

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15208

Application for: **Electricity**

Legal Description: An unplatted 4.42 acres, known as the North Part of Tract 28, La Presa Subdivision, as further described in Vol. 313, Pgs. 055-057, 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. WC1359): ☒ 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: A. Medina Initial: AM
By: G. Saldana Initial: GS
By: J. Calderon Initial: JC
By: E. Cantu Initial: EC
By: E. Cantu Initial: EC
By: J. Calderon Initial: JC
By: ----- Initial: -----
By: A. Medina Initial: AM
By: A. Medina Initial: AM

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 = 2 Non-residential Structures = 10
- ☒ All mandated in-door plumbing observed & compliant
Total mandated structures: 2
- ☒ OSSF Decommissioning verified or ☐ Unable to verify
- ☐ Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial: RM
By: E. Garza Initial: EG
By: E. Garza Initial: EG
By: ----- Initial: -----

Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(1), LGC**

By: J. Calderon Initial: JC

Attested:

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

Elva Diana Cantu, Designated Representative

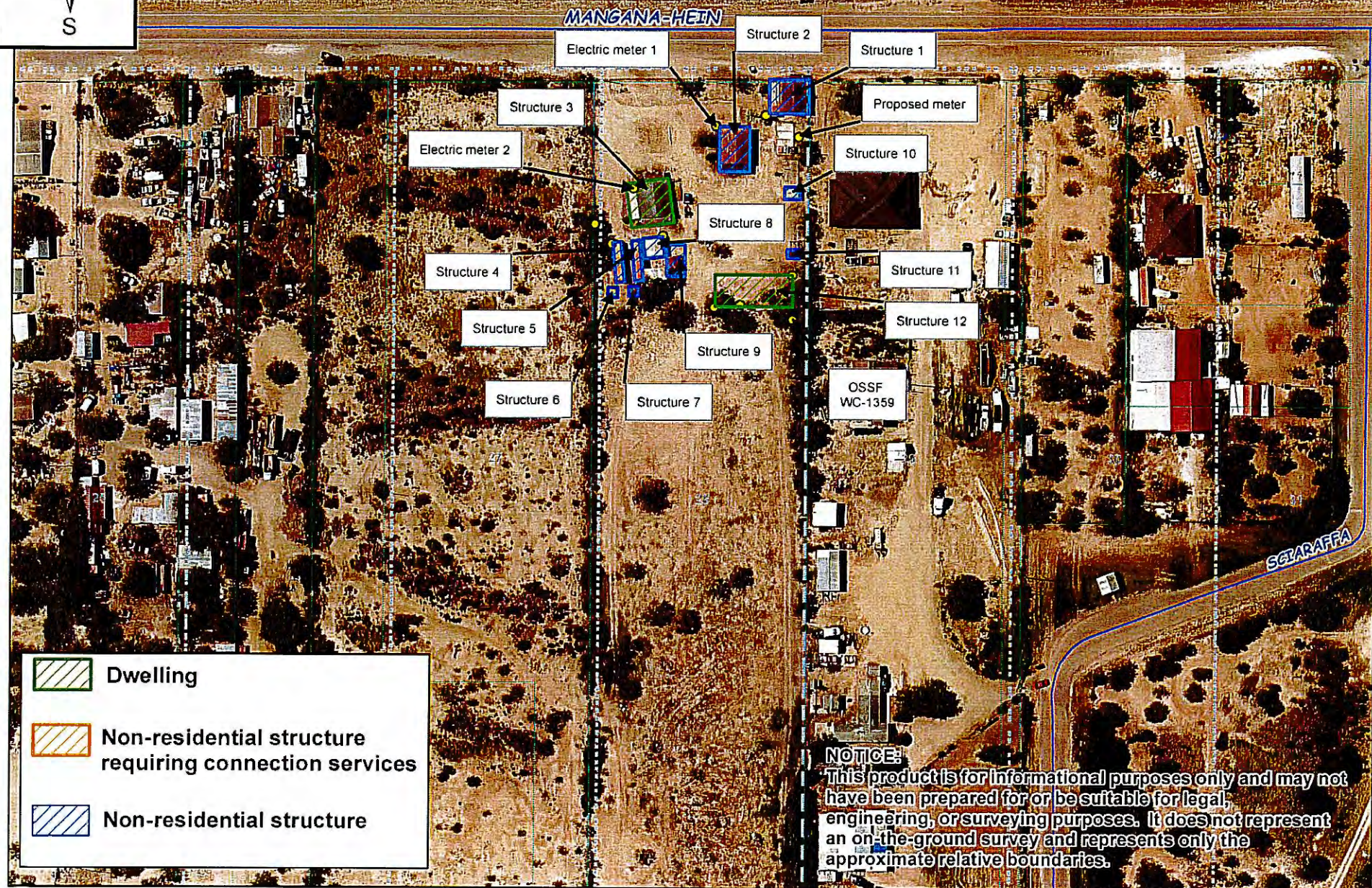
Jorge Calderon, CFM, Planning Director

Gabriela Saldana, Administrative Assistant

Robert Martinez, GIS Technician I

Ernesto Garza, Field Designated Representative

Abigail Medina, Senior Planner



0 100 200 400 Feet

Benjamin E. Martinez
La Presa - Tract 28
1919 Mangana Hein

RECORDER'S MEMORANDUM: ALL OR
PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR
SATISFACTORY RECORDATION.

ID# 15208

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



Mary Rangel
COUNTY CLERK
WEBB COUNTY, TEXAS



2002 Aerial



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-1359

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 28 (North) - 4.42 Acres

1919 Mangana Hein Rd

ID# 120250018

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 540 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: Jose Luis Aguilar OS0028061 (Soil Type II)

Drainfield: 329 LF of leaching chambers (7 rows); Infiltrator CM-1530 - 1,500 gal. dual compartment tank

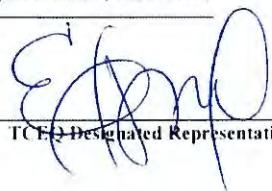
System designed & connected to: 5 bedroom mobile home (Q360) & 2 bedroom dwelling (Q180)

Licensee Benjamin E. Martinez & Naomi Martinez

Address 1919 Mangana Hein Rd., Laredo, TX 78046 // benjaminmartinez161@gmail.com

Telephone (956) 679-8277; 333-4884

Approved by

 #35048
TCEQ Designated Representative

Date

August 07, 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

Floodplain Development Exemption Certificate

Issued ID No.: 15208

Date of Issuance: 08/07/2025

STATE OF TEXAS

COUNTY OF WEBB

FLOODPLAIN APPLICATION NO. 5341-E

§
§
§
§

Name of Applicant: Benjamin E. & Naomi Martinez

Legal Description: an unplatted 4.42 Acres, known as the North Part of Tract 28, La Presa Subdivision

PHYSICAL ADDRESS OR E911 ADDRESS: 1919 Mangana Hein 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 (**MOBILE HOME, HOUSE, AND OSSF**) 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 STORAGE SHED (3), OPEN SHADE (2), STORAGE CONTAINER (2), CHICKEN COOP, STORAGE ROOM, AND LAUNDRY ROOM

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:

Please be advised that pursuant to Webb County's Order for On-Site Sewage Facilities (OSSF), all restroom 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: 08/07/2025

Issue ID No.: 15208

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



Site Information:

General location: **US 83 South** Tax Parcel ID: **212089** ID: **15208**
 Subdivision/Colonia Name: **La Presa Subdivision**
 Lot(s)/Tracts(s): **An unplatted 4.42 acres, known as the North Part of Tract 28** Block: _____
 Phase/Unit: _____ Area: **192,535.2 sq. ft.**
 Is property platted? **No** If not, identify basis of exception: **232.029(c)(1)**
 Vacant Lot? **No** If not vacant, Total number of all Structures: **12**
 Total Residential: **2** Total Non-residential: **10** Total Commercial: **0**
 Is any portion of the property within the Laredo city limits? **Yes**

Property Owner Information:

Name(s) of owner(s): **Benjamin E. Martinez and Naomi Martinez**
 Name of Contact Person: **Benjamin E. Martinez**
 Mailing address: **1919 Mangana Hein Rd** City: **Laredo** State/zip: **TX/78046**
 Phone: _____ (work) _____ (home) **956-333-4884** (cell) **832-847-5672** (other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **08/07/2025**

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

Structure No. <u>1 – Storage Room</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: N/A Occupant: N/A Comments: Home converted into storage room.	Structure No. <u>2 – Storage Room</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: N/A Occupant: N/A Comments: Home converted into storage room; existing plumbing and shower have been covered with cement.
Structure No. <u>3 – Wood frame structure</u> ☒ Residential ☐ Non-Residential ☐ Commercial E911 Address: 1919 Mangana Hein Rd Occupant: Yes Comments: _____	Structure No. <u>4 – Storage Container</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: N/A Occupant: N/A Comments: _____
Structure No. <u>5 – Storage Container</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: N/A Occupant: N/A Comments: _____	Structure No. <u>6 – Storage Shed</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: N/A Occupant: N/A Comments: _____

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



Site Information:

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 Total Residential: **2** Total Non-residential: **10** Total Commercial: **0**
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Property Owner Information:

Name(s) of owner(s): **Benjamin E. Martinez and Naomi Martinez**
 Name of Contact Person: **Benjamin E. Martinez**
 Mailing address: **1919 Mangana Hein Rd** City: **Laredo** State/zip: **TX/78046**
 Phone: _____ (work) _____ (home) **956-333-4884**(cell) **832-847-5672**(other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **08/07/2025**

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

Structure No. <u>7 – Storage Shed</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: <u>N/A</u> Occupant: <u>N/A</u> Comments: _____	Structure No. <u>8 – Laundry Room</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: <u>N/A</u> Occupant: <u>N/A</u> Comments: _____
Structure No. <u>9 – Open Shade</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: <u>N/A</u> Occupant: <u>N/A</u> Comments: _____	Structure No. <u>10 – Open Shade</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: <u>N/A</u> Occupant: <u>N/A</u> Comments: _____
Structure No. <u>11 – Chicken Coop</u> ☐ Residential ☒ Non-Residential ☐ Commercial E911 Address: <u>N/A</u> Occupant: <u>N/A</u> Comments: _____	Structure No. <u>12 – Mobile Home</u> ☒ Residential ☐ Non-Residential ☐ Commercial E911 Address: <u>1919 Mangana-Hein Rd</u> Occupant: <u>Yes</u> Comments: _____

WARRANTY DEED

546591

Date: April 3, 1995

Grantors: JOSEFINA S.MENDEZ and VALENTIN SUAREZ

Grantor's Mailing Address (including county):

JOSEFINA S. MENDEZ
15908 Heather
Ivanhoe, Viasalia County, California 93235

VALENTIN SUAREZ
11588 Road 25
Madera, Madera County, California 93537

Grantees: MARIA S. PENA a/k/a MARY S. PENA and VICENTE SUAREZ
(To be their sole and separate property)

Grantee's Mailing Address (including county):

MARIA S. PENA
914 W. 6th
Madera, Madera County, California 93537

VICENTE SUAREZ
11588 Road 25
Madera, Madera County, California 93537

1995 MAY -2 PM 4:14
WEBB COUNTY TEXAS
FILED
HENRY FLORES
COUNTY CLERK
BY _____ DEPUTY

313 055

Consideration: TEN and NO/100THS DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements):

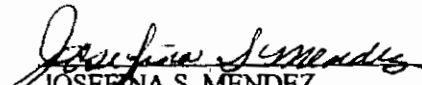
A Tract of land consisting of 4.42 acres of land, more or less, out of La Presa Subdivision #1 containing 316,282 acres, more or less, in Porcion 42, recorded in Volume 2, Page 220, of the map and plat Records of Webb County, Texas; more specifically described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


JOSEFINA S. MENDEZ


VALENTIN SUAREZ

STATE OF CALIFORNIA X

COUNTY OF MADERA X

The instrument was acknowledged before me on the 8th day of April, 1995, by JOSEFINA S. MENDEZ.

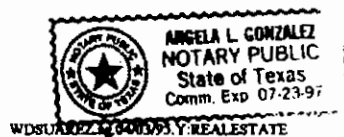



NOTARY PUBLIC, State of California

STATE OF TEXAS X

COUNTY OF WEBB X

The instrument was acknowledged before me on the 3rd day of April, 1995, by VALENTIN SUAREZ.




NOTARY PUBLIC, State of Texas

313 056

Thence, N. 89° 24' E., a distance of 208.00 feet to a point for the Northeast corner of this Tract; and the place of beginning of this Tract;



313 057