record.

Pedro Mata

1972 San Benito

The One Company, Publishers, Dallas

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