



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 0.24 acre tract of land, more or less, being part of Tract 2, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3723, Pages 0178-0180.

The E-911 (physical address) associated with this request is: 133 Ranch Road 6073

Recorded on 12/29/2014 and filed in Volume 3723, Pages 0178-0180, of the Webb County Deed Records.

Requested by: Jesus Alberto Gonzalez (ID 11750)

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. WC1138; 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 03/22/1978 and filed in Volume 0556, Pages 0074-0077, 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. WC1138.

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

water sewer electricity gas


LIMITATIONS: 1 dwelling

Reviewed and recommended for approval by:

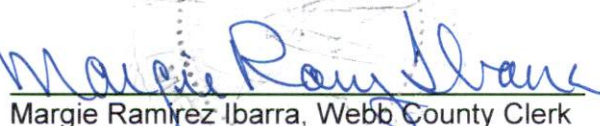


 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 14th day of March, 2022.



 Hon. Tano E. Tijerina
 Webb County Judge

Attested by:

 Margie Ramirez Ibarra, Webb County Clerk

2022 MAR 14 PM 3:33
 WEBB COUNTY, TEXAS
 BY: REB DEPUTY
 MARGIE R IBARRA
 COUNTY CLERK
 FILED

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11750

Application for: **Electricity**

Legal Description: an unplatted 0.24 acre tract of land, more or less, being part of Tract 2, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3723, Pages 0178-0180.

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-1138): 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: L. Torres 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: L. Torres 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 = 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: E. Garza Initial: E.G.
 By: E. Garza Initial: E.G.
 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] #35048
 Elva Diana Cantu, Designated Representative

[Signature]
 Victoria A. Villarreal, Senior Planner

[Signature] #35051
 Ernesto Garza, GIS Technician I

[Signature]
 Lilly Torres, Administrative Assistant

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 DRIVER LICENSE NUMBER

SPECIAL WARRANTY DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB

THAT THE UNDERSIGNED, **Francisco Rodriguez** hereinafter called Grantor(s) the legal and equitable owner pursuant to the instrument filed in Volume 556 Page(s) 74 et seq. for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to the undersigned in hand paid by **Jesus Alberto Gonzalez** hereinafter called Grantee, whether one or more, whose mailing address is: 2412 Severita Lane, Laredo, Texas 78046 the receipt of which is hereby acknowledged, , has GRANTED, SOLD, and CONVEYED and by these present does hereby GRANT, SELL and CONVEY unto Grantee , the real property described as follows:

A Tract of land consisting of 0.24 acres of land, more or less out of La Presa Subdivision #1 containing 316.282 acres more or less, in Porcion 42 Recorded in Volume 2 Page 220 of the map and plat records of Webb County, Texas.

Tract 2

*.24 Acres more or less
(See Attached Exhibit A)*

This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time; and all restrictions, covenants, assessments, reservations, outstanding mineral interest held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are apparent upon reasonable inspection of the property and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property .

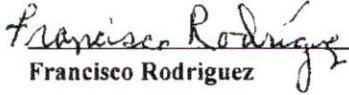
TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise. ,

It is understood and agreed that the purchase price has been adjusted by prior negotiation to reflect that all of the subject Property is sold by Grantor and purchased by Grantee AS IS, WHEREAS, WITH ALL FAULTS AND CONDITIONS. The recordation of this instrument by the Grantee, or anyone acting in his behalf, conclusively subject to the provisions of the foregoing

Volume: 3723 Page: 178 - 180
Doc # 1220989
Doc Type: SPECIAL WARRANTY DEED
Record Date: 12/29/2014 12:22:02 PM Record By: MIC
Fees \$34.00
Margie Ramirez Ibarra, Webb County Clerk



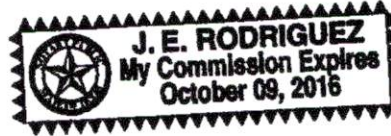
Executed this 23 day of December, 2014.


Francisco Rodriguez

STATE OF TEXAS
COUNTY OF ~~WEBB~~:

This instrument was acknowledged before me on this the 23 day of December, 2014 by Francisco Rodriguez for the purposes and consideration herein expressed.


Notary Public



The State of Texas, **240786**
County of Webb Know All Men by These Presents:

That EMPRESAS "EL RANCHO" INC.

of the County of Webb State of Texas. for and in consideration
of the sum of Ten Dlls and other valuable goods.

Ten (10.00) ----- DOLLARS
to us in hand paid by Francisco Rodriguez & Maria DE Jesus Rodriguez -----

as follows:

CASH ON HAND AND OTHER VALUABLE CONSIDERATION.

FILED

MAR 22 9 02 AM '78

CLERK
WEBB COUNTY, TEXAS

DEPUTY

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
Francisco Rodriguez & Maria De Jesus RODRIGUEZ.

of the County of Webb State of Texas all that certain

NO 556 PAGE 74

STATE OF TEXAS I

COUNTY OF WEBB I

"SURFACE ONLY"

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.25 OF AN ACRE OUT OF TRACT NO. 2 OF LA PRESA SUBDIVISION IN PORCION NO. 42 IN WEBB CO., TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE RECOGNIZED SOUTHWEST CORNER OF LA PRESA SUBDIVISION ON THE COMMON DIVISION FENCE LINE OF PORCIONES 42 AND 43;

THENCE N 00 13 W ALONG THE WEST LINE OF LA PRESA SUBDIVISION, 424.6' TO A POINT;

THENCE S 89 58 E, 213.0' TO AN IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEGINNING POINT OF THIS DESCRIPTION;

THENCE N 00 13 W ALONG THE WEST LINE OF THIS TRACT, 172.6' TO AN IRON ROD SET FOR THE NORTHWEST CORNER HEREOF;

THENCE S 89 58 E ALONG THE NORTH LINE OF THIS TRACT, 61.0' TO AN IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE S 00 13 E ALONG THE EAST LINE OF THIS TRACT, 172.6' TO AN IRON ROD UNDER FENCE SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 89 58 W ALONG FENCE LINE AND SOUTH LINE OF THIS TRACT, 61.0' TO THE PLACE OF BEGINNING.

STATE OF TEXAS I

COUNTY OF JIM HOGG I

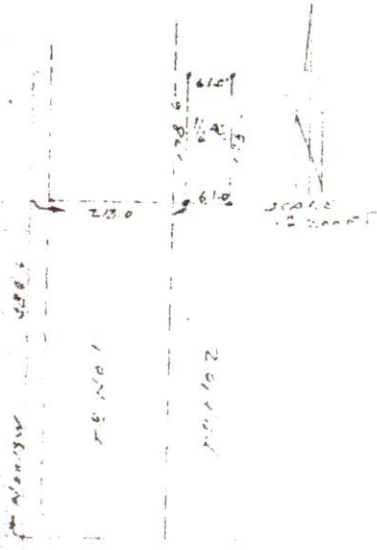
I, ALFREDO BARRERA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES ARE TRUE AND CORRECT AS SURVEYED BY ME ON THE GROUND IN MAY 1976.

THIS THE 6TH. DAY OF MAY A. D. 1976.

Alfredo Barrera
ALFREDO BARRERA
REG. NO. 333

RECORDING MEMORANDUM
All Or Part Of The Text On This Page
Was Not Clearly Legible For Satisfactory
Reproduction

VOL 556 PAGE 75



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 Francisco Rodriguez & Maria De Jesus Rodriguez, heirs and assigns forever and we do hereby bind EMPRESAS "EL RANCHO" INC. heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Francisco Rodriguez & Maria De Jesus Rodriguez.

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS on hand^s at Laredo Webb County, Texas.
this 23th. day of May. 19 76

Witnesses at Request of Grantor:

EMPRESAS "EL RANCHO" INC.

Alfonso Benitez
Asst. SEC. TREASURER.

By; *Orlando L. Benitez*
Orlando L. Benitez President.

VOL. 556 PAGE 76

THE STATE OF TEXAS,
COUNTY OF Webb

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Armando & Beate acting as Empressan El Rancho Resident known to me to be the person - whose name Armando & Beate subscribed to the foregoing instrument, and acknowledged to me that Armando & Beate executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 23rd day of May A. D. 1976



Manuel S. Garcia
Notary Public in and for Webb County, Texas

THE STATE OF TEXAS,
COUNTY OF _____

SINGLE ACKNOWLEDGMENT

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____

(L. S.)

Notary Public in and for _____ County, Texas

THE STATE OF TEXAS,
COUNTY OF _____

SINGLE ACKNOWLEDGMENT

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____

(L. S.)

Notary Public in and for _____ County, Texas

126
Warranty Deed

FROM

Empressan El Rancho Inc

TO

Francisco Rodriguez et al

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 _____

In Book _____

800

900

County Clerk

By _____ Deputy

Recording Fee \$ _____

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

Francisco Rodriguez
1509 Sta Clinton
Leaky, Texas 78040

The Oiler Company, Publishers, Dallas

VOL 556 PAGE 77

**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 Jesus Alberto Gonzalez (ID 11750)

SUBJECT PROPERTY: an unplatted 0.24 acre tract of land, more or less, being part of Tract 2, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3723, Pages 0178-0180.

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

"My name is Jesus Alberto Gonzalez. 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 RV, 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 03/22/1978 in Volume 0556, Pages 0074-0077, 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 # WC1138 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."

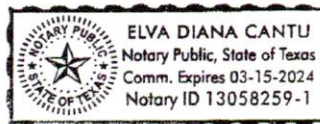


Jesus Alberto Gonzalez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Jesus Alberto Gonzalez on the 3rd day of March, 2022.





NOTARY PUBLIC, STATE OF TEXAS

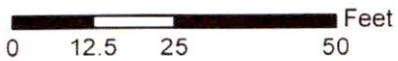


DOC #1460245, OPR 5226 / 0494 - 0496
Doc Type: AFFIDAVIT
Record Date: 03/04/2022 02:21:18 PM
Fees: \$30.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk



-  Dwelling (Indoor plumbing installed)
-  Dwelling (PENDING installation of plumbing)
-  Non-residential structure requiring connection services (See onsite inspection report)
-  Non-residential structure. (See onsite inspection report)

NOTICE:
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative boundaries.



Jesus Alberto Gonzalez
La Presa - Pt of Tract 02
133 Ranch Road 6073C

RECORDER'S MEMORANDUM: ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION.

ID# 11750

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 Barera

COUNTY CLERK
WEBB COUNTY, 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-1138

**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 02 - 0.2470 Acres
133 Ranch Road 6073
ID# 11725

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:

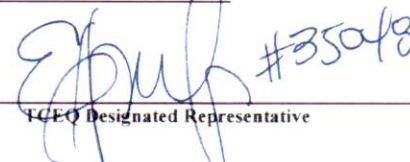
Q (waste water flow rate) limited to 50 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Installer: Rafael Cisneros, OS0007020
Disposal system: Leaching chambers ; Infiltrator 1,000 gal. two compartment septic tank (Soil Type II)
Connected structure: RV 30TAC285.4(b)(1)

Licensee Jesus Alberto Gonzalez

Address 2412 Severita Ln., Laredo, TX 78046 / jshaulingservicesllc@gmail.com

Telephone (956) 645-9333

Approved by  #35048 Date 3/3/22
CEO Designated Representative