



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 1.40 acre tract of land, located out of Tract 05, La Presa Subdivision.

The E-911 (physical address) associated with this request is: 178 Ranch Road 6073A

Recorded on 03/31/2014 and filed in Volume 3593, Pages 484-486, of the Webb County Deed Records.

Requested by: Joel Noris (ID 14033)

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. WC1099; 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 12/02/1986 and filed in Volume 1209, Pages 072-073, 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. WC1099.

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 9th day of December, 2024.

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

Margie Ramirez Ibarra, Webb County Clerk

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 14033

Application for: **Electricity**

Legal Description: **an unplatted 1.40 acre tract of land, located out of Tract 05, La Presa 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. WC1099): ☒ 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: AL
By: ----- Initial: -----
By: E. Cantu Initial: EC
By: ----- Initial: -----
By: J. Calderon Initial: JC
By: ----- Initial: -----
By: S. Lopez Initial: SL
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 = 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

Adela Lopez
Adela Lopez, Administrative Assistant

Jorge Calderon
Jorge Calderon, CPM, Planning Director

Elva Diana Cantu
Elva Diana Cantu, Assistant Director, DR

WARRANTY DEED

THE STATE OF TEXAS }
COUNTY OF WEBB }

360920

KNOW ALL MEN BY THESE PRESENTS:

That PALMITO ESTATES, INC., a Texas Corporation

of the County of Webb and State of Texas for in

consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, acting pursuant to the Orders of the Court and agreements of the parties contained in the Agreed Judgment entered June 13, 1980 the Agreement dated May 3, 1980, the Letter Agreement dated May 5, 1980, in Cause No. 31,129, and pursuant to the Settlement Agreement dated June 13, 1980, between intervenors, Victor Manuel Salinas and Cecil McDonald, incorporated in the Interlocutory Judgement entered June 13, 1980, in Cause No. 31,129.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Alfredo Dominguez 602 Reynolds Laredo, Texas 78040

of the County of Webb and State of Texas, all of
the following described real property in Webb County, Texas, to-wit:

HENRY FLORES
COUNTY CLERK
FILED
DEC -2 1986
WEBB COUNTY, TEXAS
By _____ Deputy

TRACT 5

1.4115 Acres
La Presa Subdivision
Webb County, Texas
3-17-83

FILED 12-2-1986
HENRY FLORES 12:10:23
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY

A 1.4115 Acre tract of land, situated in Webb County, Texas, Porcion 42, out of 316.282 acres of land, better known as La Presa Subdivision, original Raymond Ranch and Recorded in Volume 2, Page 220, Webb County Plat Records;

COMMENCING for a point of reference at the Southwest corner of said La Presa Subdivision; Thence, N. 00°-20'-15" W., 50 feet, along the west right-of-way line of a 30 foot road easement; Thence, N. 89°-58'-06" E., 900.00 feet, with the North right-of-way line of a 50 foot road easement, to the Southwest corner of this tract and the POINT OF BEGINNING;

THENCE, N. 89°-58'-06" E., 100 feet, with said North right-of-way line to the Southeast corner hereof;

THENCE, N. 00°-20'-15" W., 614.04 feet, to the Northeast corner hereof;

THENCE, N. 89°-14'-56" W., 70.60 feet, to a deflection corner hereof;

THENCE, S. 88°-44'-31" W., 29.32 feet, to the Northwest corner hereof;

THENCE, S. 00°-20'-15" E., 614.37 feet, to the POINT OF BEGINNING.

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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 they do hereby bind themselves their heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

1. This Deed (is) (is not) made subject to Grantees assuming payment of all property taxes levied against the subject property and is made subject to if any tax liens thereon for taxes assessed against the grantee of this Deed. Grantee does not assume payments for taxes levied against the above corporate Grantor nor any of such Grantor's predecessors in interest; nor any tax liens filed against the corporate Grantor or any of such Grantor's predecessors in interest.
2. This conveyance is subject to easements and restrictions affecting said property, if any.
3. This conveyance is subject to rights of any owners associations to levy assessments and liens against the property, if there be any such rights.
4. This conveyance is subject to the redemption right, if any, of the Internal Revenue Service under provisions of the United States Code other than Cecil McDonald, Laredo Cash and Carry Building Materials, Inc., and Paradise Isle, Inc.
5. This conveyance is made subject to the provisions, agreements, restrictions and obligations contained in the Agreed Judgment of June 13, 1980, Settlement Agreement of June 13, 1980, and Settlement Agreement of May 3, 1980, and Interlocutory Judgment of June 13, 1980 or any other order entered in the records of the 111th Judicial District Court, Webb County, Texas, in Cause No. 31,129.

EXECUTED this 12th day of Sept., A.D. 1983.

PALMITO ESTATES, INC., A Texas Corporation
acting by and through its duly authorized corporate
officer

BY: Cecil McDonald
CECIL McDONALD, PRESIDENT of
PALMITO ESTATES, INC.

(Corporate acknowledgment)

THE STATE OF TEXAS }
COUNTY OF WEBB }

Before me, the undersigned authority, on this day personally appeared CECIL McDONALD, President of PALMITO ESTATES, INC., a Texas Corporation, a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 12th day of Sept., A.D. 1983, 1983

Rosa C. Hernandez

Notary Public in and for Webb County, Texas

WARRANTY DEED

PALMITO ESTATES, INC.
P. O. Box 6035
Laredo, Texas 78040

To: Alfredo Dominguez
602 Reynolds
Laredo, Texas 78040

Please Return To:

Alfredo Dominguez
602 Reynolds 715 Barnett
Laredo, Texas 78040 Dallas Texas
75211

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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 #1544227, OPR 5747 / 0222 - 0224
Doc Type: AFFIDAVIT
Record Date: 11/21/2024 09:15:54 AM
Fees: \$29.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Joel Noris (ID 14033)

SUBJECT PROPERTY: an unplatted 1.40 acre tract of land, located out of Tract 05, La Presa Subdivision.

Before me, the undersigned Notary Public, on this day personally appeared Joel Noris and under oath depose and said as follows:

"My name is Joel Noris. 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 12/02/1986 in Volume 1209, Pages 072-073, 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-1099 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)."

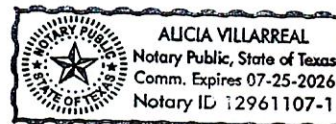
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

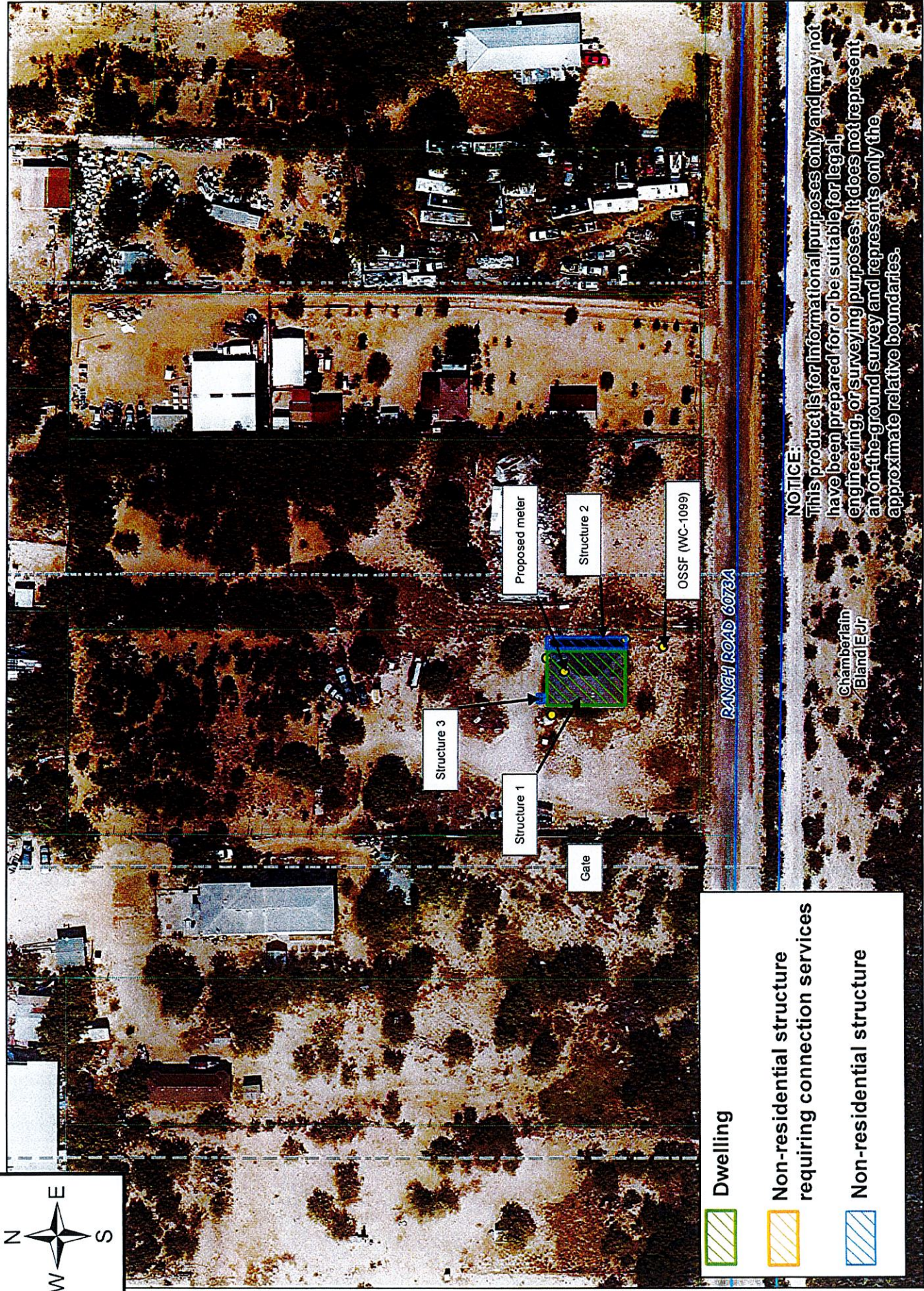
"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false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

Joel Noris
Joel Noris

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Joel Noris on the 21 day of November, 2024.

Alicia Villarreal
NOTARY PUBLIC, STATE OF TEXAS





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

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.



Joel Noris
La Presa - Part of Tract 05
178 Ranch Road 6073A
RECORDER'S MEMORANDUM: ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION.
ID# 14033

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 Boria
COUNTY CLERK
WEBB COUNTY, TEXAS



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 5129-E §

NAME OF APPLICANT Joel Noris (owner/applicant) ID 13985

LEGAL DESCRIPTION an unplatted 1.40 acre tract of land, located out of Tract 05, La Presa Subdivision

PHYSICAL ADDRESS OR E911 ADDRESS: 178 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 (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 Three Bedroom Home with a carport, OSSF-1099.

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

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

Date of Issuance:

11/05/2024



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC-1099

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 05 (1.40 Acres)
178 Ranch Road 6073A
ID# 11232

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.

Connected structure: 3 BR House

Licensee Joel Noris & Magdalena Noris

Address 314 Murcia Dr. Laredo, TX 78046

Telephone (956) 319-1106

Approved by

 #35048
T.E.O. Designated Representative

Date

July 9th, 2021