



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 5.00 acs tract of land, more or less, out of Abstract 3084, Porcion 33 as further described in Vol. 0327, Pgs. 125-126, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **N/A**

Recorded on **10/27/1965** and filed in Volume **0327**, Pages **125-126**, of the Webb County Deed Records.

Requested by: **Raul Maldonado Jr. (ID 11998)**

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. **WC-1146**; and
4. No residential dwellings have been approved through this certificate.

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

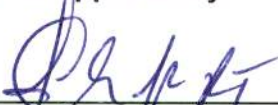
- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **10/27/1965** and filed in Volume **0327**, Pages **125-126**, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC-1146**.

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:

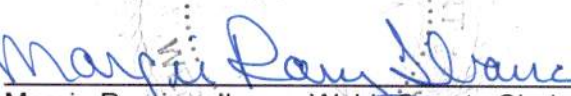


 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 27th day of June, 2022.



 Hon. Tano E. Tijerina
 Webb County Judge

Attested by: 
 Margie Ramirez Ibarra, Webb County Clerk

BY  DEPUTY
 WEBB COUNTY, TEXAS
 2022 JUN 30 AM 10:49
 MARGIE R IBARRA
 COUNTY CLERK
 FILED

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11998

Application for: **Electricity**

Legal Description: an unplatted 5.00 acs tract of land, more or less, out of Abstract 3084, Porcion 33 as further described in Vol. 0327, Pgs. 125-126, Webb County Deed 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. WC1146): 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: A. Villarreal Initial: J.M. For:
 By: L. Torres Initial: LT
 By: ----- Initial: _____
 By: E. Cantu Initial: EC
 By: ----- Initial: _____
 By: J. Calderon Initial: JC
 By: ----- Initial: _____
 By: A. Villarreal Initial: J.M. For:
 By: L. Torres Initial: LT

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: EG
 By: E. Garza Initial: EG
 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] #35048
 Elva Diana Cantu, Designated Representative

[Signature] For:
 Alicia Villarreal, Senior Planner

[Signature] #33051
 Ernesto Garza, Field DR

[Signature]
 Lilly Torres, Administrative Assistant

GENERAL WARRANTY DEED

STATE OF TEXAS | 143933
COUNTY OF WEBB | KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Frank C. Ely and wife, Lillia Ely, of the County of Bexar , State of Texas, for and in consideration of the sum of One Thousand Two Hundred (\$1,200.00) Dollars to us cash in hand paid by Leopoldo Guardiola, Jr., a single man, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Leopoldo Guardiola, Jr., of the County of Webb, State of Texas, all that certain real estate together with all improvements thereon, situated in the County of Webb, State of Texas, and described as follows, to-wit:

Five Acres of land out of Porcion 33, Abstract 3084, Original Grantee Jose D. Trevino, described by metes and bounds as follows:

Beginning at a steel stake in the South Boundary line of the Right of Way of Highway 359 which bears 830 feet west along the South Boundary of said ROW of 359 from the 2" Steel Pipe set in concrete and being the Northeast corner of Tract number Two and the Northwest corner of Tract number Four as surveyed by C. V. Howland, Jr. on the 3rd day of December, 1960, of the S. V. Edwards Pasture and the subdivision thereof,

Thence South One Thousand Eighty-Nine Feet on a line parallel to the boundary line between said Tract number Two and Four, to a steel stake, the Southeast Corner of this tract,

Thence West, parallel to the South Boundary line of the ROW of Highway #359 a distance of Two Hundred Feet, to a steel stake, the Southwest corner of this tract,

Thence North, on a line parallel to the boundary line between said Tract number Two and Four, a distance of One Thousand Eighty Nine feet, to a steel stake set under the fence and on the South Boundary line of the ROW of said Highway #359 for the Northwest corner of this tract,

Thence East, along the south boundary line of the ROW of Highway #359, a distance of Two Hundred Feet to a steel stake, the Northeast corner of this tract and the point of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any-wise belonging unto the said Leopoldo Guardiola, Jr., his heirs or

FILED
Oct 27 10 04 AM '65

F. R. PRYOR, CLERK
WEBB CO.

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assigns forever. And we do hereby bind ourselves, our heirs, ex-
ecutors and administrators to WARRANT AND FOREVER DEFEND all and
singular the said premises unto the said Leopoldo Guardiola, Jr.,
his heirs and assigns against every person whomsoever lawfully
claiming or to claim the same, or any part thereof.

This conveyance, however, is made subject to all valid and
subsisting reservations, leases, conditions, exceptions, restrictions
and covenants which are set forth in Deed from E. J. Dryden, Jr. to
Frank C. Ely and wife, Lilia Ely, such Deed being dated March 25,
1963, and covering the above property. And with respect to the
executive leasing rights conveyed to Frank C. Ely, et ux, and their
heirs and assigns in said deed, it is intended hereby to convey to
Grantee, the said Leopoldo Guardiola, Jr., his heirs and assigns,
said executive leasing rights, so that same will not terminate upon
his death, but will inure to the benefit of his heirs and assigns.

WITNESS OUR HANDS at San Antonio, Bexar County, Texas, this
30th day of September, 1965.



Frank C Ely
FRANK C. ELY

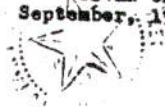
Lilia Ely
LILIA ELY

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STATE OF TEXAS |
COUNTY OF BEXAR |

BEFORE ME, the undersigned authority, on this day personally
appeared FRANK C. ELY and LILIA ELY, his wife, both known to me to
be the persons whose names are subscribed to the foregoing instru-
ment, and acknowledged to me that they each executed the same for
the purposes and consideration therein expressed, and the said LILIA
ELY, wife of the said FRANK C. ELY having been examined by me privily
and apart from her husband, and having the same fully explained to her,
she, the said LILIA ELY acknowledged such instrument to be her act and
deed, and she declared that she had willingly signed the same for the
purposes and consideration therein expressed, and that she did not wish
to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th, day of
September, 1965.



William A. Scott
NOTARY PUBLIC IN AND FOR BEXAR
COUNTY, TEXAS.

WILLIAM A. SCOTT
Notary Public
Bexar County, Texas

**OWNER'S AFFIDAVIT
REGARDING PROPERTY DEVELOPMENT LIMITATIONS
AND THE PROVISION OF ELECTRICAL UTILITIES PURSUANT TO SECTION
232.029(C)(2) TEXAS LOCAL GOVERNMENT CODE**

STATE OF TEXAS §
COUNTY OF WEBB §



DOC #1470615, OPR 5292 / 0227 - 0229
Doc Type: AFFIDAVIT
Record Date: 06/14/2022 01:43:46 PM
Fees: \$30.00, Recorded By: JP
Mergie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Raul Maldonado Jr. ID 11998

SUBJECT PROPERTY: an unplatted 5.00 acs tract of land, more or less, out of Abstract 3084, Porcion 33 as further described in Vol. 0327, Pgs. 125-126, Webb County Deed Records.

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

"My name is Raul Maldonado 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 RV trailer, 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 10/27/1965 in Vol. 0327, Pgs. 125-126, 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 # WC-1146 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)."

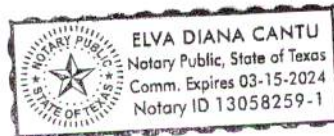
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

Raul Maldonado Jr.

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Raul Maldonado Jr. on the 14 day of June, 2022.

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-1146

**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:

Porcion 33, Abstract 3084 - 4.988 Acres

7543 State Highway 359 (entrance gate within city limits)

ID# 11837

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.

Site Evaluator: Rafael Cisneros RS# 2475, OS0010710; Installer: Rafael Cisneros OS0007020 (Soil Type IV)

Drain field: ET Beds 8' x 24'; Roth RMT-1500 (1,500 gal.) two compartment septic tank


Connected structure: RV - institutional

Licensee Raul Maldonado Jr

Address 1702 Margarita Ln., Rio Bravo, TX 78046 / cpallets@yahoo.com

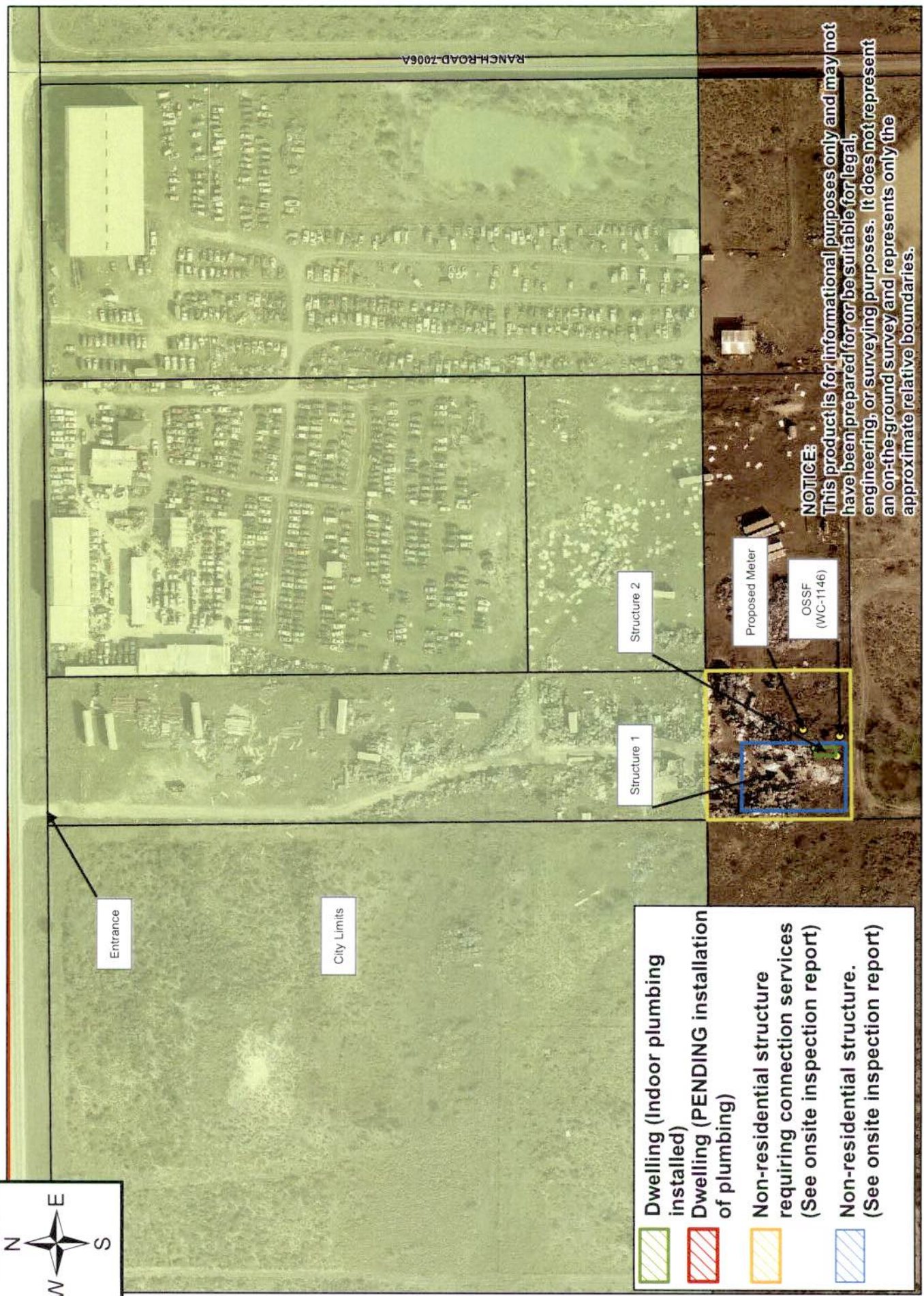
Telephone (956) 771-3602

Approved by


TCEQ Designated Representative

Date

May 12th, 2022



Entrance




City Limits

Structure 2

Structure 1

Proposed Meter

OSSF
(WC-1146)

-  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.



Raul Maldonado
Abstract 3084, Survey 0033

ID# 11998