

## Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 14166

Application for: **Electricity**

Legal Description: An unplatted 9 acre tract, more or less, known as Tract 11 of JM Garcia Subdivision, out of Abstract 1845, Survey 1105, as described in Vol. 1906, Pgs. 341-345, Webb County Deed Records; said site is further identified by GPS coordinates of Lat.27°27'50.485"N, Long.98°58'4.235"W.

### Reviewer Certifications

|                                                                                                                                                                                |                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Conveyances are compliant (prior, existing & subsequent).                                                                                  | By: <u>A. Villarreal</u> Initial: <u>AW</u> |
| <input checked="" type="checkbox"/> All Fees Paid                                                                                                                              | By: <u>G. Saldana</u> Initial: <u>GS</u>    |
| <input checked="" type="checkbox"/> ROW Acquired <u>or</u> <input checked="" type="checkbox"/> Not Required as a condition of approval                                         | By: <u>A. Villarreal</u> Initial: <u>AW</u> |
| <input checked="" type="checkbox"/> OSSF Licensed (No. WC-1314): <input checked="" type="checkbox"/> New <input type="checkbox"/> PEST <input type="checkbox"/> Not Applicable | By: <u>D. Cantu</u> Initial: <u>DC</u>      |
| <input type="checkbox"/> OSSF Decommissioning certified by? -----                                                                                                              | By: ----- Initial: -----                    |
| <input checked="" type="checkbox"/> Compliance w/Floodplain Regulations: Exempt                                                                                                | By: <u>J. Calderon</u> Initial: <u>JC</u>   |
| <input type="checkbox"/> All required affidavit(s) re grant service are executed.                                                                                              | By: ----- Initial: -----                    |
| <input checked="" type="checkbox"/> All required affidavit(s) re §232.029, LGC are executed.                                                                                   | By: <u>A. Villarreal</u> Initial: <u>AW</u> |

### Inspector Certifications

|                                                                                                                                                                                                                                                          |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> All Inspections and re-inspections have been performed. The attached map is an accurate depiction of the existing conditions observed in the field.<br>Residential Structures = 1 Non-residential Structures = _____ | By: <u>A. Piña</u> Initial: <u>A.P.</u> |
| <input checked="" type="checkbox"/> All mandated in-door plumbing observed & compliant<br>Total mandated structures: 1                                                                                                                                   | By: <u>A. Piña</u> Initial: <u>A.P.</u> |
| <input type="checkbox"/> OSSF Decommissioning verified <u>or</u> <input type="checkbox"/> Unable to verify                                                                                                                                               | By: ----- Initial: -----                |
| <input checked="" type="checkbox"/> Improvements compliant with issued Floodplain Dev. permit                                                                                                                                                            | By: <u>A. Piña</u> Initial: <u>A.P.</u> |

### 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 A. Calderon, CFM, Planning Director

  
\_\_\_\_\_  
Alicia Villarreal, Senior Planner

  
\_\_\_\_\_  
Diana Cantu, CFM, DR, Asst. Planning Director

  
\_\_\_\_\_  
Alberto Piña, GIS Technician I

A handwritten signature in blue ink, appearing to read 'Gabriela Saldaña', positioned above a horizontal line.

**Gabriela Saldaña, Administrative Assistant**

NOTICE

To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constituting the practice of law. No "standard form" can meet all requirements. (Rev. 4-60)

175486 175486  
WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF WEBB

} KNOW ALL MEN BY THESE PRESENTS:

That we, Erasmo Rodriguez and wife, Elvira V. Rodriguez

of the County of Webb and State of Texas for and

in consideration of the sum of Ten and No/100----- DOLLARS

and other valuable consideration to the undersigned cash in hand paid by the grantee herein named, the

receipt of which is hereby acknowledged, and the further consideration of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) paid to Grantors herein by Union National Bank of Laredo at the special instance and request of Grantees herein, as evidence of which Grantees herein have executed and delivered their one certain promissory note of even date herewith in the principal sum of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) payable to the order of Union National Bank of Laredo in thirty (30) installments as therein stipulated, bearing interest as therein specified and providing for attorney's fees and acceleration of maturity in event of default.

FILED  
Nov 9 4 05 PM '70  
F.R. REYNOLDS, CLERK  
WEBB COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to Anastacio Garza Trustee, of Webb County, Texas, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ANASTACIO LOPEZ and wife, ZULEMA L. LOPEZ

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

The surface only of the South Nine (S. 9) acres of land, more or less, out of a sixteen (16) acre tract out of Block Number 11, in Survey Number 1005, Abstract Number 1845, Certificate Number 178, Original Grantee, TT RR. Co., in or near the Townsite of Oilton, in Webb County, Texas. SAVE AND EXCEPT a tract of land off the Southeast corner of said Nine (9) and Sixteen (16) acre tracts, said corner amounting to a parallelogram and measuring One Hundred Feet (100) between parallel lines running North-South and measuring Three Hundred Seventy-eight feet (378) between parallel lines running East-West.

Said Nine (9) acre tract of land is enclosed by a fence on all four sides and measures 836.11 feet on the South boundary line along the Texas-Mexican Railway Company's Right-of-Way line and extends North from said South boundary line on the West boundary line 412 feet and extends North from said South boundary line on the East boundary line 634 feet, and the North boundary line of said Nine (9) acre tract measures 780 feet and intersects the East and West boundary lines of said tract; SAVE AND EXCEPT the above described tract of land constituting a parallelogram off the Southeast corner.

The said Sixteen (16) acre tract is as per Subdivision of said Survey Number 1005, recorded in Volume 1, Page 109 of the Plat Records of Webb County, Texas.

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 grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The said Vendor's Lien, as well as the Superior Title herein retained, are hereby transferred and assigned, sold and conveyed to Union National Bank of Laredo, the Payee named in the above described promissory note, without recourse on Grantors.

EXECUTED

this

9<sup>th</sup>

day of

November

, A. D. 19 70.

*Erasmio Rodriguez*  
*E. Maria V. Rodriguez*

(Joint acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared  
and his wife, both known to me to be the persons whose names are  
subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and con-  
sideration therein expressed. And the said wife of said  
having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the  
acknowledged such instrument to be her act and deed, and she declared  
said that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to  
retract it.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.

(Single acknowledgment)

THE STATE OF TEXAS  
COUNTY OF WEBB }

Before me, the undersigned authority, on this day personally appeared  
ERASMO RODRIGUEZ and wife, ELVIRA V. RODRIGUEZ  
known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that  
they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 9<sup>th</sup> day of November, A. D. 19 70  
Notary Public in and for WEBB County, Texas.

(Wife's separate acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared  
wife of known to me to be the person whose name is subscribed to the fore-  
going instrument, and having been examined by me privily and apart from her husband, and having the same by me fully  
explained to her, she, the said acknowledged such instrument to be her act  
and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and  
that she did not wish to retract it.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.

(Corporate acknowledgment)

THE STATE OF TEXAS  
COUNTY OF }

Before me, the undersigned authority, on this day personally appeared  
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 and in the capacity therein stated as the act and deed  
of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_  
Notary Public in and for \_\_\_\_\_ County, Texas.

FILED Nov. 9, 1970 at 4:05 PM  
F. R. REYNA, County Clerk  
Webb County, Texas.

**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 Ana Maria Arredondo (ID 14166)

**SUBJECT PROPERTY:** An unplatted 9 acre tract, more or less, known as Tract 11 of JM Garcia Subdivision, out of Abstract 1845, Survey 1105, as described in Vol. 1906, Pgs. 341-345, Webb County Deed Records; said site is further identified by GPS coordinates of Lat.27°27'50.485"N, Long.98°58'4.235"W.

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

"My name is Ana Maria Arredondo. 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 camper, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for water 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 11/09/1970 in Vol. 400, Pgs. 285-287, 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 a licensed on-site sewage facility (OSSF) under License No. WC-1314 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 modify the existing OSSF license 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)."

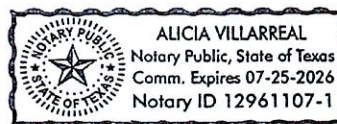
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

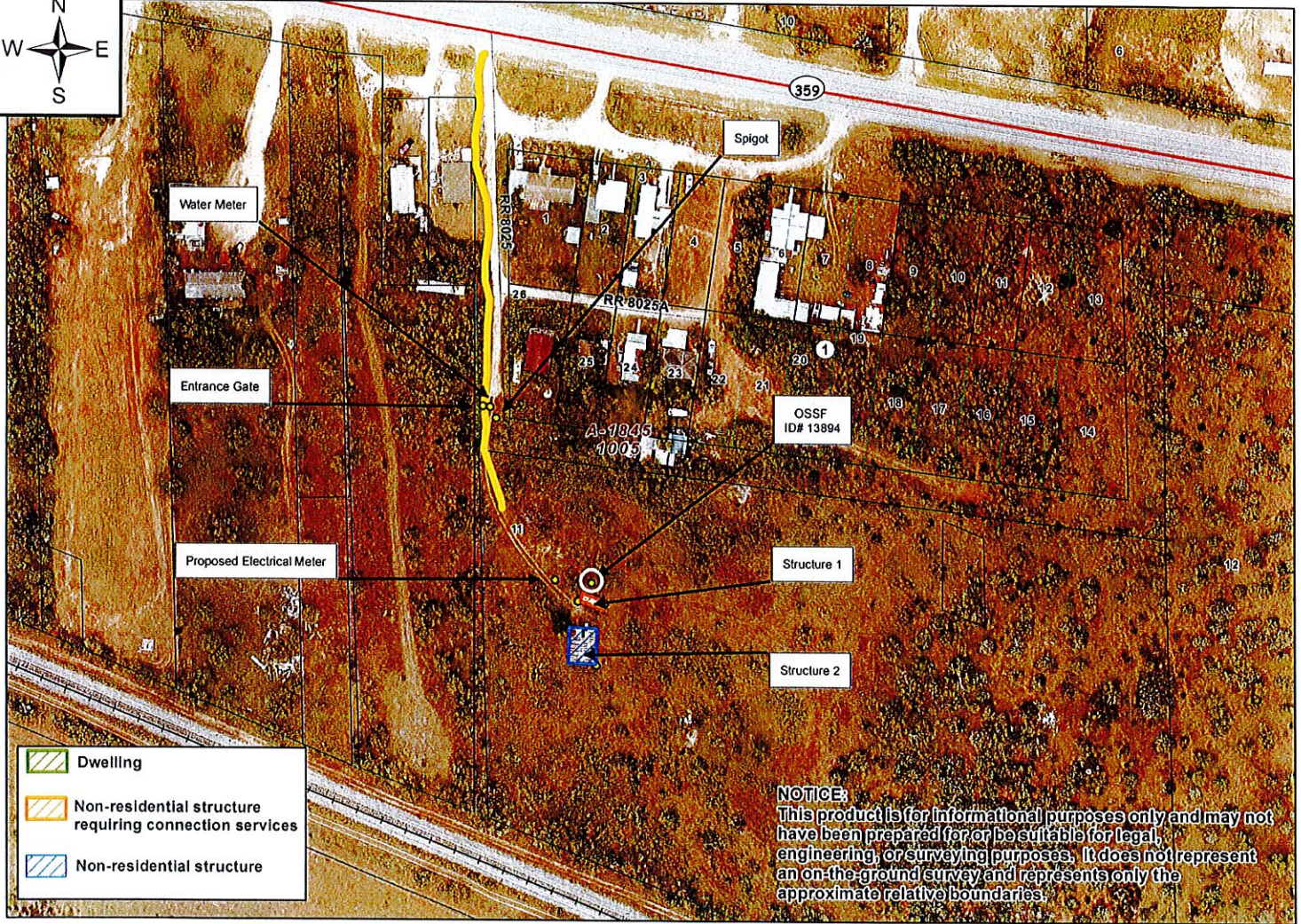
Ana Maria Arredondo  
Ana Maria Arredondo

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Ana Maria Arredondo on the 05 day of February, 2025.

Alicia Villarreal  
NOTARY PUBLIC, STATE OF TEXAS



DOC #1549216, OPR 5779 / 0500 - 0502  
Doc Type: AFFIDAVIT  
Record Date: 02/05/2025 02:22:34 PM  
Fees: \$29.00, Recorded By: MP  
Márgie Ramirez Ibarra, Webb County Clerk



0 40 80 160 Feet

Ana M Alfaro & Josias Alfaro  
Abstract 1845, Survey 1005 - Block 11 - 9.00 Acres  
310 Ranch Road 8025A

ID# 14166

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 Ramus Shaw*



COUNTY CLERK  
WEBB COUNTY, TEXAS



**Webb County**  
**Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS                   §  
COUNTY OF WEBB               §  
APPLICATION NO. 5184-E       §

NAME OF APPLICANT Ana Maria Arredondo (owner) ID 14166

**LEGAL DESCRIPTION** An unplatted 9 acre tract, more or less, known as Tract 11 of JM Garcia Subdivision, out of Abstract 1845, Survey 1105, as described in Vol. 1906, Pgs. 341-345, Webb County Deed Records; said site is further identified by GPS coordinates of Lat.27°27'50.485"N, Long.98°58'4.235"W.

PHYSICAL ADDRESS OR E911 ADDRESS: 310 Ranch Road 8025A

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 (**RV CAMPER**) 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                   N/A

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:

**Any additional development must be applied for separately and approved before any construction can take place.**

**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:

02/12/2025



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-1314

### 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: JM Garcia Subdivision, Part of Block 11 - unplatted 9.00 Acres

310 Ranch Road 8025A

ID# 13894

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 OS037212; Installer: Dorian A. Rangel OS0036897 (Soil Type II)

Drainfield: 42 LF Leaching Chambers (1 row); Infiltrator CM-1060 1,000 gal two compartment tank

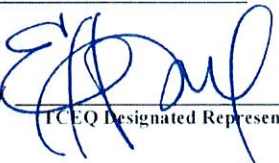
Connected structure: RV

(LOR)

Licensee Ana Maria Arredondo & Josias Alfaro

Address 2302 Garza, Laredo, TX 78041 / josias6@gmail.com

Telephone (956) 775-7874

Approved by  #35048  
TCEQ Designated Representative

Date January 15th, 2025