



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 2.00 acre tract of land, also known as Tract 27-E, Old Milwaukee West, more or less, out of 358.4 Acres out of the A.M. Bruni Estate, Porcion 32, Abstract 0296, as further described in Vol. 5109, Pgs. 864-869, WCDR.

The E-911 (physical address) associated with this request is: 187 Ranch Road 6086D

Recorded on 01/09/1979 and filed in Volume 0576, Pages 0340-0342, of the Webb County Deed Records.

Requested by: Delfino D. Sarmiento (ID 12300)

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. WC1174; 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 01/09/1979 and filed in Volume 0576, Pages 0340-0342, 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. WC1174.

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:

Jorge A. Calderon, CFM
Planning Director/Floodplain Administrator

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

Hon. Tano E. Tijerina
Webb County Judge

Attested by: Margie Ramirez Ibarra, Webb County Clerk

FILED 11/15 2022 @9:00am
MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
BY: [Signature] DEPUTY

**Compliance & Inspection Certifications Relating to Utility Application Approvals**

Issue ID: 12300

Application for: **Electricity**

Legal Description: an unplatted 2.00 acre tract of land, also known as Tract 27-E, Old Milwaukee West, more or less, out of 358.4 Acres out of the A.M. Bruni Estate, Porcion 32, Abstract 0296, as further described in Vol. 5109, Pgs. 864-869, WCDR

**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent). By: S. Lopez Initial: SL
- All Fees Paid By: L. Torres Initial: LT
- ROW Acquired or  Not Required as a condition of approval By: S. Lopez Initial: SL
- OSSF Licensed (No. WC-1174):  New  PEST  Not Applicable By: E. Garza Initial: E.G.
- OSSF Decommissioning certified by? ----- By: ----- Initial: -----
- Compliance w/Floodplain Regulations: N/A By: J. Calderon Initial: JC
- All required affidavit(s) re grant service are executed. By: ----- Initial: -----
- All required affidavit(s) re §232.029, LGC are executed. By: S. Lopez Initial: SL
- Garbage Collection Contract By: S. Lopez Initial: SL

**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 = 0 Non-residential Structures = 2 By: D. Rangel Initial: D.R
- All mandated in-door plumbing observed & compliant  
Total mandated structures: 1 By: D. Rangel Initial: D.R
- OSSF Decommissioning verified or  Unable to verify By: ----- Initial: -----
- Improvements compliant with issued Floodplain Dev. permit By: ----- Initial: -----

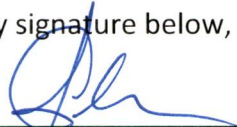
**Staff Recommendation/Determination**

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, Planning Director, CFM**

 # 35051  
\_\_\_\_\_  
**Ernesto Garza, Senior Planner, DR**

  
\_\_\_\_\_  
**Selina Lopez, Senior Planner**

  
\_\_\_\_\_  
**Dorian A. Rangel, GIS Technician II**

  
\_\_\_\_\_  
**Lilly Torres, Administrative Assistant**

THE STATE OF TEXAS ↓  
COUNTY OF WEBB ↓

KNOW ALL MEN BY THESE PRESENTS:

250698

THAT we, CESAREO PORRAS, RENE CANTU and ARMANDO E. GARCIA, of the County of Webb and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto DELFINO SARMIENTO and wife, TRINIDAD SARMIENTO, of the County of Webb and State of Texas, all of the following described real property in Webb County, Texas, to-wit: THE SURFACE ONLY OF TRACT 27-E,

A 2.0 acre tract of land out of a 358.4 acre tract shown as "Pt. E-1" in Volume 2 page 143 of the Webb County Plat Records. Said 358.4 acres is out of the A.M. Bruni Estate Share No. 1, Porcion 32, Antonio Trevino, Original Grantee Abstract No. 296. All the above mentioned is situated in Webb County, Texas and is hereunder better described by metes and bounds as follows to-wit;

BEGINNING survey at the Southwest corner of said 358.4 acre tract "Pt. E-1", same being the southeast corner of "Pt. D-1" also out of Share No. 1 and same being a point on the Common line of Porcion 32 and 33; then going on a bearing S. 89-55-56 E., along Common line of Porcion 23 and 33, 616.00 feet to the East boundary line and the southeast corner of a 25 foot egress and ingress easement; then N. 00-04-04 E., 1,823.35 feet along east line of mentioned 25 foot easement, the southwest corner of this tract designated as tract 27E and the POINT OF BEGINNING.

THENCE, N. 00-04-04 E., 303.89 feet (West boundary line) along East line of mentioned 25 foot easement to the Northwest corner hereof;

THENCE, S. 89-55-56 E., 286.68 feet (North boundary line) along South boundary line of Tract 28E to the Norwest corner hereof;

THENCE, S. 00-04-04 W., 303.89 feet (East boundary line) to the Southeast corner hereof;

THENCE, N. 89-55-56 W., 286.68 feet (South boundary line) along the North boundary line of Tract 26E, to the Southwest corner 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

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anywise belonging, unto the said granteè, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is further understood and agreed that Grantors herein GRANT, SELL, AND CONVEY unto grantees herein a road right-of-way easement twenty-five feet (25 ft.) in width affording grantees, their heirs and assigns the right of ingress and egress to said above described tract of land. The said twenty-five feet (25 ft.) easement is situated along the west boundary line of said two (2) acre tract and extends in a northerly direction to State Highway 359 and more particularly depicted on Exhibit "A" attached hereto and incorporated herein for all purposes.

EXECUTED this 27<sup>th</sup> day of December, 1978.

Rene Cantu  
 RENE CANTU  
Cesareo N. Porras  
 CESAREO PORRAS

Armando E. Garcia  
 ARMANDO E. GARCIA

THE STATE OF TEXAS }  
 COUNTY OF WEBB }

BEFORE ME, the undersigned authority, on this day personally appeared CESAREO PORRAS and ARMANDO E. GARCIA, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 27<sup>th</sup> day of December, 1978.



[Signature]  
 Notary Public in and for Webb County, Texas.

STATE OF TEXAS  
 COUNTY OF WEBB  
 I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED IN MY OFFICE ON THE 27 DAY OF Dec 1978 AND RECORDED ON THE 15 DAY OF Jan 1979 IN THE PUBLIC RECORDS, VOL. 1596 PAGE 390 42 OF WEBB COUNTY TEXAS.

HENRY FLORES  
 CLERK, COUNTY COURT, WEBB COUNTY, TEXAS  
 BY [Signature] DEPUTY

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FILED

PART. "D-1"

JAN 9 4 31 PM '79  
HENRY FLORES, CO. CLERK  
WEBB COUNTY, TEXAS

DEPUTY

OCCUPIED S.W. COR. OF  
PART "E-1" A.M. BRUNI  
ESTATE PARTITION

591.00  
5 89°55'36" E  
616.06

BEGINNING OF SURVEY

LEGEND  
● IRON PIN

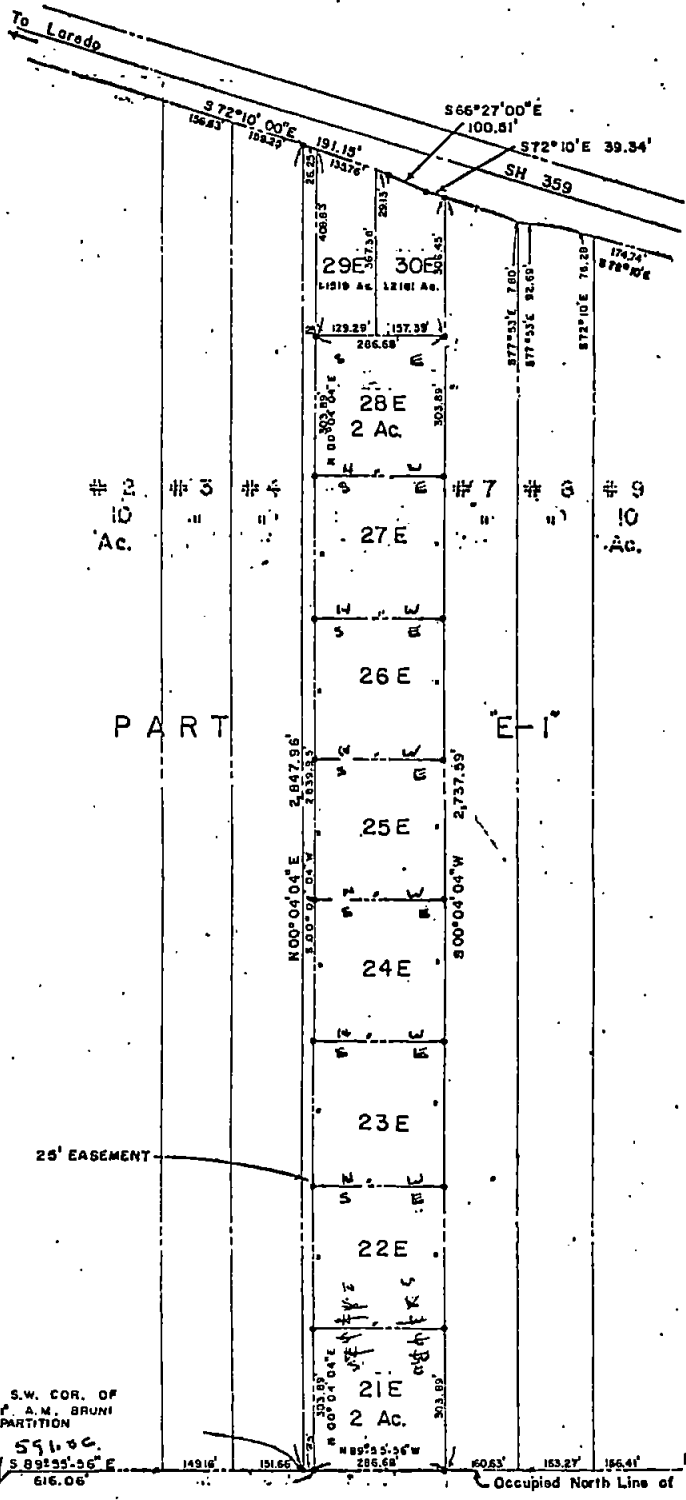
CERTIFICATE OF ENGINEER

I, hereby certify that this survey is true and correct  
and was prepared from an actual survey of the  
property made under my supervision on the ground  
this 27th day of NOV. 1978.

*Cesared R. Porras*  
CESARED R. PORRAS  
REGISTERED PROFESSIONAL ENGINEER

REPLAT SHOWING 2 ACRE  
TRACTS 21E TO 30E OUT  
OF TRACT 5 & 6  
AS PER AUG. 14, 1978 I  
PART "E-1" (A.M. BRUNI ESTATE)  
[PLAT RECORDS VOL. 2, P. 148]  
PORCION 32 ABS. 296

ANTONIO TREVINO, Original Grantee  
WEBB COUNTY, TEXAS



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**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 §



DOC #1483820, OPR 5370 / 0617 - 0617  
Doc Type: AFFIDAVIT  
Record Date: 11/03/2022 01:49:12 PM  
Fees: \$26.00, Recorded By: GR  
Margarita Ramirez Ibarra, Webb County Clerk

**AFFIDAVIT OF Delfino D. Sarmiento (ID 12300)**

**SUBJECT PROPERTY: an unplatted 2.00 acre tract of land, also known as Tract 27-E, Old Milwaukee West, more or less, out of 358.4 Acres out of the A.M. Bruni Estate, Porcion 32, Abstract 0296, as further described in Vol. 5109, Pgs. 864-869, WCDR.**

Before me, the undersigned Notary Public, on this day personally appeared **Delfino D. Sarmiento** and under oath deposed and said as follows:


"My name is **Delfino D. Sarmiento**, 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 restroom & carport**, 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:

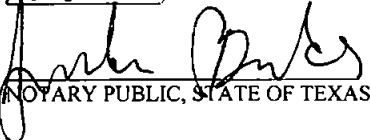
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 01/09/1979 in Volume 0576, Pages 0340-0342, of the Webb County Deed Records and that said land has not been further subdivided.
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 # WC1174** 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."

  
Delfino D. Sarmiento

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Delfino D. Sarmiento** on the 3 day of November, 2022.

  
NOTARY PUBLIC, STATE OF TEXAS



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



  
COUNTY CLERK  
WEBB COUNTY, TEXAS



JORGE A. CALDERON  
Planning Director

**PLANNING DEPARTMENT OF WEBB COUNTY, TEXAS**

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC-1174

**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:** Old Milwaukee West, Tract 27-E - unplatted 2.00 Acres  
187 Ranch Road 6086D  
ID# 12230

**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:**

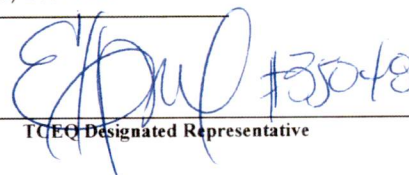
**Q (waste water flow rate) limited to 50 Gallons per Day.  
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

S. E. Rafael Cisneros OS0010710, RS# 2475; Installer: Rafael Cisneros OS0007020 (Soil Type III)  
Drain field: 38 LF Leaching Chambers (1 row); Infiltrator IM-1060: 1,000 gal two compartment tank  
Connected structure: Outdoor restroom

**Licensee** Delfino Sarmiento Sr. & Trinidad Sarmiento c/o Daniel Sarmiento

**Address** 213 Rhone Ln., Laredo, TX 78041 / 'sarmientooutlet@yahoo.com'

**Telephone** (956) 286-1091

**Approved by**   
TCEQ Designated Representative

**Date** October 20, 2022



**Webb County  
Floodplain Development Permit Exemption Certificate**

**STATE OF TEXAS** §  
**COUNTY OF WEBB** §  
**APPLICATION NO. 4518-E** §

**NAME OF APPLICANT Delfino Sarmiento (owner) - ID 12300**

**PHYSICAL ADDRESS OR E911 ADDRESS: 187 Ranch Road 6086D**

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 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:

**Existing carport, restroom & OSSF located on an unplatted 2.00 acre tract of land, also known as Tract 27-E, Old Milwaukee West, more or less, out of 358.4 Acres out of the A.M. Bruni Estate, Porcion 32, Abstract 0296, as further described in Vol. 5109, Pgs. 864-869, WCDR**

Name and No. of Survey/Abstract

Acreage

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:

**Please be advised that pursuant to Webb County’s Order for On-Site Sewage Facilities (OSSF), waste producing facilities must be connected to a licensed septic tank. A copy of this approval will be forwarded to the Webb County Designated Representative (Diana Cantu) for further review. Please contact our office for additional information.**

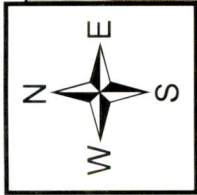
**WARNING:**





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.

\_\_\_\_\_  
Jorge A. Calderon, CFM  
Planning Director/Floodplain Administrator

Date of Issuance      11/03/2022





-  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.



Delfino Sarmiento & Trinidad Sarmiento  
Porcion 32, Abstract 0296  
187 Ranch Road 6086D

ID# 12300