

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 13796

Application for: **Electricity**

Legal Description: : an unplatted .90 acs tract of land, more or less, out of Tract 20, La Presa Subdivision, situated in Porcion 42, Abstract 285, as further described in Vol. 5546, Pgs. 0615-0617, 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. WC1301): ☒ 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: AV
By: A. Lopez Initial: AL
By: V. Villarreal Initial: AV
By: E. Cantu Initial: EC for DC
By: ----- Initial: -----
By: J. Calderon Initial: JC
By: ----- Initial: -----
By: V. Villarreal Initial: AV
By: A. Lopez Initial: AL

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 for 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.

Jorge Calderon
Jorge Calderon, CFM, Planning Director

Victoria Villarreal
Victoria Villarreal, Senior Planner

Ernesto Garza
Ernesto Garza, Field Designated Representative

Elva Diana Cantu
Elva Diana Cantu, Designated Representative

Robert Martinez
Robert Martinez, GIS Technician I

Adela Lopez
Adela Lopez, Administrative Assistant

THE STATE OF TEXAS I

COUNTY OF W E B B I

KNOW ALL MEN BY THESE PRESENTS:

194424

That CASH AND CARRY BUILDING MATERIALS, INC., a Texas Corporation duly organized and existing under the laws of the State of Texas, hereinafter referred to as "GRANTOR", for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration cash paid by Herschel G. Powell, a single person, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto HERSCHEL G. POWELL, of the County of Webb and State of Texas, hereinafter referred to as "GRANTEE", all that certain tract or parcel of land situated in Webb County, Texas, more particularly described as follows, to-wit:

A One (1) acre tract of land out of the Southwest corner of Tract Number Twenty (20) of the La Presa Subdivision, a Subdivision in Webb County, Texas, according to the Plat recorded in Vol. 2, p. 220, of the Map Records of Webb County, Texas, which tract is more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of Tract 20, the La Presa Subdivision for the southwest corner of this tract;

THENCE N. 00° 13' W 435' along the East boundary line of Tract No. 19 and West boundary line of Tract 20 to a point being the northeast corner of this tract;

THENCE N 89 57 E, 100 feet to an iron pin for the northeast corner of this tract;

THENCE S 00 13 E, 435 feet to a stake in the south boundary line of the La Presa Subdivision for the southeast corner of this tract;

THENCE S 89 57 W, 100 feet along the south boundary line of the La Presa Subdivision to the place of BEGINNING, said tract containing approximately One (1) acre.

This conveyance is made and accepted subject to any and all restrictions and easements affecting the use of the premises conveyed herein, now of record in the County Clerk's Office of said County.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise

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belonging unto the said Grantee, his heirs and assigns, forever;
and the said Grantor does hereby bind itself, its successors and
assigns to WARRANT AND FOREVER DEFEND all and singular the said pre-
mises unto the said Grantee, his heirs and assigns, against every
person whomsoever lawfully claiming or to claim the same or any
part thereof.

IN WITNESS WHEREOF, the said Corporation has caused these
presents to be signed by its duly authorized officers and to be
sealed with the seal of the corporation at Pharr, Texas, this 27th
day of June, 1973.

CASH AND CARRY BUILDING MATERIALS, INC.

BY: Cecil McDonald

ATTEST:

Chas. B. Brea

THE STATE OF TEXAS I
COUNTY OF HIDALGO I

BEFORE ME, the undersigned authority, on this day personally
appeared Cecil McDonald, known to me to be the person
and officer whose name is subscribed to the foregoing instrument and
acknowledged to me that the same was the act of CASH AND CARRY
BUILDING MATERIALS, 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 27th
of June, 1973.



Donna Cottle
Notary Public, Hidalgo County, Texas

DONNA COTTLE
Notary Public in and for Hidalgo County, Texas
My Commission expires June 1, 1975.

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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 #1537046, OPR 5701 / 0699 - 0701
Doc Type: AFFIDAVIT
Record Date: 08/15/2024 11:08:38 AM
Fees: \$29.00, Recorded By: MGW
Margie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Rocio Guevara Munguia (ID 13796)

SUBJECT PROPERTY: an unplatted .90 acs tract of land, more or less, out of Tract 20, La Presa Subdivision, situated in Porcion 42, Abstract 285, as further described in Vol. 5546, Pgs. 0615-0617, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared **Rocio Guevara Munguia** and under oath deposed and said as follows:

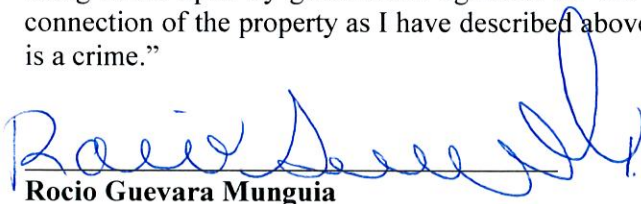
“My name is **Rocio Guevara Munguia**, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing **a house**, 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:

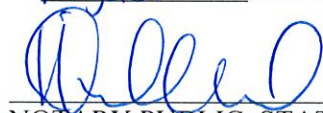
1. The above-referenced subdivided land is a “lot of record” as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 06/29/1973 in Vol. 439, Pg. 273-274, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant 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 # WC-1301**, 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.”

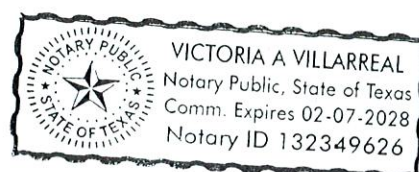
“I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime.”


Rocio Guevara Munguia

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Rocio Guevara Munguia** on the 15th day of August, 2024.



NOTARY PUBLIC, STATE OF TEXAS





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.

Chamberlain
Bland Ed Jr

Dwelling

Non-residential structure
requiring connection services

Non-residential structure



ID# 13796

Rocio Guevara Munguia
La Presa - Part of Tract 20
462 Ranch Road 6073A

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

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 Ramirez Barera

COUNTY CLERK
WEBB COUNTY, TEXAS



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 4958-E §

NAME OF APPLICANT Rocio Guevara Mungia (owner/applicant) ID 13484

LEGAL DESCRIPTION an unplatted 0.90 acre tract, being out of Tract 20, La Presa Subdivision

PHYSICAL ADDRESS OR E911 ADDRESS: 462 Ranch Road 6073A

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 (**HOUSE & OSSF**) 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 **OPEN SHADE AND DILAPIDATED STRUCTURE**

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), all restroom 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:

5/23/2024



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-1301

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, Part of Tract 20 - 0.90 Acres

462 Ranch Road 6073A

ID# 13656

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.

S.E.: Dorian A. Rangel OS0037212; Installer: Dorian A. Rangel OS0036897 (Soil Type II)

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

Connected structure: 3 Bedroom house (1,200 sf)

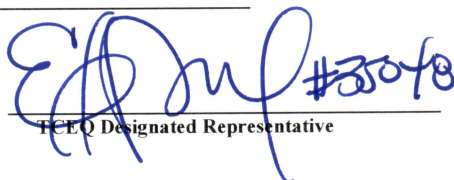
LOR / 30TAC285.4(b)(1)

Licensee Rocio Guevara Munguia

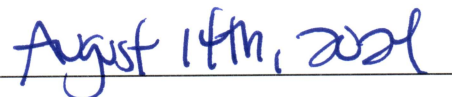
Address 3712 Jorge Sosa Dr., Laredo, TX 78046 / roxiocherry@icloud.com

Telephone (956) 962-3204

Approved by


FCEQ Designated Representative

Date



Printed Name and Title