

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 14358

Application for: **Electricity**

Legal Description: an unplatted 2.0 acre tract out of Abstract 296, Porcion 32, also known as Tract 22-E, Old Milwaukee West as further described in Vol. 5442, Pgs. 872-876, 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. WC1337): ☒ New ☐ PEST ☐ Not Applicable
- ☒ OSSF Decommissioning certified by? Webb County Sanitarian
- ☒ 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: [Signature]
By: G. Saldana Initial: [Signature]
By: V. Villarreal Initial: [Signature]
By: E. Cantu Initial: EDC
By: E. Cantu Initial: EDC
By: J. Calderon Initial: [Signature]
By: _____ Initial: _____
By: V. Villarreal Initial: [Signature]
By: G. Saldana Initial: [Signature]

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 = 6
- ☒ 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: A. Pina Initial: [Signature]
By: E. Garza Initial: EG
By: E. Garza Initial: EG
By: _____ Initial: _____

Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(2), LGC**

By: J. Calderon Initial: [Signature]

Attested:

By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

[Signature]
Jorge Calderon, CFM, Planning Director

[Signature]
Victoria Villarreal, Senior Planner

[Signature] #35048
Elva Diana Cantu, Designated Representative

[Signature]
Alberto Pina, GIS Technician I

[Signature] #35047
Ernesto Garza, Field Designated Representative

[Signature]
Gabriela Saldana, Administrative Assistant

WARRANTY DEED WITH VENDOR'S LIEN

279195

THE STATE OF TEXAS (KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WEBB (

THAT WE, RONALD DAVY WARD AND WIFE, JAMIE SUE WARD, of the County of Webb and State of Texas for and 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, and the further consideration of the execution and delivery gy grantees of their one certain promissory note of even date herewith in the principal sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, payable to the order of SOUTH TEXAS NATIONAL BANK, at its offices in Laredo, Webb County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to MARION BRISTOW, Trustee, have GRANTED, SOLD AND CONVEYED, and by thses presents do GRANT, SELL AND CONVEY unto JOHN P. ALEXANDER AND WIFE, GLENDA S. ALEXANDER of the County of Webb and State of Texas, all of the following described real property in Webb County, Texas, to-wit:

THE SURFACE ONLY OF Tract 22 E, 2.0 Acres, Porcion 32, A.M. BRUNI Estate, Partition "E-1", March 27, 1981, and more particularly described as follows:

A 2.0 Acre Tract of land out of a 358.4 Acre Tract shown as "Pt. E-1" in Volume 2, Page 142 of the Webb County Plat Records. Said 358.4 Acres are out of the A.M. BRUNI Estate Share No. 1, Porcion 32, ANTONIO TREVINO, Original Grantee Abstract No. 296. All the above mentioned is situated in Webb County, Texas and this 2.0 Acre Tract is hereunder better described by metes and bounds as follows, to-wit:

BEGINNING survey at the Southwest corner of said 358.4 Acre Tract "Pt. E-1", same being the Southeast corner of "Pt. D-1" also out of Share No. 1 and same being a point on the Common Line of Porcion 32 and 33; then going on a bearing S. 89-55-56 E., along common line of Porcion 32 and 33, 616.06 feet to the East Boundary line and the Southeast corner of a 25 foot egress and ingress easement; Then N. 00-04-04 E., 303.89 feet along east line of mentioned 25 foot easement, the southwest corner of this tract designated as tract 22 E. and the POINT OF BEGINNING.

VOL 659 PAGE 291

THENCE N. 00-04-04 E., 303.89 feet (West boundary line) along East line of mentioned 25 foot easement to the Northwest corner hereof;

THENCE S. 89-55-56 E., 286.68 feet (North boundary line) along South boundary line of Tract 23 E. to the Northeast corner hereof;

THENCE S. 00-04-04 W., 303.89 feet (East boundary line) to the Southeast corner hereof;

THENCE N. 89-55-56 W., 286.68 feet (South boundary line) along the North boundary line of Tract 21 E., to the Southwest corner and the POINT OF BEGINNING.

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 is is expressly agreed that the VENDOR'S LIEN, as well as 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.

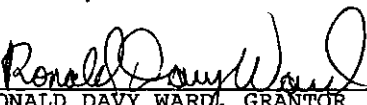
The South Texas National Bank, at the instance and request of the grantees herein, having advanced and paid in cash to the grantors herein that portion of the purchase price of the herein described as is evidenced by the hereinbefore described \$12,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said South Texas National Bank and the same are hereby TRANSFERRED and ASSIGNED to said South Texas National Bank of Laredo, Texas.

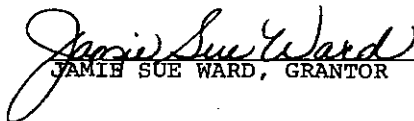
It is further understood and agreed that Grantors herein GRANT, SELL and CONVEY unto grantees herein a road right-or-way easement Twenty-Five (25) feet in width affording grantees, their heirs and assigns the right of ingress and egress to said above described tract of land. The said Twenty-Five (25) feet easement is situated

VOL 659 PAGE 292

along the west boundary line of said two (2) acre tract and extends in a northerly direction to State Highway 359 and more particularly depicted in Exhibit "A" attached hereto and incorporated herein for all purposes.

EXECUTED this 4th day of June, 1981.


RONALD DAVY WARD, GRANTOR

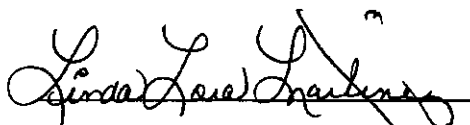

JAMIE SUE WARD, GRANTOR

THE STATE OF TEXAS (
COUNTY OF WEBB (

Before me, the undersigned authority, on this day personally appeared RONALD DAVY WARD AND WIFE, JAMIE SUE WARD, 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 4th day of June, 1981.




Notary Public in and for Webb
County, Texas

VOL 659 PAGE 293

PORRAS & ASSOCIATES
7080 SAN BERNARDO
LAREDO, TEXAS 78040

25 FOOT EASEMENT TRACT

1.6322 ACRES

PORCION 32

A. M. BRUNI ESTATE
Paetition "E-1"

November 28, 1978

A 1.6322 acre tract of land out of a 358.4 acre tract shown as "Pt. E-1" in Volume 2 page 142 of the Webb County Plat Recrds, of which said 358.4 acres is out of the A. M. Bruni Estate Share No. 1, Porcion 32, Antonio Trevino, Original Grantee Abstract No. 296. All the above mentioned land is situated in Webb County Texas, and a 1.6322 Acre Tract is hereunder better described by metes and bounds as follows to-wit;

BEGINNING survey at the Southwest corner of said 358.4 acre tract "Pt. E-1", same being the Southeast corner of "Pt. D-1" also out of Share No. 1 and same being a point on the common line of Porcion 32 and 33; then going on a bearing S. 89-55-56 E., along common line of Porcion 32 and 33, 591.06 feet to the West boundry line, the Southwest corner of this 25 foot egress and ingress easement tract and the POINT OF BEGINNING

THENCE, N. 00-04-04 E., 2,847.96 feet (West boundry line) to a point on the South R.O.W. line of Hwy. 359 and the Northwest corner hereof;

THENCE, S. 72-10 E., 26.25 feet (North boundry line) along South R.O.W. line of said Hwy. 359 to the Northeast corner hereof;

THENCE, S. 00-04-04 W., 2,839.95 feet (East Boundry line) to the Southeast corner hereof;

THENCE, N. 89-55-56 W., 25.0 feet (South Boundry line) along the common line of Porcion 32 and 33 to the Southwest corner and the POINT OF BEGINNING.

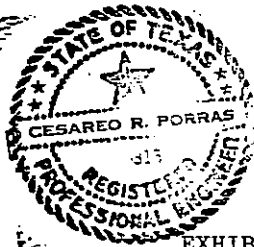


EXHIBIT "A"

Cesareo R. Porras
Cesareo R. Porras, P. E.

VOL 659 PAGE 294

Jun 5 12 51 PM '81
HENRY FLORES CO. CLERK
BY DEPUTY

FILED

**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 Juan Manuel Reyes (ID 14358)

SUBJECT PROPERTY: an unplatted 2.0 acres, out of Abstract 296, Porcion 32, also known as Tract 22-E, Old Milwaukee West Subdivision as further described in Vol. 5442, Pgs. 0872-0876, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared **Juan Manuel Reyes** and under oath deposed and said as follows:

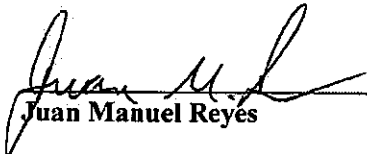
"My name is **Juan Manuel Reyes**, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing **a wood-framed home**, 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 06/04/1981 in Vol. 659, Pg. 291, 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-1337** 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."

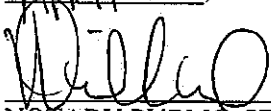


Juan Manuel Reyes

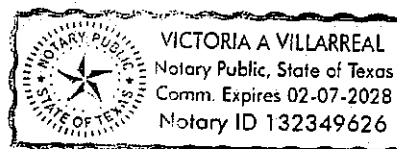


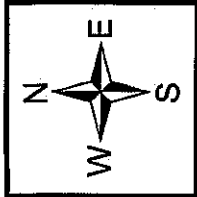
DOC #1554581, OPR 5813 / 0748 - 0750
Doc Type: AFFIDAVIT
Record Date: 04/11/2025 11:14:56 AM
Fees: \$29.00, Recorded By: MP
Margie Ramirez Ibarra, Webb County Clerk

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Juan Manuel Reyes** on the 11th day of April, 2025.



NOTARY PUBLIC, STATE OF TEXAS





0 20 40 80 Feet

Juan Manuel Reyes
Porcion 32, Abstract 0296
AKA Old Milwaukee West-Tract E-22
333 Ranch Road 6086D

RECORDS 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



Mayra Ramirez
COUNTY CLERK
WEBB COUNTY, TEXAS



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-1337

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:

Old Milwaukee West, Tract E-22 - unplatted 2.00 acres

333 Ranch Road 6086D

(Porcion 32, Abstract 296)

ID# 14280

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 OS00036897 (Soil Type II)

Drainfield: 156 LF Leaching Chambers (3 rows); Infiltrator CM-1060 1,000 gal. two compartment tank

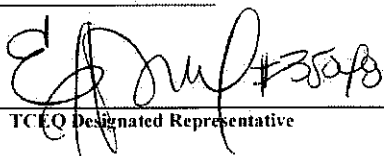
Connected structure: 3 Bedroom House (2,476 SF)

Licensee Juan Manuel Reyes

Address 904 Birney Ct., Laredo, TX 78046 // juanreyes458@live.com

Telephone (956) 285-5089

Approved by


TCEQ Designated Representative

Date

April 2nd, 2025



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 5237-E §

NAME OF APPLICANT Juan M. Reyes (owner/applicant) ID 14358

LEGAL DESCRIPTION unplatted 2.0 acres out of Abstract 296, Porcion 32, also known as Tract 22-E, Old Milwaukee West Subdivision

PHYSICAL ADDRESS OR E911 ADDRESS: 333 Rancho Road 6086D

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 OSSF, 2 METAL STORAGE, 1 TRAILER USED FOR STORAGE, A RESIDENCE, ANIMAL PEN, AND WOODEN STALL

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:

N/A

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:

04/11/2025

**Webb County
Existing Structure Inventory
for
Authorized Utility Connections**



Site Information:

General location: HWY 359 Tax Parcel ID: 207475 ID: 14358

Subdivision/Colonia Name: Old Milwaukee West

Lot(s)/Tracts(s): 22-E Block: _____ Phase/Unit: _____ Area: 87,120 sq. ft.

Is property platted? No If not, identify basis of exception: 232.029(c)(2)

Vacant Lot? No If not vacant, Total number of all Structures: _____

Total Residential: 1 Total Non-residential: _____ Total Commercial: 0

Is any portion of the property within the Laredo city limits? No

Property Owner Information:

Name(s) of owner(s): Juan Manuel Reyes

Name of Contact Person: Juan Manuel Reyes

Mailing address: 904 Birney Ct. City: Laredo State/zip: TX/78046

Phone: _____ (work) _____ (home) 956-285-5089 (cell) _____ (other)

Existing Structure and Occupant Information:

Date of last on-site inspection: 04/07/2025

***NOTE: Service connections to lots with multiple dwellings are PROHIBITED from renting or leasing dwellings.**

Structure No. 1 – Wood frame structure

☒ Residential ☐ Non-Residential ☐ Commercial

E911 Address: 333 Ranch Road 6086D

Occupant: owner

Comments: 3 Bedroom Dwelling

Structure No. 2 – Metal Structure

☐ Residential ☒ Non-Residential ☐ Commercial

E911 Address: N/A

Occupant: N/A

Comments: Openshade

Structure No. 3 – Metal Structure

☐ Residential ☒ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: storage shed

Structure No. 4 – N/A

☐ Residential ☒ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: animal pen

Structure No. 5 – Wood frame structure

☐ Residential ☒ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: wooden stall

Structure No. 6 – Wood frame structure

☒ Residential ☐ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: Trailer used for storage