

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 13675

Application for: **Electricity**

Legal Description: an unplatted 1.013 acre tract, located in Porcion 31, Abstract No. 3116, also known as Lot 26, Gaona Subdivision.

Reviewer Certifications

- ☒ Conveyances are compliant (prior, existing & subsequent).
- ☒ All Fees Paid
- ☐ ROW Acquired or ☒ Not Required as a condition of approval
- ☒ OSSF Licensed (No. WC1294): ☒ 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: G. Saldana Initial: GS
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: G. Saldana Initial: GS

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: R. Martinez Initial: RM
By: R. Martinez Initial: RM
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 C. Lopez
Selina Lopez, Senior Planner

Robert Martinez
Robert Martinez, GIS Technician I

Gabriela Saldana
Gabriela Saldana, 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

226595

THE STATE OF TEXAS, X

COUNTY OF WEBB. X

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WHEREAS, by Warranty Deed with Vendor's Lien dated July 19, 1969, T. J. Guajardo of Webb County, Texas, did grant, sell and convey unto Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, the following described real property in Webb County, Texas, to-wit:

THE SURFACE ONLY of 32.94 acres of land out of Jose Trevino Porcion 31, Abstract 3116, and Antonio Trevino Porcion 32, Abstract 296, Webb County, Texas, also being out of that certain tract identified as Part C-2 of the Adela Bruni Share 1 of the original partition of the A. M. Bruni Estate, said Part C-2 being shown on that certain map certified to by E. J. Foster, Registered Public Surveyor and which map is filed in Webb County Plat Records in Volume 2, Page 143; said tract also being tract designated as Share No. 3 of that certain Partition Map prepared and certified to by the said E. J. Foster and which map is recorded in Volume 2, Page 196 of the Webb County Plat Records; said Share 3 called to contain 33.33 acres, LESS and EXCEPT the part thereof that has heretofore been sold to the State of Texas for right-of-way of State Highway No. 359; this 32.94 acres

is in accordance with a re-survey on the ground on July 3, 1969, by C. V. Howland, Jr., Registered Public Surveyor and being more particularly described by metes and bounds in said Warranty Deed with Vendor's Lien recorded in the Deed Records of Webb County, Texas, in Volume 384, on Pages 359-362 to which said deed reference is here made for all purposes; and

WHEREAS, in such deed a vendor's lien was retained to secure the payment of a certain Promissory Note dated July 19, 1969, executed by the above named grantees and payable to T. J. Guajardo in Laredo, Texas, bearing interest thereon from date until maturity at the rate of eight and one-half per cent (8½%) per annum. The principal and interest of said note being due and payable in one hundred and twenty (120) monthly installments of THREE HUNDRED AND SEVENTY-ONE AND 97/100 DOLLARS (\$371.97) each with first installment being due and payable on the 5th day of September, 1969, and the succeeding installments being due and payable on the 5th day of each consecutive calendar month thereafter until the entire amount of said note, both principal and interest are fully paid; said note is further secured by deed of trust covering the above described property dated July 19, 1969, given by Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona and Angel Cuellar and wife, Julieta G. Cuellar, to Charles R. Borchers, as Trustee to secure the payment of the above described note to T. J. Guajardo,

which deed of trust lien is of record in Volume 156, Pages 491-495 of the Deed of Trust Records of Webb County, Texas; and

WHEREAS, the above described note and the vendor's lien and deed of trust lien securing said note was by T. J. Guajardo by written Assignment dated July 22, 1969, duly assigned and transferred by the said T. J. Guajardo to Dean Sanditen and filed for record in the office of the County Clerk of Webb County, Texas, in the Deed of Trust Records in Volume 156, on Pages 496-497 of the Deed of Trust Records of Webb County, Texas; and

WHEREAS, the above described promissory note and vendor's lien and deed of trust lien was by Dean Sanditen by his written assignment and transfer dated the 3rd day of July, A. D., 1972, transferred and assigned to Raul E. Gaona of the County of Bexar and State of Texas and being of record in the Deed of Trust Records of Webb County, Texas, in Volume 188 on Page 148-150 to which record reference is here made for all purposes; and

WHEREAS, Raul E. Gaona is now the legal holder and owner of said note of Raul Gaona and wife, Isabel R. Gaona, Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, and Angel Cuellar and wife, Julieta G. Cuellar, and said vendor's lien and deed of trust lien securing the payment of said note; and

WHEREAS, Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, have requested a partial release of said liens only insofar as they affect the following described nine (9) lots of land with access easements out of the above described 32.94 acres of land out of Jose Trevino Porcion 31, Abstract 3116 and Antonio Trevino Porcion 32, Abstract 296, Webb County, Texas; said nine lots being described as follows:

The surface only of Lot No. 17 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{4}$ " iron rod that bears South 1083.78 feet from a fence corner post, the northeast corner of Share No. 2, the northwest corner of said Share No. 3, said $\frac{1}{4}$ " iron rod being the northwest corner of this tract and the place of beginning of this survey;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{4}$ " iron rod set for the northeast corner hereof;

THENCE South 208.71 feet along the east line of this tract and the west right-of-way line of a 55 foot wide access lane to a $\frac{1}{4}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{4}$ " iron rod set for the southwest corner hereof;

THENCE North 208.71 feet along a fence on the east line of Share No. 2, the west line of Share No. 3 and the west line hereof to the place of beginning.

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The surface only of Lot No. 19 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 875.07 feet from a fence corner post, the northeast corner of Share No. 2, the northwest corner of said Share No. 3, said $\frac{1}{2}$ " iron rod being the northwest corner of this tract and the place of beginning of this survey;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod set for the northeast corner hereof;

THENCE South 208.71 feet along the east line of this tract and the west right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;

THENCE North 208.71 feet along a fence on the east line of Share No. 2, the west line of Share No. 3 and the west line hereof to the place of beginning.

The surface only of Lot No. 20 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 810.87 feet from a fence corner post the northeast corner of said Share No. 3 and the northeast corner of said Part C-2, said $\frac{1}{2}$ " iron rod being the northeast corner of this tract and the place of beginning of this survey;

THENCE South 208.71 feet along a fence on the east line of Share No. 3, the east line of Part C-2 and the east line hereof to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;

THENCE North 208.71 feet along the west line of this tract and the east right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the northwest corner hereof;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod, the place of beginning.

The surface only of Lot No. 21 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 666.36 feet from a fence corner post, the northeast corner of Share No. 2, the northwest corner of said Share No. 3, said $\frac{1}{2}$ " iron rod being the northwest corner of this tract and the place of beginning of this survey;

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THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod set for the northeast corner hereof;
 THENCE South 208.71 feet along the east line of this tract and the west right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;
 THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;
 THENCE North 208.71 feet along a fence on the east line of Share No. 2, the west line of Share No. 3 and the west line hereof to the place of beginning.

The surface only of Lot No. 22 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 602.16 feet from a fence corner post the northeast corner of said Share No. 3 and the northeast corner of said Part C-2, said $\frac{1}{2}$ " iron rod being the northeast corner of this tract and the place of beginning of this survey;
 THENCE South 208.71 feet along a fence on the east line of Share No. 3, the east line of Part C-2 and the east line hereof to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;
 THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;
 THENCE North 208.71 feet along the west line of this tract and the east right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the northwest corner hereof;
 THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod, the place of beginning.

The surface only of Lot No. 23 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 457.65 feet from a fence corner post, the northeast corner of Share No. 2, the northwest corner of said Share No. 3, said $\frac{1}{2}$ " iron rod being the northwest corner of this tract and the place of beginning of this survey;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod set for the northeast corner hereof;

THENCE South 208.71 feet along the east line of this tract and the west right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;

THENCE North 208.71 feet along a fence on the east line of Share No. 2, the west line of Share No. 3 and the west line hereof to the place of beginning.

The surface only of Lot No. 24 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 393.45 feet from a

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fence corner post the northeast corner of said Share No. 3 and the northeast corner of said Part C-2, said $\frac{1}{2}$ " iron rod being the northeast corner of this tract and the place of beginning of this survey;

THENCE South 208.71 feet along a fence on the east line of Share No. 3, the east line of Part C-2 and the east line hereof to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;

THENCE North 208.71 feet along the west line of this tract and the east right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the northwest corner hereof;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod, the place of beginning.

The surface only of Lot No. 25 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 248.94 feet from a fence corner post, the northeast corner of Share No. 2, the northwest corner of said Share No. 3, said $\frac{1}{2}$ " iron rod being the northwest corner of this tract and the place of beginning of this survey;

THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod set for the northeast corner hereof;

THENCE South 208.71 feet along the east line of this tract and the west right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;

THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;
THENCE North 208.71 feet along a fence on the east line of Share No. 2, the west line of Share No. 3 and the west line hereof to the place of beginning; and

The surface only of Lot No. 26 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod that bears South 184.74 feet from a fence corner post the northeast corner of said Share No. 3 and the northeast corner of said Part C-2, said $\frac{1}{2}$ " iron rod being the northeast corner of this tract and the place of beginning of this survey;
THENCE South 208.71 feet along a fence on the east line of Share No. 3, the east line of Part C-2 and the east line hereof to a $\frac{1}{2}$ " iron rod set for the southeast corner hereof;
THENCE West 211.50 feet along the south line of this tract to a $\frac{1}{2}$ " iron rod set for the southwest corner hereof;
THENCE North 208.71 feet along the west line of this tract and the east right-of-way line of a 55 foot wide access lane to a $\frac{1}{2}$ " iron rod set for the northwest corner hereof;
THENCE East 211.50 feet along the north line of this tract to a $\frac{1}{2}$ " iron rod, the place of beginning.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Raul E. Gaona, for and in consideration of the sum of ONE DOLLAR (\$1.00) to me in hand paid by Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, the receipt of which is hereby acknowledged, do by these presents RELEASE from the liens, operation and effect thereof the said vendor's lien and deed of trust only insofar as such liens affect the surface only of Lots 17, 19, 20, 21, 22, 23, 24, 25 and 26 each containing 1.013 acres, above described together with the dedicated 55 foot wide right-of-way easement described with each said lot.

This release shall not discharge the liens, operation or effect of said Vendor's Lien and Deed of Trust on any of the other property described therein or subject thereto and said Vendor's Lien and said Deed of Trust shall continue as security for the payment of the unpaid balance of the indebtedness evidenced by the promissory note described therein and for the performance of all of the covenants and conditions thereof.

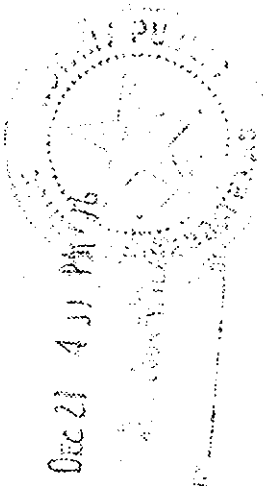
Witness my hand this 14th day of December, 1976.

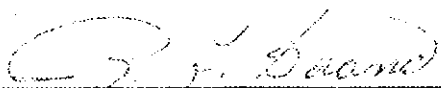
Raul E. Gaona
Raul E. Gaona

THE STATE OF TEXAS, X
COUNTY OF WEBB. X

BEFORE ME, the undersigned authority, on this day personally appeared Raul E. Gaona, 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 14th day of December, A. D., 1976.





Notary Public in and for 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 §

AFFIDAVIT OF ADG Sisters, Inc. c/o Mauro G. Gutierrez (ID 13675)

SUBJECT PROPERTY: an unplatted 1.013 acre tract, located in Porcion 31, Abstract No. 3116, also known as Lot 26, Gaona Subdivision.

Before me, the undersigned Notary Public, on this day personally appeared Mauro G. Gutierrez and under oath deposed and said as follows:

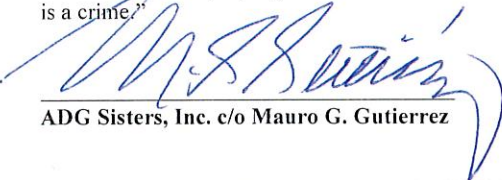
"My name is Mauro G. Gutierrez, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing an RV, as further 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:

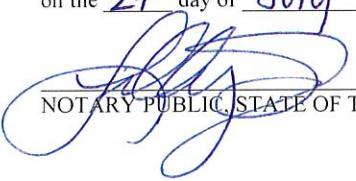
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 12/21/1976 in Volume 0257, Pages 0582-0593, of the Webb County Deed Records and that said land has not been further subdivided.
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 # WC1294 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)."

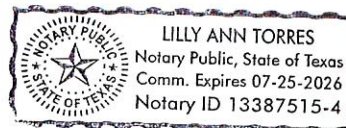
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

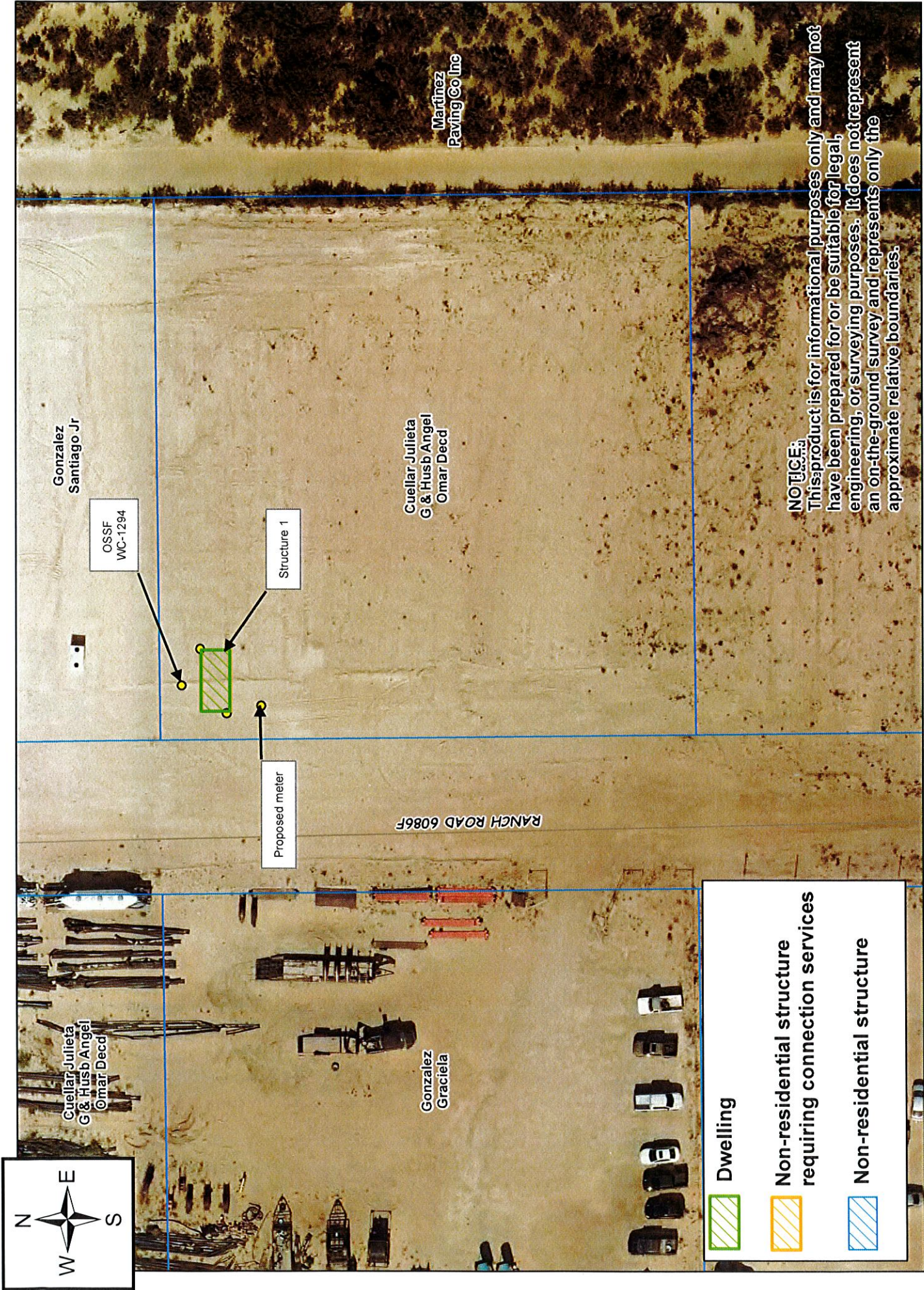

ADG Sisters, Inc. c/o Mauro G. Gutierrez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by ADG Sisters, Inc. c/o Mauro G. Gutierrez on the 29 day of July, 2024.


NOTARY PUBLIC, STATE OF TEXAS



DOC #1535661, OPR 5692 / 0769 - 0771
Doc Type: AFFIDAVIT
Record Date: 07/29/2024 04:16:54 PM
Fees: \$29.00, Recorded By: CLS
Margie Ramirez Ibarra, Webb County Clerk



Mauro G. Gutierrez
Gaona - Lot 26
361 Ranch Road 6086F

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reproduction at the time
of recording.



ID# 13675





Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 5024-E §

NAME OF APPLICANT ADG Sisters, Inc. c/o Mauro G. Gutierrez (owner/applicant) ID 13675

LEGAL DESCRIPTION an unplatted 1.013 acre tract, located in Porcion 31, Abstract No. 3116, also known as Lot 26, Gaona Subdivision

PHYSICAL ADDRESS OR E911 ADDRESS: 361 Ranch Road 6086F

THE ABOVE-NAMED APPLICANT HAS REQUESTED A DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (**ELECTRICAL METER**) IS NOT WITHIN AN IDENTIFIED REGULATED FLOODPLAIN OF WEBB COUNTY. THIS EXEMPTION CERTIFICATE IS LIMITED TO THE DEVELOPMENT(S) IDENTIFIED HEREIN AND DOES NOT IMPLY THAT THE ENTIRE PROPERTY IS EXEMPT.

ADDITIONAL EXISTING DEVELOPMENT ALREADY IN COMPLIANCE RV Trailer, OSSF WC-1294

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:

- 1. 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.

Signature of County Floodplain Administrator

Date of Issuance:

7-29-2024



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-1294

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: Gaona Subdivision, Lot 26 - unplatted 1.013 Acres

361 Ranch Road 6086F

ID# 13579

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 OS0038491 (Soil Type II)

Drain field: 30 LF Leaching chambers (1 row); Infiltrator 1,000 gal two compartment tank

Designed for RV (pending placement & connection)

Licensee ADG Sisters, Inc. c/o Mauro G. Gutierrez

Address 6998 Highway 359, Laredo, TX 78043 / mauro.gutierrez2859@gmail.com

Telephone (956) 722-2444

Approved by 
TCFQ Designated Representative

Date

June 13th, 2024