



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: Tract 69, Ranchitos Los Nopalitos

The E-911 (physical address) associated with this request is: 167 Los Nopalitos Rd

Recorded on 09/8/2015 and filed in Volume 3849, Pages 311-314, of the Webb County Deed Records.

Requested by: Karla Puente (ID 14037)

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. WC1317; 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 a plat recorded on 06/10/1985 and filed in Volume 04, Page 40, 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. WC1317.

Subject to the above-described determinations, the following utility connection(s) are authorized:

☐ water

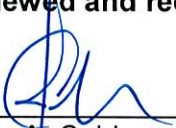
☐ sewer

☒ 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: 14037

Application for: **Electricity**
Legal Description: **Tract 69, Ranchitos Los Nopalitos.**

Reviewer Certifications

- ☒ Conveyances are compliant (prior, existing & subsequent).
☒ All Fees Paid
☒ Donation of ROW Agreement
or ☐ Not Required as a condition of approval
☒ OSSF Licensed (No. WC1317): ☒ 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: 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: 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

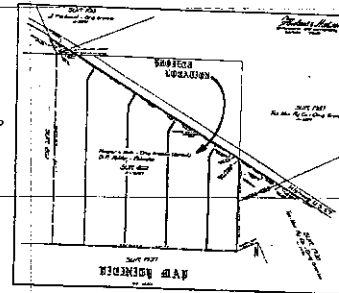
Jorge Calderon
Jorge Calderon, CFM, Planning Director

Elva Diana Cantu
Elva Diana Cantu, Assistant Director, DR

335129

93.67 ACRE TRACT
LOCATED IN
SURVEY 867, ABSTRACT 2167,
HOOPER & WADE, ORIGINAL GRANTEE
KROB COUNTY, TEXAS

FILED
JUN 10 1 36 PM '85
HENRY CLARK & CO. CLERK
U.S. COURT, TEXAS
BY DEWEY



Abstract

HOWLAND & MEDINA
ENGINEERS & SURVEYORS
1908 CLARK BLVD. LAREDO, TEXAS 78040
FEB 0411

**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 Karla Puente (ID 14037)

SUBJECT PROPERTY: Tract 69, Ranchitos Los Nopalitos.

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

"My name is Karla Puente, 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 palapa (open shade), 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 plat recorded on 06/10/1985 in Volume 04, Page 40, 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-1317 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)."

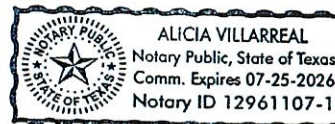
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

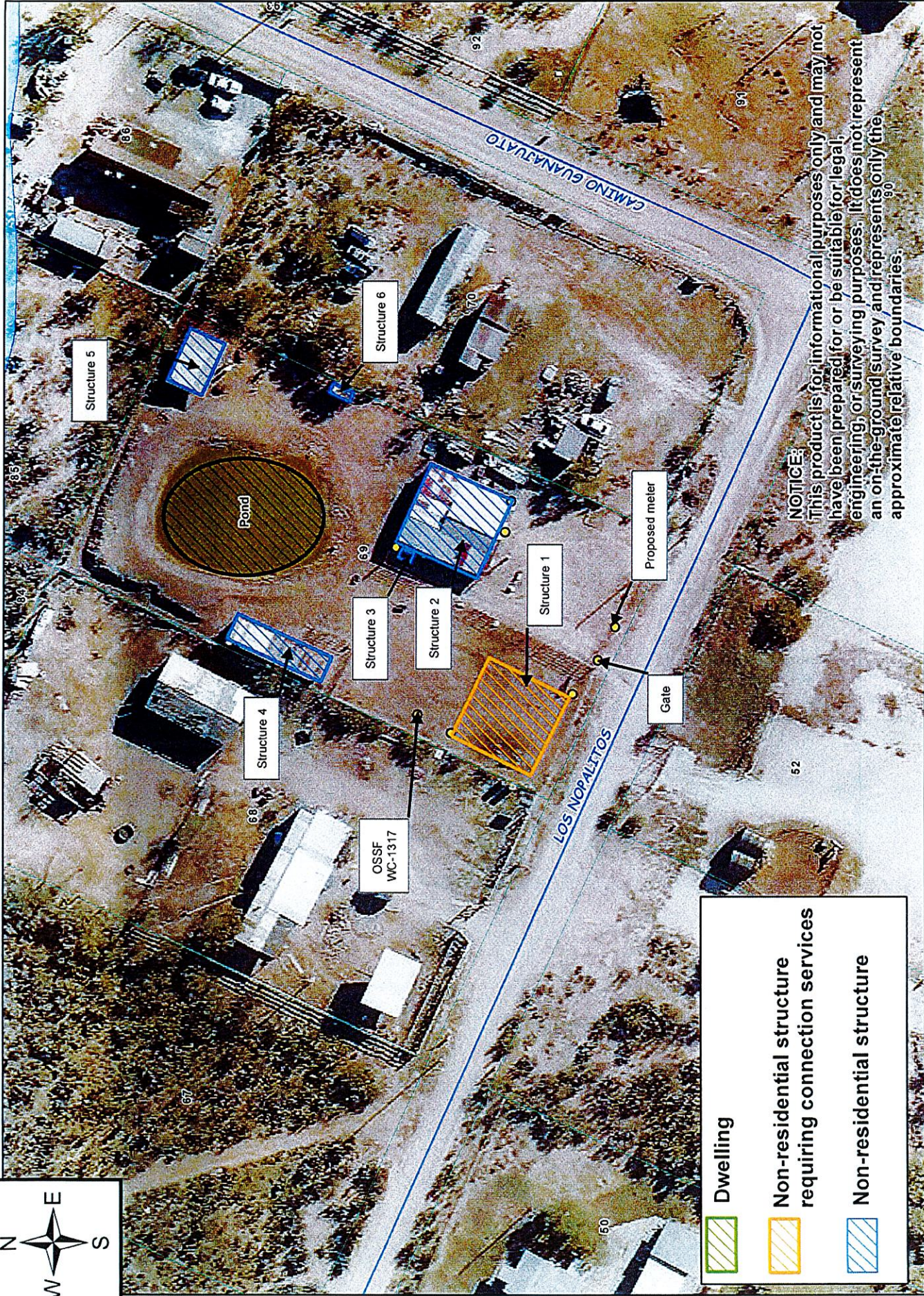

Karla Puente

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


NOTARY PUBLIC, STATE OF TEXAS



DOC #1544229, OPR 5747 / 0229 - 0231
Doc Type: AFFIDAVIT
Record Date: 11/21/2024 09:31:49 AM
Fees: \$29.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk



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



Karla Puente
Rancho Los Nopalitos - Tract 69
167 Los Nopalitos Rd.

ID# 14037

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. 5086-E §

NAME OF APPLICANT Karla Puente (owner/applicant) ID 13879

LEGAL DESCRIPTION Tract 69, Ranchitos Los Nopalitos

PHYSICAL ADDRESS OR E911 ADDRESS: 167 Los Nopalitos 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 (**PROPOSED OSSF FOR A STORAGE ROOM WITH A RESTROOM AND 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 Cabin (no restroom), open shade, storage room, animal pens.

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:

09/27/2024



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-1317

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: Ranchitos Los Nopalitos, Tract 69 - 1.00 Acres

167 Los Nopalitos Rd

ID# 13945

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.: Dorian A. Rangel OS00037212; Installer: Dorian A. Rangel OS0036897 (Soil Type IV)

Drainfield: ET Beds 8'x24' (2 rows each); Infiltrator CM-1060 1,000 gal two compartment tank

Connected structure: Storage room w/restroom for 4 people (under construction)

Licensee Karla Puente

Address 813 Heritage Ct., Laredo, TX 78043 / karla_puente12@hotmail.com; reynaldopuente@gmail.com

Telephone (956) 635-8335

Approved by  #35018
TCEQ Designated Representative

Date November 13th, 2021



Guillermo B. Cuellar, PE
Assistant Engineer
Webb County Engineering Department
Phone: (956) 523-4055
Fax: (956) 523-5158

Webb County Engineering Department
1620 Santa Ursula 2nd Floor Laredo, TX. 78040

NOTICE OF AGREEMENT TO DONATE

Date: October 8, 2024
Name: Karla Puente
Address: 6409 Casa Del Sol
City: Laredo, TX 78043

Telephone No.: 956-635-8335

I understand that the County of Webb needs to acquire a portion of my property for a permanent Right-of-Way and public utility easement. The needed portion of my property is described as follows:

A tract of land containing 0.034 acres, more or less, situated in Webb County, Texas, said 0.034 acres tract being out of Lot 69, Ranchitos Los Nopalitos Subdivision recorded Vol. 4 Pg. 40 Map records of Webb County, Texas (*Attached you will find a legal description of metes and bounds and a legal survey*)

I understand this portion of my property will be used to for a permanent Roadway Right of Way and Public Utility Easement.

The County of Webb has estimated the value of this (permanent easement/right-of-way) at:
\$978.00 (Nine Hundred Seventy Eight Dollars and zero cents).69 Tract

PLEASE INITIAL THE BOX BESIDE THE STATEMENT THAT REPRESENTS YOUR RESPONSE TO THIS INVITATION TO DONATE PROPERTY:



I wish to donate the property described above to the County of Webb and wish to waive my rights to an appraisal.



I wish to donate the property described above but I wish to have this property appraised at Market Value before donating.

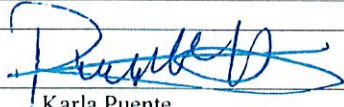
I understand that I can claim a deduction on the estimated value of that easement for federal income tax purpose. I further understand that before I may use the donated property as a tax deduction, I should seek advice from a qualified financial or tax consultant for absolute determination, or the Internal Revenue Service regarding the current rules for property valuation.

I understand the County of Webb will contact me to arrange for the legal transfer of this property and will pay any and all ordinary costs associated with this transaction.



I *do not* wish to donate.

Comments: _____

Owner: , Date: 10/8/24
Karla Puente