



**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 4.2176 acre tract of land, more or less, out of Tract 26, Los Minerales and Annex, situated in Porcion 10, Abstract 280, Tomas Sanchez, as further described in Volume 0516, Pages 1030-1035, Webb County Deed Records..**

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

Recorded on **07/23/1976** and filed in Volume **0516**, Pages **1030-1035**, of the Webb County Deed Records.

Requested by: **Armando Javier Duarte (ID 12002)**

**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. **WC1140**; 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 **07/23/1976** and filed in Volume **0516**, Pages **1030-1035**, 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. **WC1140**.

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

water       sewer       electricity       gas

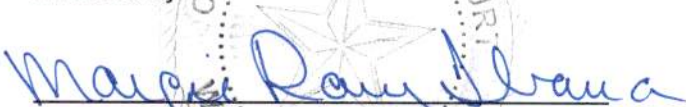
**LIMITATIONS: Connection limited to one (1) meter.**

**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.**

Attested by:

  
 Margie Ramirez Ibarra, Webb County Clerk



  
 Hon. Tano B. Tijerina  
 Webb County Judge

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: 12002

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

Legal Description: an unplatted 4.2175 acre tract of land, more or less, known as Tract 26, Ranchitos Los Minerales and Annex, as further described in Vol. 0516, Pgs. 1030-1035, 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. WC1140):  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: 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: ----- 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 = 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: \_\_\_\_\_

**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]  
Victoria A. Villarreal, Senior Planner

[Signature]  
Lilly Torres, Administrative Assistant

[Signature] #35048  
Elva Diana Cantu, Designated Representative

[Signature] #35051  
Ernesto Garza, GIS Technician I

THE STATE OF TEXAS            §  
COUNTY OF WEBB                221699

KNOW ALL MEN BY THESE PRESENTS:

VOL 516 Pg 1030

That I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of SIX THOUSAND NINE HUNDRED FIFTY-NINE AND 04/100 (\$6,959.04)----Dollars to me paid, and secured to be paid, by MANUEL A DUARTE and wife, AURORA A. DUARTE, AS FOLLOWS: cash, the receipt and sufficiency of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said MANUEL A. DUARTE and wife, AURORA A. DUARTE, of the County of Webb and State of Texas all that certain real property situated in Webb County, Texas, to-wit:

4.2176 Acres described in Exhibit "B" attached hereto and made a part hereof, SUBJECT to all oil, gas and mineral leases and reservations of record, and less and except all water rights appertaining thereto.

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022



Margie Ramirez Ibarra  
Webb County Clerk

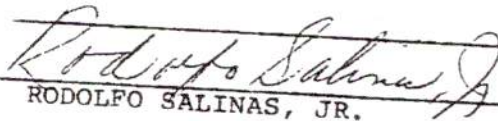
By *[Signature]*  
Deputy County Clerk

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 MANUEL A. DUARTE AND AURORA A. DUARTE, their 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 MANUEL A. DUARTE and AURORA A. DUARTE, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Laredo, Webb County, Texas, this 19th day of July, 1976.

Witness at request of Grantor:

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


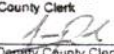
  
RODOLFO SALINAS, JR.

VOL 5168-1031

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022

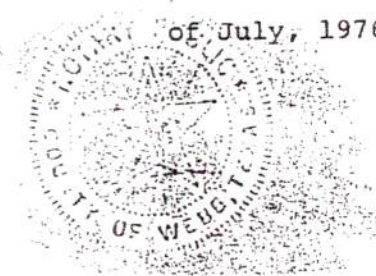
 Margie Ramirez Ibarra  
Webb County Clerk  
By   
Deputy County Clerk

STATE OF TEXAS §  
COUNTY OF WEBB §

VOL 516 Pg. 1032

BEFORE ME, the undersigned, a Notary Public in and for said County and State, 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, this the 21st day of July, 1976.



*Erma A. Arce*  
Notary Public in and for  
Webb County, Texas.


I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022

Margie Ramirez Ibarra  
Webb County Clerk

By *[Signature]*  
Deputy County Clerk

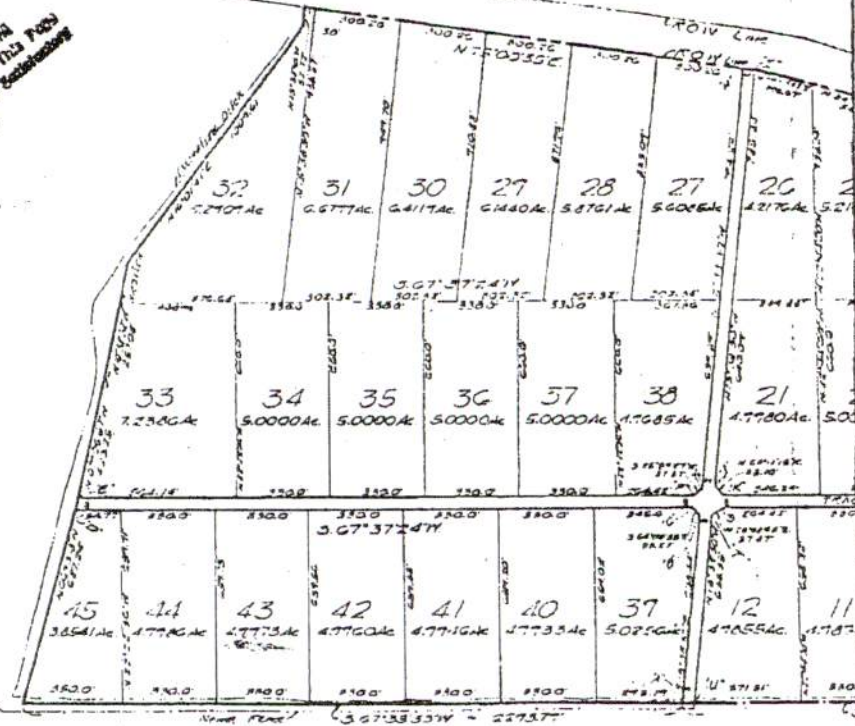


Ranchitos  
238.7743 ACRE TR

Tomas Sanchez  
AND  
Heb

FOR 9  
FOR 10

RECORDED'S RECOMMENDATION  
OF PORTE OF THE  
Map Not Clearly Legible For Subdivision  
Representatives



FOR 10  
FOR 11

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

Witness my hand and seal of office on

JAN 28 2022



Margie Ramirez Ibarra  
Webb County Clerk

By *[Signature]*  
Deputy County Clerk

NOTE:  
N.C. Lot Colors  
1st Steel, Texas

PORCION

IV - Los Minerales  
ACT OUT OF FORCION No. 10  
z - Original Grantee

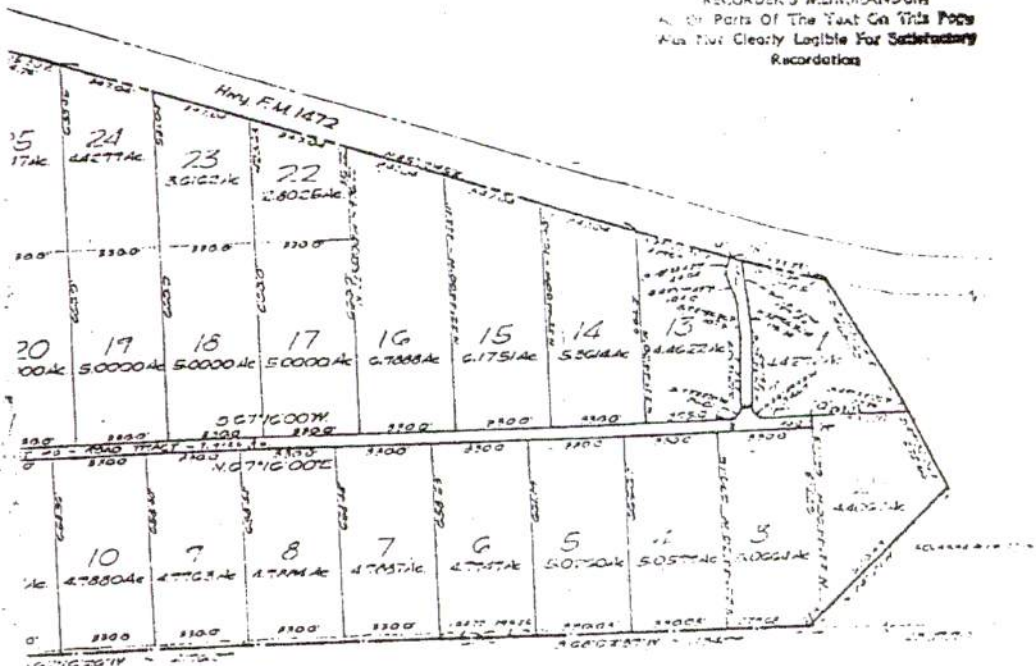
EXHIBIT "A"

TRACT 200  
County, Texas  
CALIFORNIA  
LAND & MINERAL  
SURVEYING  
1912

Archives & More

FORCION

RECORDER'S MEMORANDUM  
As to Parts of The Tract On This Page  
And Not Clearly Legible For Subsequent  
Recordation



11

STATE OF TEXAS  
COUNTY OF WEBB  
I, MARGIE RAMIREZ IBARRA, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.  
Witness my hand and seal of office on

I, Margie Ramirez Ibarra, County Clerk, Webb County, do hereby certify that this is a true and correct copy, as the same appears of record in my office.

JAN 28 2022



Margie Ramirez Ibarra  
Webb County Clerk  
By *[Signature]*

Exhibit B  
(Tract 26 )

VOL 516 ~~1035~~

A tract of land containing 4.2176 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 Deed Records of Webb County, Texas, this 4.2176 acre tract being more particularly described as follows, to-wit:

BEGINNING at a 1/2" steel rod designated as Corner "I" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in the Webb County Deed Records, said 1/2" steel rod being on the southerly right-of-way line of FM Highway 1472 and being the northwest corner of this tract;

THENCE N. 79°19'42" E. 196.67 feet with southerly right-of-way line of FM Highway 1472 to a 1/2" steel rod, the northwest corner of Tract 25 and the northeast corner of this tract;

THENCE S. 22°44'00" E. 738.24 feet to a 1/2" steel rod, the common corner of Tracts 20, 21, 25 and this tract;

THENCE S. 67°16'00" W. 289.28 feet with the northwest line of Tract 21 to a 1/2" steel rod on an easterly line of Tract 46, the northwest corner of Tract 21 and the southwest corner of this tract;

THENCE N. 15°38'30" W. 785.34 feet to the place of beginning.

THE STATE OF TEXAS )  
COUNTY OF WEBB ) I, MARGIE RAMIREZ IBARRA,  
Clerk of the County Court of Webb County, Texas, do hereby certify that the foregoing is a true and correct copy of the original Deed as the same appears on record in my office, in Vol 516 Page(s) 1030-1035 of the Deed Records of Webb County, Texas.

Witness my/Hand and Seal of Office this the 28<sup>th</sup> day of January A.D., 2022

MARGIE RAMIREZ IBARRA Webb County Clerk  
Webb County, Texas.

By J. P. [Signature] Deputy

FILED

JUL 23 12 40 PM '76

M. HINES, CLERK  
WEBB COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY



**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 Armando Javier Duarte (ID #12002)

**SUBJECT PROPERTY: an unplatted 4.2176 acre tract of land, more or less, out of Tract 26, Los Minerales and Annex, situated in Porcion 10, Abstract 280, Tomas Sanchez, as further described in Volume 0516, Pages 1030-1035, Webb County Deed Records.**

Before me, the undersigned Notary Public, on this day personally appeared Armando Javier Duarte and under oath deposed and said as follows:

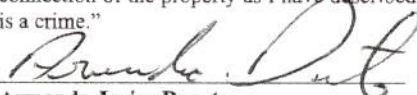
"My name is Armando Javier Duarte. I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a mobile home, 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 07/23/1976 in Volume 0516, Pages 1030-1035, 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 # WC1140 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)."

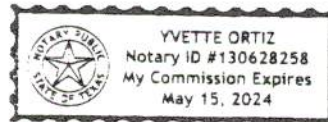
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

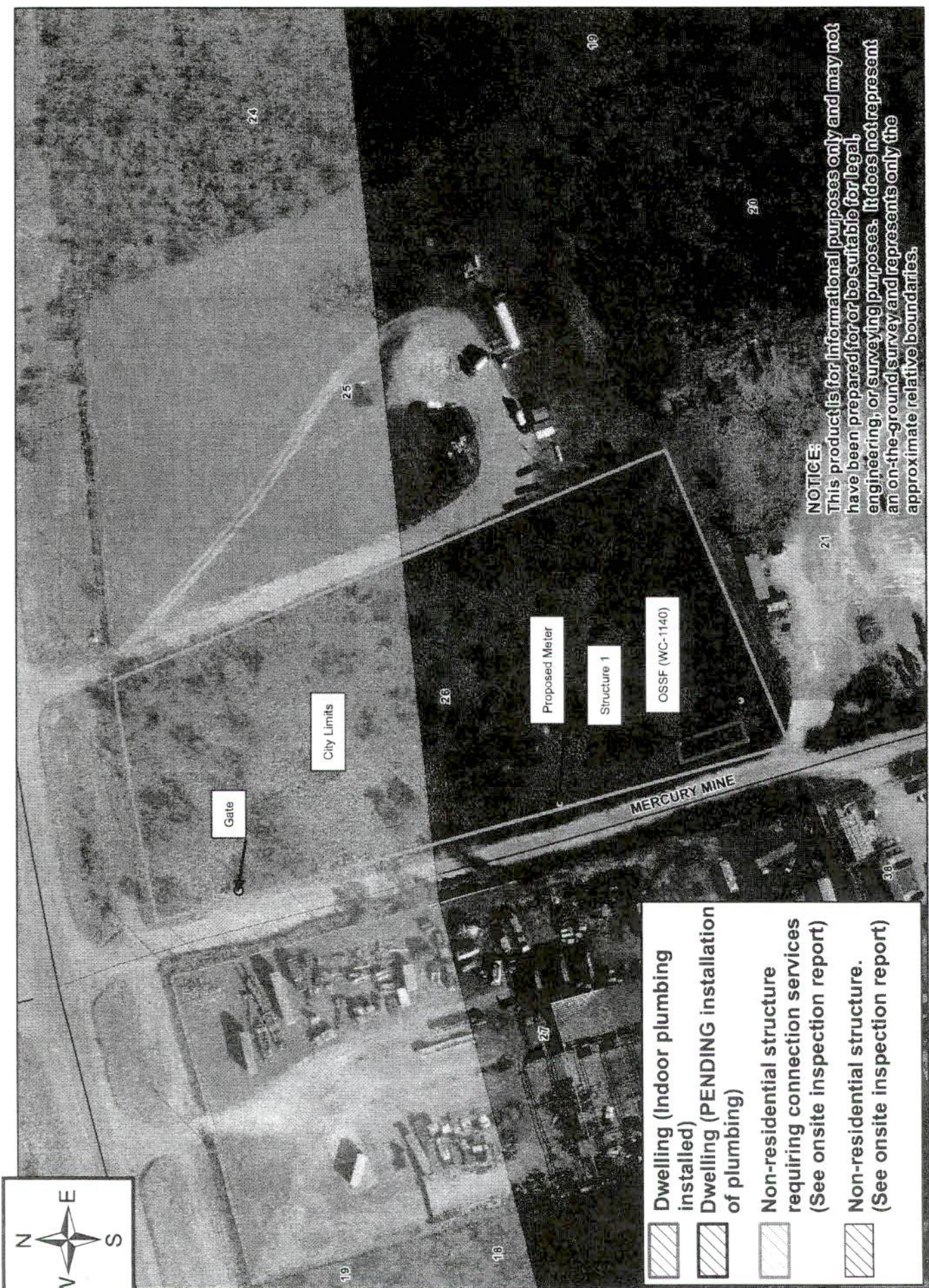
  
Armando Javier Duarte





SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Armando Javier Duarte on the 14<sup>th</sup> day of June 2022.

  
Yvette Ortiz  
NOTARY PUBLIC, STATE OF TEXAS



DOC #1470744, OPR 5293 / 0124 - 0126  
Doc Type: AFFIDAVIT  
Record Date: 06/15/2022 01:19:43 PM  
Fees: \$30.00, Recorded By: AL  
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.



Armando Javier Duarte  
Los Minerales and Annex - Tract 26

RECORDER'S MEMORANDUM: ALL OR ID# 12002  
PARTS OF THE TEXT ON THIS PAGE  
WAS NOT CLEARLY LEGIBLE FOR  
SATISFACTORY RECORDATION.



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-1140

### 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:** Los Minerales and Annex, Tract 26 - 4.22 Acres

ID# 11747

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 240 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: Fernando Chavarria OS0001380 (Soil Type II)

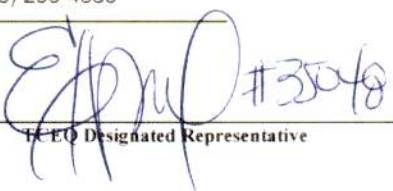
Drain field: 150 LF of Leaching Chambers (3 rows); Infiltrator IM-1060 (1,000 gal.) two compartment septic tank

Connected structure: 3 Bedroom Mobile Home

**Licensee** Armando Javier Duarte

**Address** 2517 E. Frost St., Laredo, TX 78043 / mandielove19@yahoo.com

**Telephone** (956) 290-4660

**Approved by**  #35048  
TCEQ Designated Representative

**Date** May 26th, 2022