



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: Colorado Acres, Block 05, Lot 15 - 3.73 Acres, as described in Volume 5115, Pages 0409-0410.

The E-911 (physical address) associated with this request is: 1285 Las Lomas Rd

Recorded on 09-21-2021 and filed in Volume 5115, Pages 0409-0410, of the Webb County Deed Records.

Requested by: Enedina Cortez (applicant/buyer), David Olvera Sr. (owner/seller) (ID 13532)

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-1266; 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 10/14/1986 and filed in Volume 05, Pages 037, 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-1266.

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

Approved by the Webb County Commissioners Court on this the 28th day of May, 2024.

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

Margie Ramirez Ibarra, Webb County Clerk

FILED May 28th 20 24 @ 4:40 PM
MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
BY DEPUTY

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 13532

Application for: **Electricity**

Legal Description: Colorado Acres, Block 05, Lot 15 - 3.73 Acres, as described in Volume 5115, Pages 0409-0410.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. WC1266): 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: S. Lopez Initial: SL
By: A. Lopez Initial: A.L.
By: S. Lopez Initial: SL
By: E. Cantu Initial: EC
By: ----- Initial: _____
By: J. Calderon Initial: JC
By: ----- Initial: _____
By: S. Lopez Initial: SL
By: A. Lopez Initial: A.L.

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: R. Martinez Initial: RM
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.

Selina Lopez
Selina Lopez, Senior Planner

Robert Martinez
Robert Martinez, GIS Technician I

Adela Lopez
Adela Lopez, Administrative Assistant

Jorge Calderon
Jorge Calderon, CFM, Planning Director

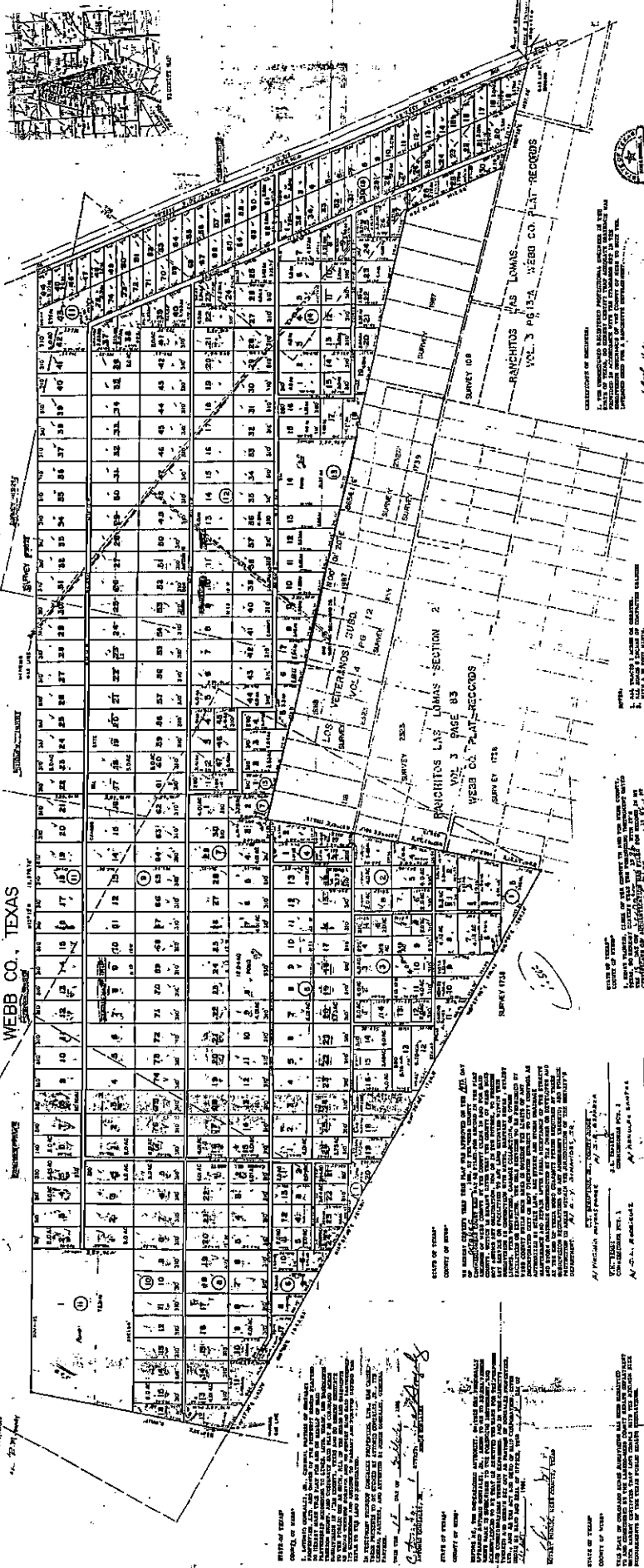
Elva-Diana Cantu #35048
Elva-Diana Cantu, Designated Representative

Ernesto Garza #35051
Ernesto Garza, Field Designated Representative

COLORADO ACRES SUBDIVISION
1,861.73 ACRES

WEBB CO., TEXAS

NORTH
SCALE 1" = 500' AS SHOWN
1/2" FOR 100' SET AT ALL PROPERTY CORNERS



358272A
COMPILED BY
J. H. BROWN
FROM SURVEY PLATS
FILED IN THE OFFICE OF THE
COUNTY CLERK, WEBB COUNTY, TEXAS
DATE 7-23-38

STATE OF TEXAS
COUNTY OF WEBB
I, J. H. BROWN, Surveyor, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as the same appears in the files of the Surveyor's Office, Webb County, Texas, and that the same is a true and correct copy of the original plat as the same appears in the files of the Surveyor's Office, Webb County, Texas.

WITNESSED my hand and the seal of my office this 23rd day of July, 1938.

J. H. BROWN
Surveyor

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COUNTY OF WEBB
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WITNESSED my hand and the seal of my office this 23rd day of July, 1938.

J. H. BROWN
Surveyor



Surveyor
J. H. BROWN
COUNTY CLERK
WEBB COUNTY, TEXAS

**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 David Olvera Sr. (owner), Enedina Cortez (applicant) (ID 13532)

SUBJECT PROPERTY: Colorado Acres, Block 05, Lot 15 - 3.73 Acres, as described in Volume 5115, Pages 0409-0410.

Before me, the undersigned Notary Public, on this day personally appeared David Olvera Sr. and Enedina Cortez and under oath deposed and said as follows:

"Our names are David Olvera Sr. (owner), Enedina Cortez (applicant). 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 10/14/1986 in Volume 05, Pages 037, of the Webb County Plat 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-1266 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."

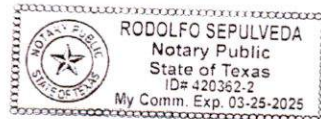
David Olvera Sr.
David Olvera Sr. (owner)



DOC #1529236, OPR 5649 / 0776 - 0778
Doc Type: AFFIDAVIT
Record Date: 05/09/2024 02:54:58 PM
Fees: \$29.00, Recorded By: MMG
Margie Ramirez Ibarra, Webb County Clerk

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by David Olvera Sr. on the 5 day of May, 2024.

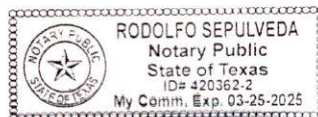
Rodolfo Sepulveda
NOTARY PUBLIC, STATE OF TEXAS



Enedina Cortez
Enedina Cortez (applicant)

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Enedina Cortez (applicant), on the 5 day of May, 2024.

Rodolfo Sepulveda
NOTARY PUBLIC, STATE OF TEXAS





Webb County
Floodplain Development Permit
Permit No. 2024-012

STATE OF TEXAS §
COUNTY OF WEBB §

NAME OF APPLICANT Enedina Cortez (buyer/applicant), David Olvera Sr. (seller/owner) – ID 13138

Request: RV Trailer & an On-Site Sewage Facility (OSSF).

Physical address or E911 address for this request: 1285 Las Lomas Rd

The above named applicant applied for a development permit for **an RV & OSSF**. The application has been reviewed by the Webb County Floodplain Administrator and has determined that the proposed development is in compliance with the Webb County Flood Damage Prevention Order.

Pursuant to information provided by said application, please be advised that **construction** to this property **for the purposes herein described** has been authorized through the following documentation filed with the Floodplain Administrator:

- | | |
|---|--|
| <input type="checkbox"/> Floodproofing Certificates | <input checked="" type="checkbox"/> Anchoring & Bracing Certificate (02-19-2024) |
| <input type="checkbox"/> No Rise Certificate | <input type="checkbox"/> Exemption Certificate (pre-FIRM) |

This permit authorizes the applicant to proceed with construction in accordance with the proposed construction plans presented with this application on the following described property:

Colorado Acres, Block 05, Lot 15 - 3.73 Acres

<u>Name and No. of Survey/Abstract</u>	<u>Acreage</u>
--	----------------

COMMENTS:

1. **The purpose of this request and permit is for an RV Trailer & an On-Site Sewage Facility (OSSF).**
2. **Existing RV Trailer is in compliance with "Road Ready" requirements as per the Webb County Flood Damage Prevention Order requirements.**
3. **A Base Flood Elevation (BFE) of 562.5' MSL has been established for this site. Design Flood Elevation (DFE) for the site is 564' MSL.**
4. **At all times applicant must ensure the uninterrupted flow of natural drainage patterns.**
5. **This permit does not authorize the placement of any other structure (residential or non-residential).**
6. **Any development that deviates from this permit will be cause for revocation.**

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 development permit does not imply that this development will be free from flooding or flood damage. Issuance of this permit 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.

Signature of County Floodplain Administrator
Jorge A. Calderon, Planning Director, CFM

3/15/24

Date of Issuance



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-1266

**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: Colorado Acres, Block 05, Lot 15 - 3.73 Acres
1285 Las Lomas Rd
ID# 13245

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.**

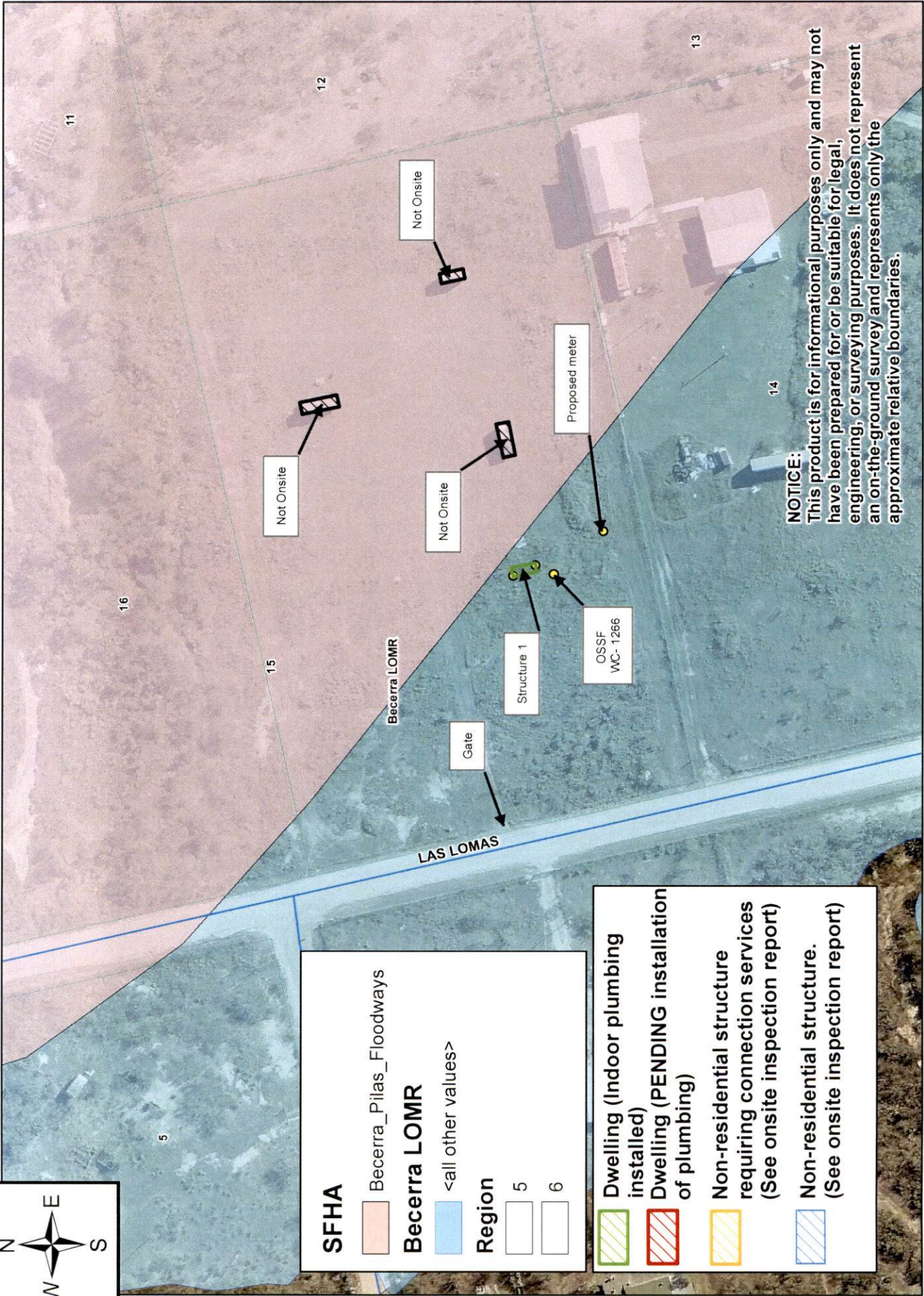
S.E.: Rafael Cisneros OS0010710, RS# 2475; Installer: Raul Madrigal OS00037051 (Type IV) - SFHA 2024-012
Drain field: ET Beds 8' x 24'; Infiltrator CM-1060 1,000 gal two compartment tank (anchored & braced)
Connected structure: Road-ready weekend RV

Licensee Enedina Cortez

Address 6470 Casa Del Sol, Laredo, TX 78043 / cortedenedina@yahoo.com; davidolvera.cpsa@gmail.com

Telephone (956) 725-3919

Approved by  #35048 **Date** March 19, 2024
TCEO Designated Representative



SFHA

- Becerra_Pilas_Floodways

Becerra LOMR

- <all other values>

Region

- 5
- 6

- 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.



Enedina Cortez
Colorado Acres - Block 05, Lot 15
1285 Las Lomas Rd.

ID# 13138