



**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 1.96 acre tract of land, more or less, being part of Tract 38 & 39, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3840, Pages 0161-0165.

The E-911 (physical address) associated with this request is: 835 Ranch Road 6073A

Recorded on 08/19/2015 and filed in Volume 3840, Pages 0161-0165, of the Webb County Deed Records.

Requested by: Raul Flores III (ID 12417)

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. WC1136; and
4. No residential dwellings have been approved through this certificate.

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

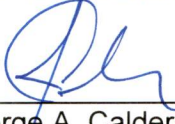
- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 6/12/1978 and filed in Volume 0562, Pages 0092-0093, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. WC1136.

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:



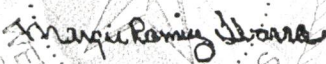
Jorge A. Calderon, CFM
Planning Director/Floodplain Administrator

MARGIE R. IBARRA
 COUNTY CLERK
 FILED
 2023 JAN 23 PM 3:06
 WEBB COUNTY, TEXAS
 DEPUTY

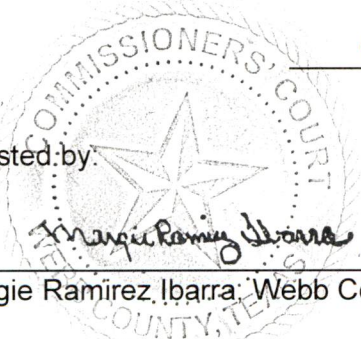
Approved by the Webb County Commissioners Court on this the 23rd day of January, 2023.



Hon. Tano E. Tijerina
Webb County Judge

Attested by:
 KE

Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 12417

Application for: **Electricity**

Legal Description: an unplatted 1.96 acre tract of land, more or less, being part of Tract 38 & 39, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3840, Pages 0161-0165

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-1136): 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: S. Lopez Initial: SL
 By: L. Torres Initial: LT
 By: ----- Initial: _____
 By: E. Cantu Initial: EC
 By: ----- Initial: _____
 By: J. Calderon Initial: JC
 By: ----- Initial: _____
 By: S. Lopez Initial: SL
 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 = 2
- 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: D.R
 By: D. Rangel Initial: D.R
 By: ----- Initial: _____
 By: ----- Initial: _____

Staff Recommendation/Determination

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

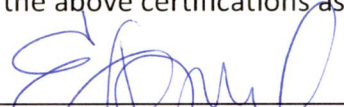
By: J. Calderon Initial: JC

Attested:

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



Jorge Calderon, Planning Director, CFM



Elva Diana Cantu, Asst Planning Director, DR



Selina Lopez, Senior Planner



Dorian A. Rangel, GIS Technician II



Lilly Torres, Administrative Assistant

243482

THE STATE OF TEXAS I
COUNTY OF WEBB I

KNOW ALL MEN BY THESE PRESENTS:

That EMPRESAS EL RANCHO, INC., a corporation, acting by and through its duly authorized officers, of the County of Webb and State of Texas, hereinafter called "GRANTOR", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by ADOLFO FLORES, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto the said ADOLFO FLORES, of the County of Webb and State of Texas, hereinafter called "GRANTEE", all of the following described property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY to a tract of land containing 1.699 acres consisting of 0.73 acres in Tract No. 38 and 0.969 acres in Tract No. 39 of La Presa Subdivision in Porcion No. 42, Webb County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner on the recognized common division line of tracts 38 and 39 being the south corner of this tract. The southeast corner of Tract No. 38 brs. S 00.13 E 457.2';

THENCE N 85 00 E along the south line of this tract, 149.75' to a fence corner for the southeast corner of this tract;

THENCE N 04 12 W along the east line of this tract, 257.3' to a fence corner for the northeast corner hereof;

THENCE S 89 01 W along the north line of this tract, 309.8' to a fence corner for the northwest corner hereof;

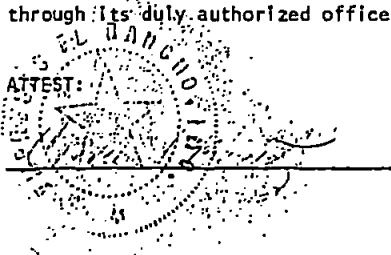
THENCE S 04 51 E along the west line of this tract, 151.1' to a fence corner for the southwest corner hereof;

THENCE S 55 43 E along the southwest line of this tract, 202.0' to the place of BEGINNING.

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 Grantee, his heirs and assigns forever, and Grantor does hereby bind itself, its successors and assigns 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.

EXECUTED BY Empresas El Rancho, Inc., a corporation, acting by and through its duly authorized officers on this the 4 day of May, 1978.

ATTEST:



EMPRESAS EL RANCHO, INC.

BY: Richard L. Conroy

Vol. 562 PAGE 92

THE STATE OF TEXAS I
COUNTY OF WEBB I

BEFORE ME, the undersigned authority, on this day personally appeared
ORLANDO L. BENITEZ, known to me to be the person and officer whose name is sub-
scribed to the foregoing instrument and acknowledged to me that the same was the
act of EMPRESAS EL RANCHO, INC., a corporation, and that he executed the same as the
act of such corporation for the purposes and consideration therein expressed, and
in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7 day of May,
1978.



Maura L. Garcia
Notary Public, Webb County, Texas

FILED

JUN 12 4 09 PM '78

H. MIKE VOLPE, CLERK
WEBB COUNTY, TEXAS

BY _____ DEPUTY

VOL 562 PAGE 93

**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 Raul Flores III (ID 12417)

SUBJECT PROPERTY: an unplatted 1.96 acre tract of land, more or less, being part of Tract 38 & 39, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3840, Pages 0161-0165.

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

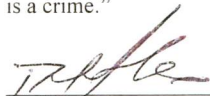
"My name is Raul Flores III, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing an RV, as further 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 **06/12/1978** in Volume **0562, Pages 0092-0093**, 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 # WC1136 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."

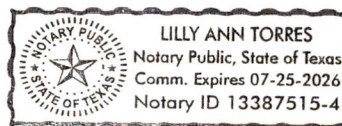


Raul Flores III

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Raul Flores III on the 12 day of January, 2023.



NOTARY PUBLIC, STATE OF TEXAS



DOC #1488999, OPR 5401 / 0174 - 0176
Doc Type: AFFIDAVIT
Record Date: 01/12/2023 09:21:44 AM
Fees: \$30.00, Recorded By: MGV
Margie Ramirez Ibarra, Webb County Clerk



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-1136

**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, Tract 39 - unplatted 1.97 Acres
835 Ranch Road 6073A
ID# 11707

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:

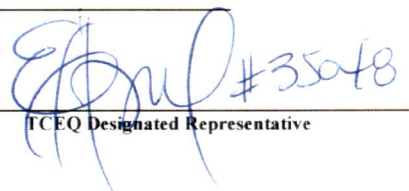
**Q (waste water flow rate) limited to 50 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

S.E. Rafael Cisneros OS0010710; Installer: Victor Alfonso Ontiveros OS0037612 (Type II)
Drain field: 50 LF Leaching Chambers; Infiltrator IM-1060: 1,000 gal two compartment tank
Connected structure: RV

Licensee Raul Flores III

Address 111 Phoenix Palm Dr., Laredo, TX 78045 / cumminspower6@yahoo.com

Telephone (956) 635-0344

Approved by  #35048
TCEQ Designated Representative

Date Jan 10th 2023



**Webb County
Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4558-E §

NAME OF APPLICANT Raul Flores III (owner/applicant) - ID 12417

PHYSICAL ADDRESS OR E911 ADDRESS: 835 Ranch Road 6073A

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 RV, OSSF, and electrical meter located on an unplatted 1.96 acre tract of land, more or less, being part of Tract 38 & 39, La Presa Subdivision, containing 316.282 acres, more or less, located in Porcion 42, as described in Volume 3840, Pages 0161-0165

| | |
|---------------------------------|---------|
| 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.

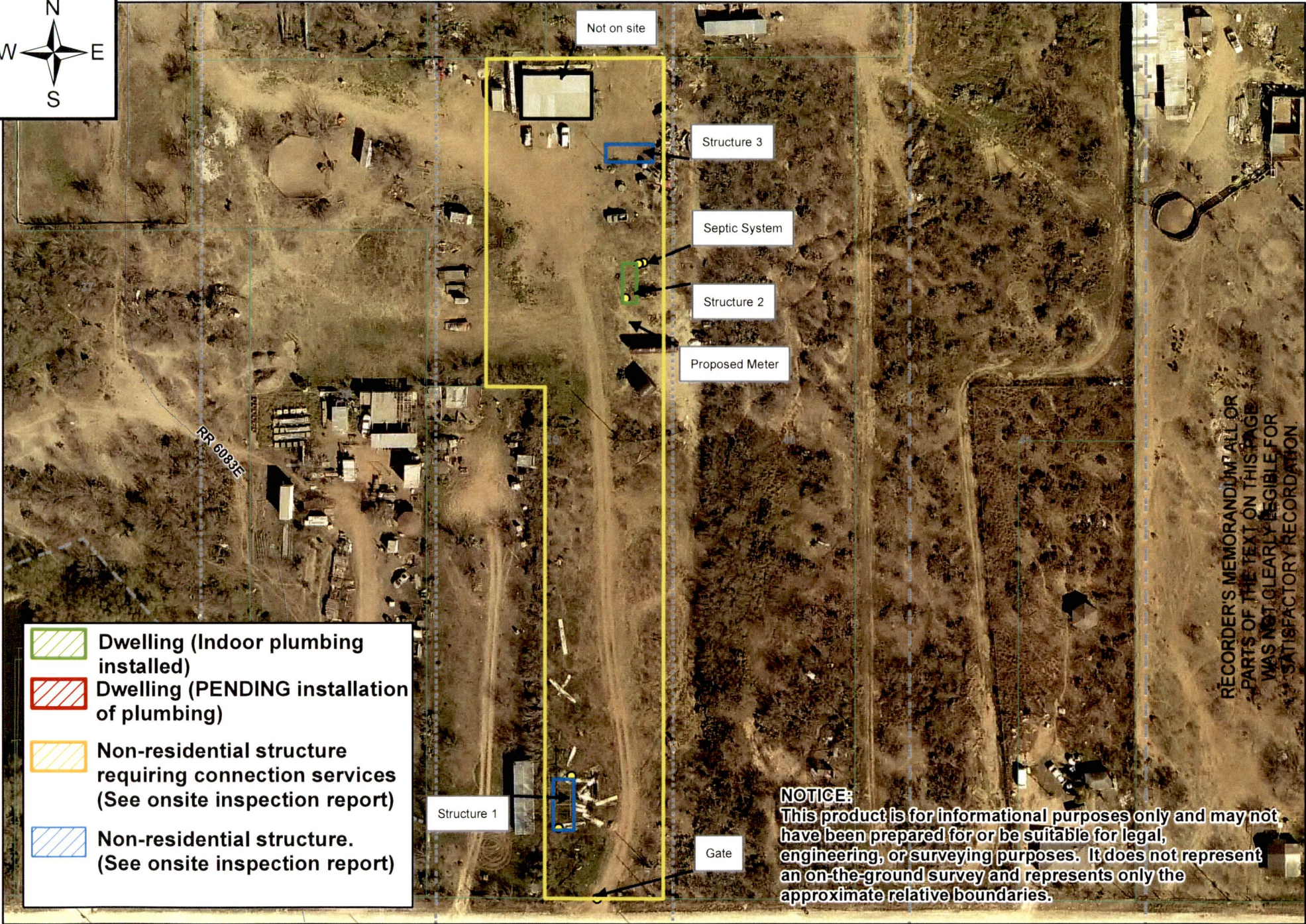
WARNING:





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

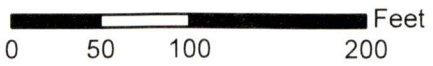
Date of Issuance 01/12/2023



-  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.

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



Raul Flores III
 La Presa, Tract 38 & 39
 835 Ranch Road 6073A

ID# 12417

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 Romo Flores

COUNTY CLERK
WEBB COUNTY, TEXAS

RECORDED
INDEXED
FILED
WEBB COUNTY, TEXAS
OCT 10 2011