

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 4367

Application for: **Electricity**

Legal Description: An unplatted 2.124 acre tract of land, more or less, out of Tract B-3-6, Botines Subdivision, as further described in Vol. 3661, Pgs. 241-4, Webb County Real Property Records .

Reviewer Certifications

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conveyances are compliant (prior, existing & subsequent). | By: <u>J. Calderon</u> Initial: <u>JC</u> |
| <input checked="" type="checkbox"/> All Fees Paid | By: <u>M. Medina</u> Initial: <u>MM</u> |
| <input type="checkbox"/> ROW Acquired <u>or</u> <input type="checkbox"/> Not Required as a condition of approval | By: _____ Initial: _____ |
| <input checked="" type="checkbox"/> OSSF Licensed (No. WC00060): <input checked="" type="checkbox"/> New <input type="checkbox"/> PEST <input type="checkbox"/> Not Applicable | By: <u>D. Garza</u> Initial: <u>DG</u> |
| <input type="checkbox"/> OSSF Decommissioning certified by? ----- | By: _____ Initial: _____ |
| <input checked="" type="checkbox"/> Compliance w/Floodplain Regulations: ----- | 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>J. Calderon</u> Initial: <u>JC</u> |

Inspector Certifications

- | | |
|---|--------------------------|
| <input 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.
Residential Structures = _____ Non-residential Structures = _____ | By: _____ Initial: _____ |
| <input type="checkbox"/> All mandated in-door plumbing observed & compliant
Total mandated structures: _____ | By: _____ Initial: _____ |
| <input type="checkbox"/> OSSF Decommissioning verified <u>or</u> <input type="checkbox"/> Unable to verify | By: _____ Initial: _____ |
| <input type="checkbox"/> Improvements compliant with issued Floodplain Dev. permit | By: _____ Initial: _____ |

Staff Recommendation/Determination

Approve pursuant to: Sec. 232.029(c)(2), LGC By: J. Calderon Initial: _____

Attested:


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



David Garza, Sanitarian



Melany Medina, Administrative Assistant



Jorge Calderon, CFM, Asst. Planning Director

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF Webb

} KNOW ALL MEN BY THESE PRESENTS:

That Albert F. Muller Jr.

1351 332

405703

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 paid by the grantee herein named, the receipt of which is hereby acknowledged,

HENRY FLORES
COUNTY CLERK
FILED
1989 APR -7 AM 11:06
WEBB COUNTY, TEXAS
BY _____ DEPUTY

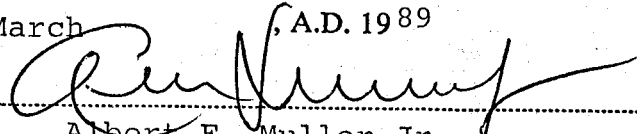
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Maria Guadalupe Velasquez

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

A tract of land containing 2.1240 acres, more or less, out of Tract B-3 of "Botines Subdivision", recorded in volume 2, page 212 of the Webb Plat Records.

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 grantee, her heirs and assigns forever; and I do hereby bind my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 7 day of March, A.D. 1989


Albert F. Muller Jr.

Mailing address of each grantee:

Name: Maria Guadalupe Velaquez
Address: 3920 Barcelona
Laredo, Texas 78041

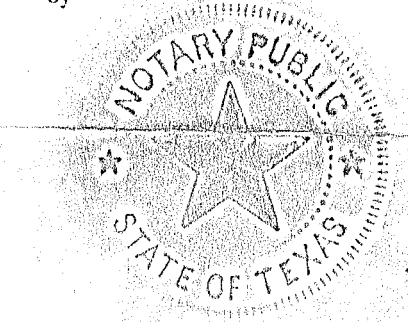
Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

This instrument was acknowledged before me on the 14th day of March, 1989,

by



Hollis H. Carroll

Notary Public, State of Texas
Notary's name (printed):
Hollis H. Carroll
Notary's commission expires: 10/31/92

1351 333

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF

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

by

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(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.

Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

2.1240 Acre Tract

Tract B3-6

A tract of land containing 2.1240 acres, more or less, out of Tract B-3 of "Botines Subdivision", recorded in Volume 2, Page 212 of the Webb County Plat Records. This 2.1240 acre tract being more particularly described as follows, to-wit:

BEGINNING at a 1/2 inch iron rod, the N.E. corner of said Tract B-3, the N.E. corner of this 2.1240 acre tract and the place of beginning of this survey;

THENCE S. 22°15'55" E. along the south westerly line of a 60 foot wide road easement at 306.98 feet pass a 1/2 inch iron rod and at a total distance of 321.98 feet a point, the S.E. corner hereof;

THENCE S. 67°59'16" W. 288.06 feet along the center line of a 30 foot wide private access easement to a point, the S.W. corner hereof;

THENCE N. 22°00'44" W. along the south westerly line of this tract at 15.00 feet pass a 1/2 inch iron rod and at a total distance of 321.97 feet a second 1/2 inch iron rod, the N.W. corner hereof;

THENCE N. 67°59'16" E. 286.64 feet along the north westerly line of Tract B-3 to a 1/2 inch iron rod, the place of beginning.

1351 334

CERTIFIED TRUE & CORRECT

June 15, 1983

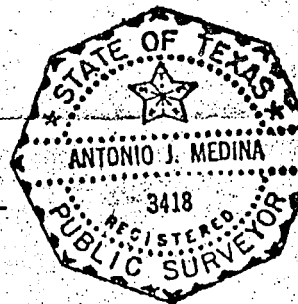
Date

A. J. Medina

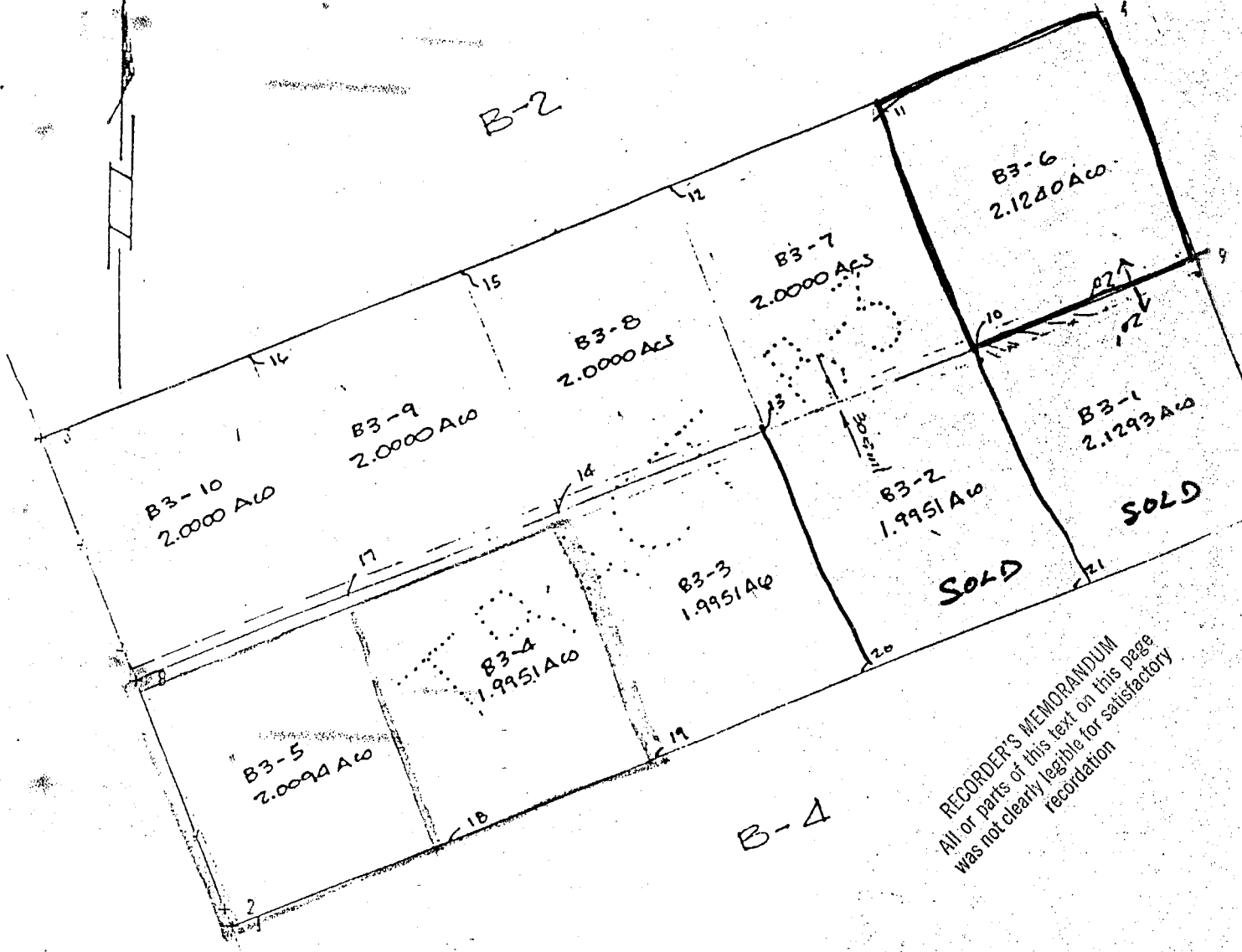
A. J. Medina

Reg. Public Surveyor

Texas #3418



PLAT FILE NAME IS ADJ EBT 04/06/53
NORTH 1000.000 EAST 1000.000
DEPTH IS UP THE PAGE, SCALE IS 1 INCH = 200.00 FEET.



RECORDER'S MEMORANDUM
All or parts of this text on this page
was not clearly legible for satisfactory
recording

1351 335

GENERAL WARRANTY DEED

Date: August 11, 2014

Grantor: MARIA GUADALUPE VELASQUEZ GUERRA

Grantor's Mailing Address:

MARIA GUADALUPE VELASQUEZ GUERRA
1112 Sapphire Street
Laredo, Texas 78045

Grantee: FELIX VELASQUEZ, JR.

Grantee's Mailing Address:

FELIX VELASQUEZ, JR.
401 E. Hillside Road
Laredo, TX 7801

Volume: 3661 Page: 241 - 244
Doc # 1209695
Doc Type: WARRANTY DEED
Record Date: 8/14/2014 4:39:18 PM Record By: OR
Fees \$38.00
Margie Ramirez Ibarra, Webb County Clerk



Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A tract of land containing 2.1240 acres, more or less, out of Tract B-3 of "Botines Subdivision", recorded in volume 2, page 212 of the Webb Plat Records. This 2.1240 acre tract being more particularly described as follows, to-wit: (see Attached description)

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person

whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Maria G. V. Guerra
MARIA GUADALUPE VELASQUEZ GUERRA

STATE OF TEXAS)

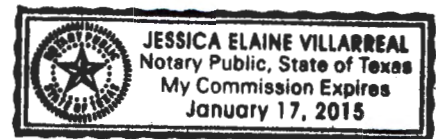
COUNTY OF WEBB)

This instrument was acknowledged before me on August 14, 2014, by MARIA GUADALUPE VELASQUEZ GUERRA.

Jessica Elaine Villarreal
Notary Public, State of Texas
My commission expires:
January 17, 2015

PREPARED IN THE OFFICE OF:

LAW OFFICE OF MARIO A. CASTILLO, JR.
401 E. Hillside Road, 2nd floor
Laredo, Texas 78041
Tel: (956) 791-6634
Fax: (956) 725-4594



AFTER RECORDING RETURN TO:

FELIX VELASQUEZ, JR.
401 E. Hillside Road
Laredo, TX 7801

2.1240 Acre Tract
Tract B3-6

A tract of land containing 2.1240 acres, more or less, out of Tract B-3 of "Botines Subdivision", recorded in Volume 2, Page 212 of the Webb County Plat Records. This 2.1240 acre tract being more particularly described as follows, to-wit:

BEGINNING at a 1/2 inch iron rod, the N.E. corner of said Tract B-3, the N.E. corner of this 2.1240 acre tract and the place of beginning of this survey;

THENCE S. 22°15'55" E. along the south westerly line of a 60 foot wide road easement at 306.98 feet pass a 1/2 inch iron rod and at a total distance of 321.98 feet a point, the S.E. corner hereof;

THENCE S. 67°59'16" W. 288.06 feet along the center line of a 30 foot wide private access easement to a point, the S.W. corner hereof;

THENCE N. 22°00'44" W. along the south westerly line of this tract at 15.00 feet pass a 1/2 inch iron rod and at a total distance of 321.97 feet a second 1/2 inch iron rod, the N.W. corner hereof;

THENCE N. 67°59'16" E. 286.64 feet along the north westerly line of Tract B-3 to a 1/2 inch iron rod, the place of beginning.

CERTIFIED TRUE & CORRECT

June 15, 1983

Date

Antonio J. Medina

A. J. Medina

Reg. Public Surveyor

Texas, #3418



**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 Felix Velasquez Jr.

SUBJECT PROPERTY: An unplatted 2.124 acre tract of land, more or less, out of Tract B-3-6, Botines Subdivision, as further described in Vol. 3661, Pgs. 241-4, Webb County Real Property Records.

Before me, the undersigned Notary Public, on this day personally appeared **Felix Velasquez Jr.** and under oath deposed and said as follows:

“My name is **Felix Velasquez 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 house** 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 04/07/1989 in Vol. 1351, Pgs. 332-335, 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. WC00060** 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 electrical 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.”

Felix Velasquez Jr.

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by **Felix Velasquez Jr.** on the _____ day of _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS



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 •

License No.: WC00060

**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: LOS BOTINES
B-3 TRACT 6
2 ACRES

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.

Licensee FELIX VELASQUEZ

Address 401 E. HILLSIDE

Telephone 956-763-5489

Approved by *Quil Green* #29922
TCEQ Designated Representative

Date 11/20/2015