

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 2978

Application for: **Electricity**

Legal Description: An unplatted 0.1608 acre tract of land, more or less, out of and part of Porcion 32, Abstract 296, also known as Lot 1, of the Pablo Rodriguez Subdivision (unplatted/unrecorded) as further described in Vol. 2151, Pgs. 657-659, W.C.D.R.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. _____): New PEST Not Applicable
- OSSF Decommissioning certified by? Webb County Sanitarian
- Compliance w/Floodplain Regulations: N/A
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.

By: R. Vidaurri Initial: RV
 By: S. Ibarra Initial: SI
 By: R. Vidaurri Initial: RV
 By: R. Vidaurri Initial: RV
 By: R. Vidaurri Initial: RV
 By: R. Vidaurri Initial: RV
 By: R. Vidaurri Initial: RV

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: _____
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Santillan Initial: RS
 By: R. Santillan Initial: RS
 By: R. Santillan Initial: RS
 By: _____ Initial: N/A

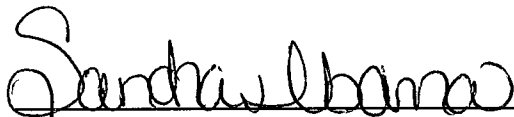
Staff Recommendation/Determination

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


By: R. Vidaurri Initial: RV

Attested:

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


 Sandra Ibarra, Office Manager


 Rodolfo Santillan, GIS Technician II


 Rafael Vidaurri, MPA, Planner III/Supervisor

**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 Molina Jr.

SUBJECT PROPERTY: An unplatted 0.1608 acre tract of land, more or less, out of and part of Porcion 32, Abstract 296, also known as Lot 1 of the Pablo Rodriguez Subdivision (unplatted/unrecorded) as further described in Vol. 2151, Pgs. 657-659, Webb County Deed Records.

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


“My name is Juan Manuel Molina Jr., 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 mobile home, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for water and sewer 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 1/20/1984 in Vol. 1045, Pgs. 448-449, 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 the organized sewer system of the City of Laredo Utilities Department 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.
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).”

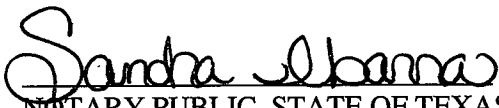
“I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein.”

“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.”

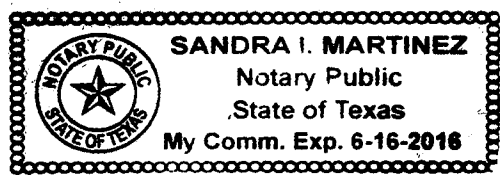


Juan Manuel Molina Jr.

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Juan Manuel Molina Jr. on the 31st day of October, 2013.



NOTARY PUBLIC, STATE OF TEXAS



Doc# 938490


NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Doc# 938490
Recorded
08/02/2006 3:24PM

DATE: AUGUST 2, 2006

GRANTOR: RICARDO HERNANDEZ ROMO

Signed: 
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees \$24.00

GRANTOR'S MAILING ADDRESS (including county):

1118 OKANE STREET
LAREDO, WEBB COUNTY, TEXAS 78043

GRANTEE: JUAN MANUEL MOLINA, JR.

GRANTEE'S MAILING ADDRESS (including county):

3610 CHIAPAS
LAREDO, WEBB COUNTY, TEXAS 78046

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (including any improvements):

Approximately .1608 acres of land, more or less, out of the PABLO RODRIGUEZ one acre tract which was part of the E-1, A.M. Bruni Estate, as per the survey plat done by Ernest Fletes of such one acre tract completed on April 16, 1982, and more commonly known as Lot Number One (1), out of the above mentioned PABLO RODRIGUEZ one acre tract and more particularly described by metes and bounds on attached Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made subject to:

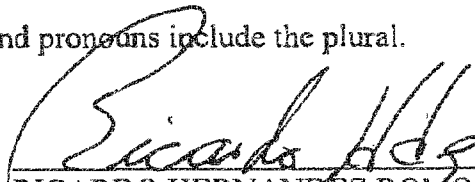
1. Any and all easements, rights-of-way, and prescriptive rights, whether of record or not; any and all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, if any, affecting or

relating to the hereinabove described property shown of record in Webb County, Texas, and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still valid and in effect relating to the hereinabove described property.

- 2. Grantor assumes and agrees to pay all ad valorem taxes for the current year and thereafter.

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 and 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.



 RICARDO HERNANDEZ ROMO

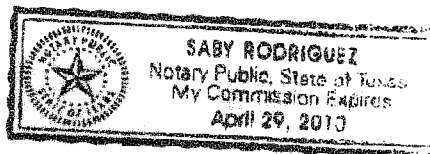
(ACKNOWLEDGMENT)

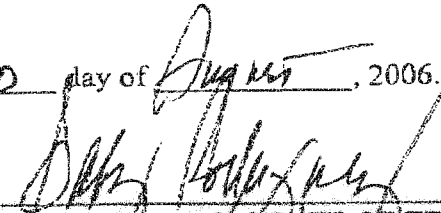
STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned Notary Public, on this day personally appeared RICARDO HERNANDEZ ROMO, 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.

Given under my hand and seal of office this 2nd day of August, 2006.





 NOTARY PUBLIC, STATE OF TEXAS
 My commission expires 4. 29. 2010

AFTER RECORDING RETURN TO:

Juan Manuel Molina, Jr.
3610 Chiapas
Laredo, Texas 78046

PREPARED IN THE LAW OFFICES OF:

LOUIS P. LaVAUDE
1419 San Dario Ave.
Laredo, Texas 78040

Approximately .1608 acres of land, more or less, out of the PABLO RODRIGUEZ one acre tract which was part of the E-1, A.M. Bruni Estate, as per the survey plat done by Ernest Fletes of such one acre tract completed on April 16, 1982, and more commonly known as Lot Number One (1), out of the above mentioned PABLO RODRIGUEZ one acre tract and more particularly described by metes and bounds as follows:

COMMENCING for a tie at a fence corner post on the occupied south line Porcion 32 and the occupied S.W. corner of said Part E-1;

THENCE, S. 89°55'56" E-1, 736.59 ft. along a fence the occupied south line of Porcion 32 and the occupied South line of Part E-1 to a one half inch rod;

THENCE, N. 00°04' E, along the West line of Tract No. 12 of which this is a part of a center line of a thirty foot access lane at a distance 787.58 ft., to a point of beginning in center of said 30 ft. wide access lane the S.W. corner of PABLO RODRIGUEZ;

THENCE, along the South line of said PABLO RODRIGUEZ one acre tract S. 89°55'56" E. 12.7 ft., to an iron stake for S.W. corner of this;

THENCE, S. 00°04" W. 121.6 ft. to an iron stake for S.E. corner of this tract; and

THENCE, N. 89°55'56" W., 59.70 ft. to place of beginning containing .1608 acres as described by survey done by Ernest Fletes on April 16, 1982.

RELEASE OF LIEN

THE STATE OF TEXAS
COUNTY OF

314751

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, of the County of Webb, and State of Texas, the legal and equitable owner and holder of that one certain promissory note in the original principal sum of SEVEN THOUSAND AND NO/100THS Dollars (\$ 7,000.00) dated June 11, 1982, executed by RODOLFO TENORIO, JR., AND WIFE AURORA G. TENORIO payable to the order of PABLO RODRIGUEZ AND WIFE, MARIA LUISA RODRIGUEZ more fully described in a Deed of Trust, duly recorded in Vol. 405 page 28-31 of the Deed of Trust Records of Webb County, Texas; said note being secured by Deed of Trust against the following described property, to-wit:

Approximately .1608 acres of land more or less out of the PABLO RODRIGUEZ one acre tract which was part of the E-1, A. M. Bruni Estate, as per the survey plat done by Ernest Fletes of such one acre tract completed on April 16, 1982, and more commonly known as Lot Number one (1) out of the above mentioned PABLO RODRIGUEZ one acre tract and more particulary described by metes and bounds, as follows:

COMMENCING for a tie at a fence corner post on the occupied south line Porcion 32 and the occupied S. W. corner of said Part E-1;

THENCE: S. 89° 55' 56" E-1, 736.59 ft. along a fence the occupied south line of Porcion 32 and the occupied South line of Part E-1 to a one half inch rod;

THENCE: N. 00° 04' E. along the West line of Tract No. 12 of which this is a part of a center line of a thirty foot access lane at a distance 787.58 ft. to a point of beginning in center of said 30 ft. wide access lane the S. W. corner of PABLO RODRIGUEZ;

THENCE: Along the South line of said PABLO RODRIGUEZ one acre tract S. 89° 55' 56" E. 12.7 ft. to an iron stake for S. W. Corner of this;

THENCE: S. 00' 04" W. 121.6 ft. to an iron stake for S. E. corner of this; and

THENCE: N. 89° 55' 56" W. 59.70 ft. to place of beginning containing .1608 acres as described by survey done by Ernest Fletes on April 16, 1982.

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FILED

for and in consideration of the full and final payment of all indebtedness secured by the aforesaid lien or liens, the receipt of which is hereby acknowledged, has released and discharged, and by these presents hereby releases and discharges, the above described property from all liens held by the undersigned securing said indebtedness.

EXECUTED this 18th day of January, A.D. 19 84

COMMISSIONER OF LANDS
STATE OF TEXAS

Pablo Rodriguez
PABLO RODRIGUEZ
Maria Luisa Rodriguez
MARIA LUISA RODRIGUEZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on the 18th day of January, 1984
by PABLO RODRIGUEZ AND WIFE MARIA LUISA RODRIGUEZ

My commission expires:
Nov. 13, 1985
(L.S.)

Kathy Barton
Notary Public, State of Texas
Notary's printed name

FILED
JAN 20 3 56 PM '84
HENRY FLORES, CO. CLERK
WEBB COUNTY, TEXAS
DEPUTY

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____

My commission expires:

Notary Public, State of Texas
Notary's printed name:

449
PAGE 449
501

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

STATE OF TEXAS
COUNTY OF WEBB
PABLO RODRIGUEZ AND WIFE MARIA LUISA RODRIGUEZ
RODRIGUEZ, PABLO AND WIFE MARIA LUISA
DONORS (\$1,000.00)
SEVEN THOUSAND AND NO/100TH
THAT the undersigned of the County of Webb
Clerk of
THE CLERK OF TEXAS } KNOW ALL MEN BY THESE PRESENTS:

RELEASED OF FILE

Rafael Vidaurri

From: Marco A. Gutierrez <mgutierrez@ci.laredo.tx.us>
Sent: Thursday, January 30, 2014 2:53 PM
To: Rafael Vidaurri
Cc: Valeria Seca; Mario Guadiana
Subject: RE: 251 Old Milwaukee Rd - Juan Manuel Molina (ID 2798).

Follow Up Flag: Follow up
Flag Status: Flagged

Rafael,

Yes you can provide the electricity to 251 Old Milwaukee Rd, the inspector already check the utilities and the water and sewer is fully connected to the system . Any questions please let me know

Marco A.Gutierrez
City of Laredo Utilities Department
Engineering Associate I
5816 Daugherty St.
Laredo, Texas 78041
Phone (956)721-2000
Fax (956)721-2001

From: Rafael Vidaurri [<mailto:rvidaurri@webbcountytx.gov>]
Sent: Tuesday, January 21, 2014 3:28 PM
To: Marco A. Gutierrez
Cc: Valeria Seca
Subject: 251 Old Milwaukee Rd - Juan Manuel Molina (ID 2798).

Marco:

Mr. Molina has stated that he has finalized connecting the existing structure to the sewer line. Therefore, can you please confirm that the structure on this tract has fully connected to the sewer system. I have attached a location map for your use.

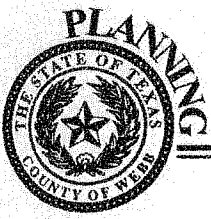
Should you have any questions or require additional information, please do not hesitate to let us know.

Sincerely,

Rafael

Rafael Vidaurri, MPA

Planner III
Webb County Planning Department
1110 Washington, Suite 302
Laredo, TX 78041
V 956.523.4100
F 956.523.5008
<http://www.webbcountvtx.gov>



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 •

OSSF INSPECTION REPORT

January 31, 2014

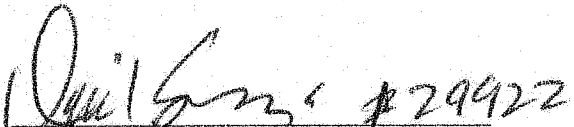
APPLICANT: Juan M. Molina

LOCATION: ABST 296 POR 32 A TREVNO .1602 LOT 1





ID #: 3205

Inspection of location shows that property ABST 296 POR 32 A TREVNO .1602 LOT 1 has one dwelling that is properly connected to public sewer. In addition, property does not pose any public nuisance according to Title 5, Sanitation and Environmental Quality Chapter 341 of Texas Health & Safety Code.

This report confirms compliance according to Chapters 341 & 366 of Texas Health & Safety Code.


David Garza, TCEQ Designated Representative



-  Dwelling (Indoor plumbing installed)
-  Dwelling (PENDING installation of plumbing)
-  Non-residential structure requiring connection services (See onsite inspection report)
-  Non-residential structure. (See onsite inspection report)

0 12.5 25 50 Feet

2013 Aerial depicting dwellings in
Old Milwaukee East
251 Old Milwaukee Rd.