

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 13970

Application for: **Electricity**

Legal Description: **an unplatted 5.00 acre tract of land, also known as Tract 34, Los Minerales & Annex**

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): ☒ New ^{12a} ☐ 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: ----- Initial: -----
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 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
Elva Diana Cantu, Designated Representative

STATE OF TEXAS §
221887
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

VOL 517 PAGE 442

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantee herein of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00 DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of NINETY TWO AND 51/100 (\$92.51) DOLLARS, payable to Rodolfo Salinas, Jr., over a period of ten (10) years, with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses and being secured by the vendor's lien herein retained and the deed of trust below mentioned, have GRANTED, SOLD

and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

MR. EDGARDO ARTURO SAENZ

(hereinafter referred to as "grantee" whether one or more)
of the County of Webb and State of Texas, all of the following described real
property situated in Webb County, Texas, to-wit:

5.0000 acres described in Exhibit "B" attached
hereto and made a part hereof.

There is specifically excluded herefrom a 3/4
nonparticipating royalty interest.

SUBJECT to all oil, gas and mineral leases and reservations of record, and less
and except all water rights appertaining thereto.

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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 I do hereby bind myself, my 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; however, the vendor's lien and superior title are retained against the above-described premises for the security and until the full and final payment of the above-described promissory note, when and whereupon this deed shall become absolute.

As additional security for the payment of the above described note, the grantee herein has executed this day a deed of trust to H. C. Hall, III, Trustee.

Executed at Laredo, Texas, on this the 23rd day of ~~June~~^{July} 1976.



RODOLFO SALINAS, JR.

STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., 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, on this the 13 day of



Wm. T. Quay

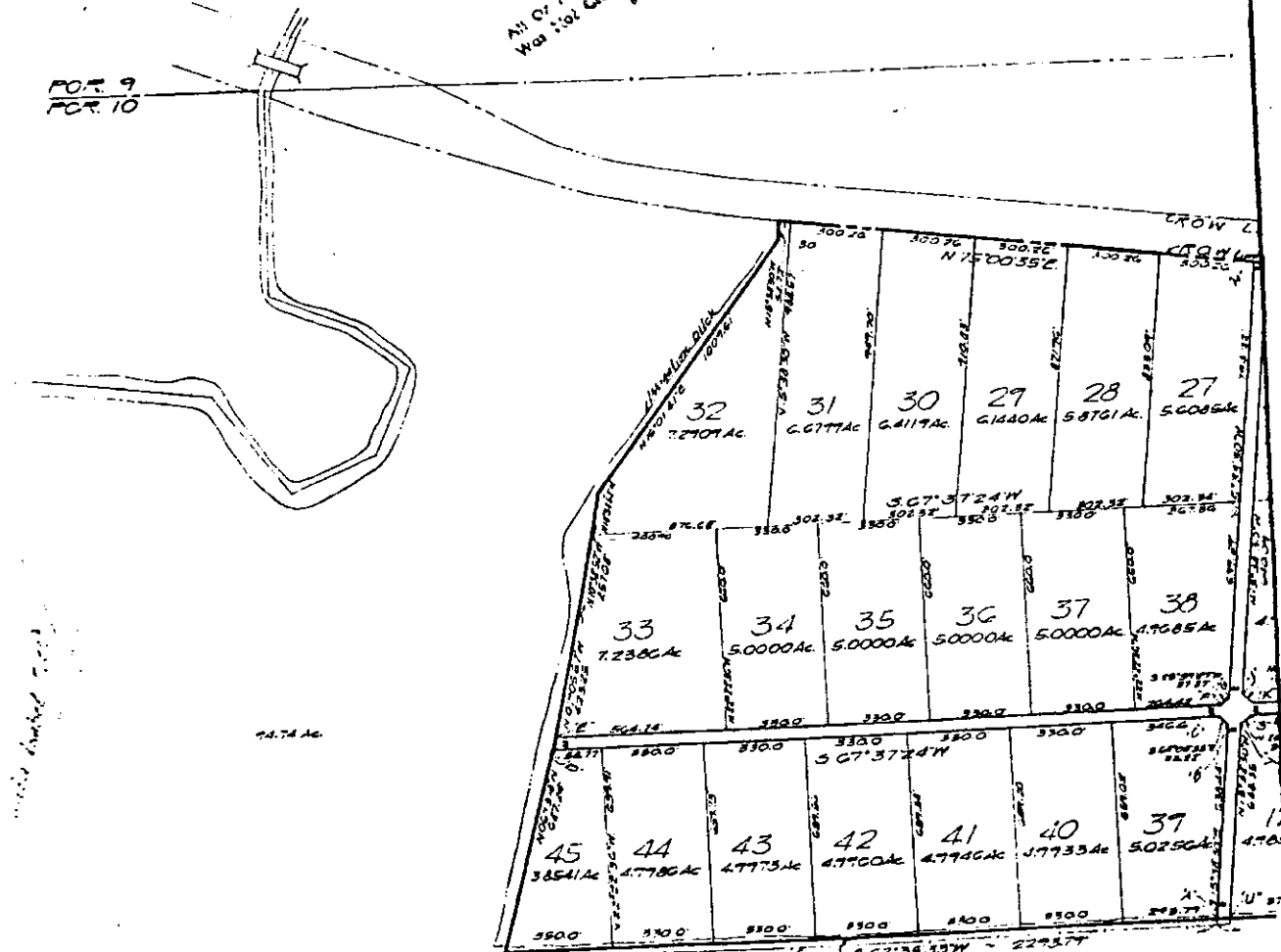
Notary Public, Webb County, Texas

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RECORDERS MEMORANDUM
All Of Parts Of The 1/4 Sec 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45
Was Not Clearly Legible For Subsequent
Examination

Rancho
238.7743 AC
Tomas

FOR 9
FOR 10



FOR 10
FOR 11

NOTE:
ALL LOT CORNERS
MARKED WITH
1/2" Steel Rods

PORCI

itos IV - Los Minerales
RE TRACT OUT OF PORCION No. 10
Sanchez - Original Grantee

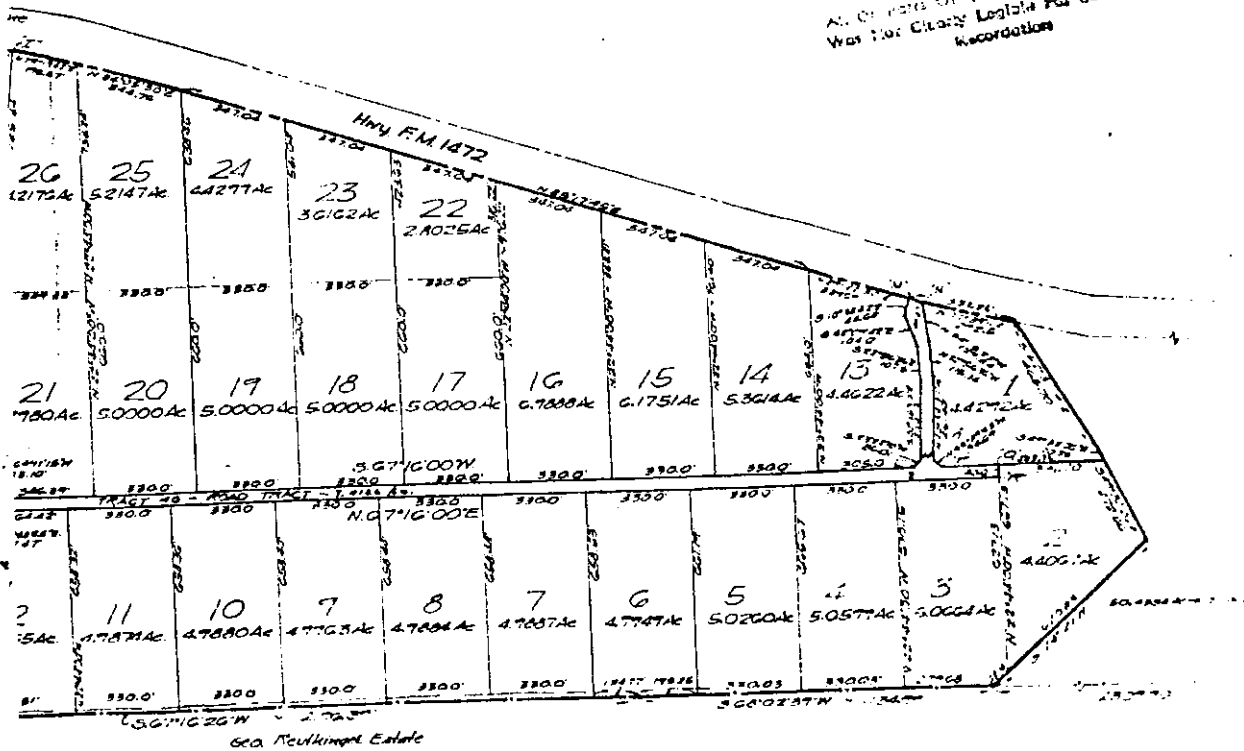
ABSTRACT 280
Harris County, Texas

HON. AND A. MEDINA
SURVEYOR & ENGINEER
Lubbock, Texas

Richter & Wilson

PORCION

BEING THE REMAINDER
ALL OF THE TRACT ON THIS FROM
WAS THE CHARTER LEGAL FOR Satisfactory
Recordation



STATE OF TEXAS:
COUNTY OF HARRIS:
I, C. V. HOWLAND, a registered public surveyor, do hereby certify
that the foregoing survey was made on the above stated and recorded
the scales of which are collected from the records.
THIS the 3rd day of June, 1976.

C. V. Howland
Registered Public Surveyor

Exhibit B

(Tract 34)

VOL 517 PAGE 448

A tract of land containing 5.0000 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H. Griffith and wife to Sam Yates and Ricardo E. Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514 Pages 1004 et seq of the Deed Records of Webb County, Texas, this 5.0000 acre tract being more particularly described as follows, to-wit:

Commencing for a tie at a $\frac{1}{2}$ " steel rod designated corner "E" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in Webb County Deed Records;

THENCE N. 67°37'24" E. 564.74 feet with the northwest line of Tract 46 and southeast line of Tract 33 to a $\frac{1}{2}$ " steel rod, the southeast corner of Tract 33 and the southwest and beginning corner of this tract;

THENCE N. 22°22'36" W. 660.0 feet to a $\frac{1}{2}$ " steel rod on the southeast line of Tract 32, the northeast corner of Tract 33 and the northwest corner of this tract;

THENCE N. 67°37'24" E. 330.0 feet with the southeast lines of Tracts 32 and 31 to a $\frac{1}{2}$ " steel rod, the northwest corner of Tract 35 and the northeast corner of this tract;

THENCE S. 22°22'36" E. 660.0 feet with the southwest line of Tract 35 to a $\frac{1}{2}$ " steel rod on the northwest line of Tract 46, the southwest corner of Tract 35 and the southeast corner of this tract;

THENCE S. 67°37'24" W. 330.0 feet with the northwest line of Tract 46 to the place of beginning.

FILED

JUL 28 12 45 PM '76

MAURICE WHITE CO. CLERK
WEBB COUNTY, TEXAS

BY _____ DEPUTY

**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 Joseph Orozco (ID 13970)

SUBJECT PROPERTY: an unplatted 5.00 acre tract of land, also known as Tract 34, Los Minerales & Annex.

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

"My name is Joseph Orozco, 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 07/28/1976 in Volume 0517, Pages 0442-0448, 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-1297 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 understand that as a condition of approval under the "lot of record" provisions, this property must be in continual compliance with the residential use requisites of sewage disposal requirements as licensed under #3 (see above).
6. 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)."

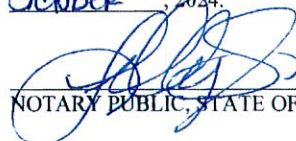
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

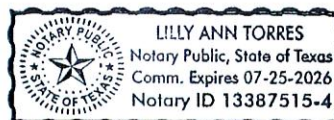


Joseph Orozco

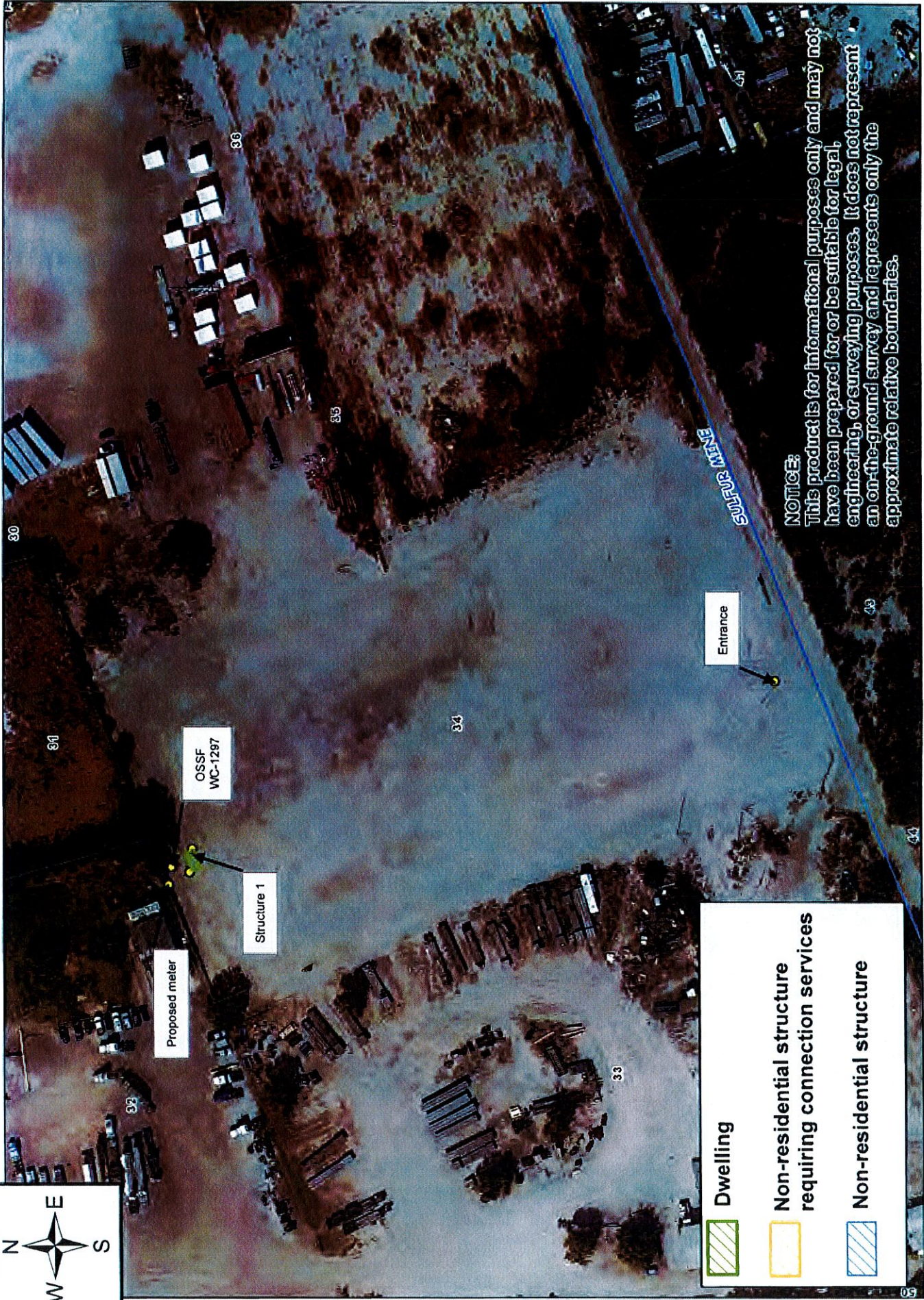
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Joseph Orozco on the 29 day of October, 2024.



NOTARY PUBLIC, STATE OF TEXAS



DOC #1542524, OPR 5736 / 0101 - 0103
Doc Type: AFFIDAVIT
Record Date: 10/29/2024 11:17:53 AM
Fees: \$29.00, Recorded By: MGW
Margie Ramirez Ibarra, Webb County Clerk



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.

- Dwelling
- Non-residential structure requiring connection services
- Non-residential structure





Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 5121-E §

NAME OF APPLICANT Joseph Orozco (owner/applicant) ID 13970

LEGAL DESCRIPTION an unplatted 5.00 acre tract of land, also known as Tract 34, Los Minerales & Annex

PHYSICAL ADDRESS OR E911 ADDRESS: 522 Sulfur Mine Rd

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 AND FUTURE OFFICE (13 EMPLOYEES MAXIMUM)**) 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-1297.

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.
2. Separate permits and authorizations may be required from the Webb County Fire Marshal. You may contact Felix Nunez, Webb County Fire Marshal for additional information at (956) 523-5911. This Certificate is solely an exemption from the provisions of Webb County's Flood Damage Prevention order and does not imply that any other required Federal, State or Local permits have been authorized

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

A handwritten signature in blue ink, appearing to be "F. Nunez", is written over a horizontal line.

Date of Issuance:

10/30/2024



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-1297

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: Los Minerales and Annex, Tract 34 - unplatted 5.00 Acres
522 Sulfur Mine Rd.
ID# 13611

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 160 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: Guillermo Gallegos Jr OS0001382 (Soil Type II)

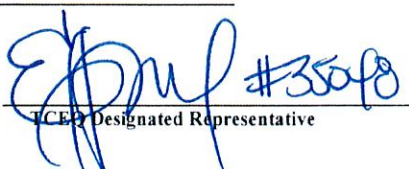
Drainfield: 100 LF Leaching Chambers (1 row); American Pre-Cast Concrete 1,000 gal two compartment tank

Connected structure: Wrecker Service office for 20 people - under construction (temporarily connected to RV)

Licensee Joseph Orozco

Address 312 Venado Ct., Laredo, TX 78045 / orozcosincap@yahoo.com

Telephone (956) 740-1330

Approved by  #35040
TCEQ Designated Representative

Date October 8th, 2021