

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 5727

Application for: Water (w/OSSF)

Legal Description: An unplatted 1.08 acre tract of land, more or less, known as Tract 11, Los Corralitos, as further described in Vol.1236, Pgs. 48-50, 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. WC00047): 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.

By: J. Calderon Initial: JC
 By: D. Cantu Initial: DC
 By: _____ Initial: _____
 By: D. Garza Initial: DG
 By: D. Garza Initial: DG
 By: J. Calderon Initial: JC
 By: _____ Initial: _____
 By: A. Villarreal Initial: AV

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: _____ Initial: _____
 By: D. Garza Initial: DG
 By: _____ Initial: _____


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 Calderon, CFM, Asst. Planning Director



 Alicia Villarreal, Planner I



 Rodolfo Santillan, GIS Technician II



 Diana Cantu, Permit Technician



 David Garza, DR, Webb County Sanitarian

**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 Carlos Mario Bouchot and Erika Lopez

SUBJECT PROPERTY: An unplatted 1.08 acre tract of land, more or less, known as Tract 11, Los Corralitos, as further described in Vol.1236, Pgs. 48-50, W.C.D.R.

Before me, the undersigned Notary Public, on this day personally appeared Carlos Mario Bouchot and Erika Lopez under oath deposed and said as follows:

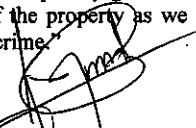
"Our names are Carlos Mario Bouchot and Erika Lopez, we are of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. We have personal knowledge of the facts stated herein and state that such facts are true and correct. We own the above-referenced subject property containing a modular container to be used as a dwelling, 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 we 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 05/26/1987 in Vol. 1236, Pgs. 48-50, of the Webb County Deed Records and that said land has not been further subdivided.
2. The tract of land has not been further subdivided since September 1, 1989.
3. Pursuant to the provisions of Section 232.029(d)(1), TLGC, we are not the property's subdivider nor the agent of the subdivider.
4. The property subject to this request is served by a licensed on-site sewage facility (OSSF) under License No. WC00087 and no other sewer discharge exists on the property.
5. We understand that we 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.
6. We further understand that we may not subdivide through sale or lease any portion of this property until we secure a plat or replat of the property approved by the local government with jurisdiction over the property (currently the Webb County Commissioners Court)."

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

"We understand that we are 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 we have described above. We understand that making false statements in this affidavit is a crime."



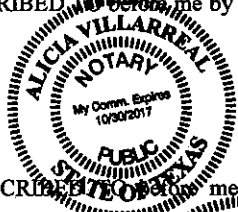
Carlos Mario Bouchot



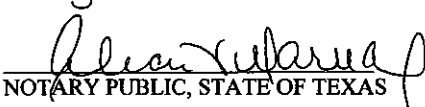
Erika Lopez

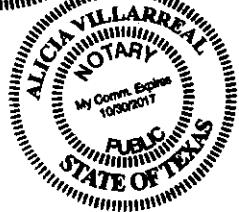
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Carlos Mario Bouchot on the 29 day of August, 2016.


NOTARY PUBLIC, STATE OF TEXAS



SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Erika Lopez on the 29 day of August, 2016.


NOTARY PUBLIC, STATE OF TEXAS



AFFIDAVIT OF

SUBJECT PROPERTY: An unplatted 1.08 acre tract of land, more or less, known as Tract 11, Los Corralitos, as further described in Vol.1236, Pgs. 48-50, W.C.D.R.

Before me, the undersigned Notary Public, on this day personally appeared Carlos Mario Bouchot and Erika Lopez and under oath deposed and said as follows:

"Our names are Carlos Mario Bouchot and Erika Lopez we are 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."

"We own the above-referenced subject property containing the following structures as further depicted on the attached sketch as Exhibit A:

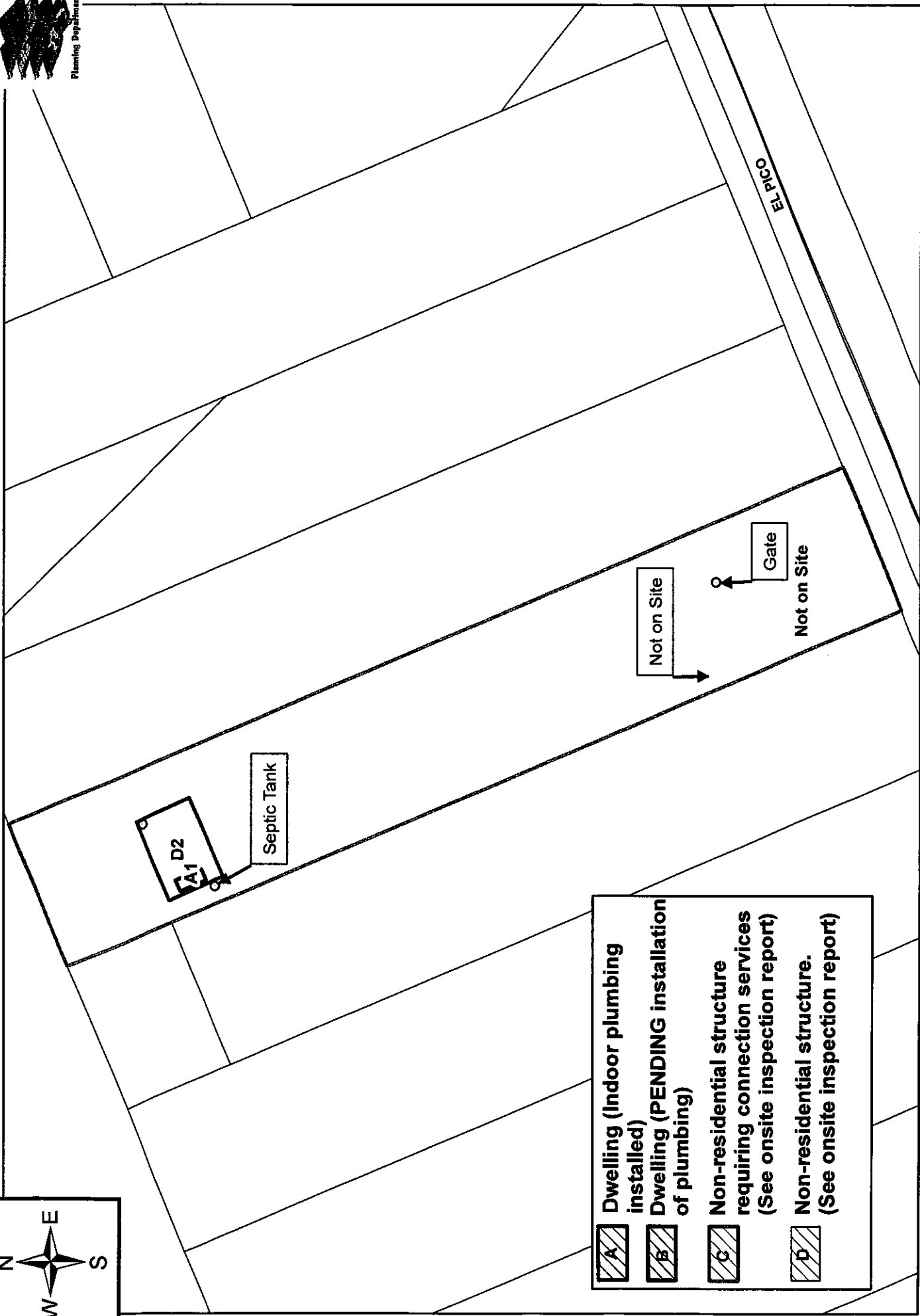
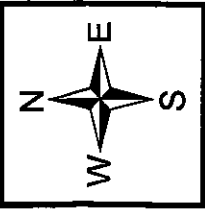
- 1 Dwelling(s) consisting of: **(1) a modular container**
- 0 Non-residential structure(s) consisting of a N/A

"We hereby acknowledge that in relation to the connection of water and sewer services to this property and the structures identified herein, we have been advised that:

1. We understand and agree that the connection of water and sewer services to this property is conditioned upon this property's compliance with state law, the model rules, any condition imposed by the grant funding agency, provisions of the Inter-local Agreement between the City of Laredo and Webb County executed on May 2, 1995 and recorded in Ordinance No. 95-O-083, and any orders of the Webb County Commissioners Court or resolutions of the City of Laredo relating to the extension of water and sewer services to this property.
2. We understand and agree that in compliance with state law and local regulations, this property and all applicable structures must be continually connected to adequate wastewater disposal through the installed organized sewer system serving this property.
3. We understand and agree that we cannot build any additional structures on this property nor may we convert any non-residential structures to a residential use unless and until a development or building permit is obtained from the local government (county or city) with jurisdiction over the property and subject to the restrictions or limitations imposed by herein. Further, we understand that through the county's building development or permitting process, there may be an opportunity to replace an existing, authorized dwelling with a replacement dwelling provided that:
 - a. a permit is obtained prior to the commencement of any construction or development activities;
 - b. the land has not be further subdivided as described by paragraph 5, below;
 - c. the total number of occupied dwellings will not exceed the total authorized by this affidavit;
 - d. the former dwelling is removed or demolished;
 - e. all construction is in compliance with the permit conditions and/or limitations; and
 - f. construction activities comply with all other federal, state and local laws and regulations.
4. We understand and agree that we may not construct or place any additional dwellings on the property until we prepare a plat or replat of the property and receive final plat approval from the local government (county or city) with applicable jurisdiction over the property in compliance with state law, the model subdivision rules and any rules or regulations of the local government with jurisdiction over the property and subject to the limitations imposed by paragraph six (6) below.
5. We understand and agree that we may not subdivide through sale or lease any portion of this property until we secure an approved plat or replat of the property in accordance with the provisions of paragraph four (4) above or limitations imposed by paragraph six (6) below.
6. We understand and agree that no promises or assurances have been made to us by the City of Laredo or Webb County that there is now or will be in the future enough capacity in the water or wastewater systems that would allow us to further subdivide our property as described by paragraphs four (4) and five (5) above. As such, we have been further advised that without sufficient capacity in the system, we will not be able to secure plat approval from the local government (county or city) with applicable jurisdiction over the property."

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





	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)



2015 Aerial depicting dwellings in
Los Corralitos - Tract 11
190 El Pico Rd.

The State of Texas,
County of WEBB

Know All Men by These Presents:
363546

That HECTOR AND CONSUELO PEREZ, 1619 CHICAGO ST.,

of the County of WEBB State of TEXAS for and in consideration
of the sum of ----- TEN (\$10.00) -----
----- DOLLARS

to US paid, and secured to be paid, by ATANACIO AND BERTA GARCIA

The execution and delivery by Grantees herein of their one certain promissory note ^{as follows:} in the principal sum of FIFTEEN THOUSAND HUNDRED DOLLARS (\$15,000.00) payable to the order of GRANTORS, payable as therein provided and bearing the interest at the rates specified, (note) and providing for acceleration of maturity in the event of default.

Being fifty payments (50) of Three hundred (\$300.00) Dollars a month, interest included

1236 048

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

ATANACIO AND BERTA GARCIA, 1816 Lee, Laredo, Texas

of the County of TRAVIS State of TEXAS all that certain

SEE EXHIBIT "A"
ATTACHED

REC'D
COUNTY CLERK
WEBB COUNTY, TEXAS
MAY 26 AM 9:37
FILED
Deputy

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 HECTOR AND CONSUELO PEREZ, their

heirs and assigns forever and WE do hereby bind ~~themselves~~ ourselves, our..... heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said ATANACIO AND BERTA GARCIA, their.....

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof:

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premisses and improvements, until the above described note, and all interest thereon are fully paid according to the face and tenor, effect and reading, when this deed shall become absolute.

WITNESS MY hand at LAREDO, WEBB COUNTY, TEXAS
this 23RD day of MAY 19 87
Witness at request of Grantor:

Hector Perez
HECTOR PEREZ
Consuelo Perez
CONSUELO PEREZ

1.0818 ACRE TRACT
TRACT NO. 11
"LOS CORRALITOS" ACRES

A TRACT OF LAND CONTAINING 1.0818 ACRES, MORE OR LESS, OUT OF A 30.224 ACRE TRACT IN PORCION 14, JOSÉ GUAJARDO ORIGINAL GRANTEE, ABSTRACT 56, WEBB COUNTY, TEXAS. SAID 30.224 ACRE TRACT WAS CONVEYED BY MIRTA GONZALEZ, TRUSTEE, TO RODOLFO SALINAS, JR. BY DEED DATED AUGUST 3, 1978 RECORDED IN VOLUME 566, PAGE 12 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS THIS 1.0818 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING, FOR A TIE, AT A FENCE CORNER POST, THE OCCUPIED NORTH WEST CORNER OF SAID 30.224 ACRE TRACT;
THENCE N. 68°00'00" E. 1,598.92 FEET ALONG A FENCE ON THE OCCUPIED NORTH WESTERLY LINE OF THE 30.224 ACRE TRACT TO A ½ INCH IRON ROD, THE NORTH WEST CORNER OF THIS 1.0818 ACRE TRACT AND THE PLACE OF BEGINNING OF THIS SURVEY;
THENCE N. 68°00'00" E. 89.00 FEET ALONG A FENCE ON THE OCCUPIED NORTH WESTERLY LINE OF THE 30.224 ACRE TRACT TO A ½ INCH IRON ROD, THE NORTH EAST CORNER HEREOF;
THENCE S. 22°00'00" E. 529.48 FEET ALONG THE NORTH EASTERLY LINE OF THIS TRACT TO A ½ INCH IRON ROD, THE SOUTH EAST CORNER THEREOF;
THENCE S. 68°06'16" W. 89.00 FEET ALONG A FENCE ON THE NORTH WESTERLY RIGHT-OF-WAY LINE OF "EL PICO RANCH" ROAD TO A ½ INCH IRON ROD, THE SOUTH WEST CORNER THEREOF;
THENCE N. 22°00'00" W. 529.50 FEET ALONG THE SOUTH WESTERLY LINE OF THIS TRACT TO A ½ INCH IRON ROD, THE PLACE OF BEGINNING.

1236 050

GF# 211202-MR

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

GENERAL WARRANTY DEED

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

THAT THE UNDERSIGNED MAYRA JUDITH RODRIGUEZ a/k/a MAYRA JUDITH GRANADOS as per sole and separate property, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto CARLOS MARIO BOUCHOT and wife, ERIKA LOPEZ, herein referred to as "Grantee," whether one or more, all of the following described real property in Webb County, Texas, to-wit:

Situated in Webb County, Texas, and being the SURFACE ONLY of a tract of land containing 1.0818 acres, being Tract No. 11 of "LOS CORRALITOS ACRES" out of Porcion 14, Abstract No. 56, and being more particularly described by metes and bounds in attached Exhibit "A".

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Easements, rights of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, but only to the extent that they are still in effect, relating to the herein above described property, specifically this conveyance is made subject to the following:

1. Subject to the Order of the Commissioners Court of Webb County, Texas, adopting the model subdivision rules pursuant to Section 16.343 of the Texas Water Code and other applicable laws of the State of Texas as recorded in Volume 1425, Pages 458-494, Webb County Real Property Records.
2. Order of Commissioners Court of Webb County, Texas, adopting Subdivision Regulations for Webb County Property dated December 13, 1982, recorded in Volume 54, Pages 441-468, Webb County Commissioners' Court Minutes.
3. Oil, Gas and Mineral Lease dated September 7, 1978, executed by Rodolfo Salinas, Jr. to R. S. Mather, recorded in Volume 574, pages 184-186, Webb County Deed Records. Title not traced further
4. All oil, gas and other minerals are hereby excepted from Title Policy as reserved and excepted in Deed dated May 10, 1979, executed by Rodolfo Salinas, Jr. to Hector Perez and wife, Consuelo Perez, recorded in Volume 587, pages 247-150, Webb County Deed Records and Corrected in Deed recorded in Volume 225, pages 1-4, Webb County Official Public Records.
5. Easement dated march 11, 1982, executed by Hector Perez and wife, Consuelo Perez to Central Power and Light Company, recorded in Volume 690, pages 456-457, Webb


County Deed Records.

- 6. Subject to terms and conditions as set forth in Interlocal Government Agreement dated April 17, 1995, executed by and between City of Laredo and Webb County, recorded in Volume 312, pages 686-691, Webb County Official Records.
- 7. Mineral Deed dated May 27, 2010, executed by Rodolfo Salinas, Jr. to Jan Salinas, recorded in Volume 2938, pages 46-47, Webb County Official Public Records.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

EXECUTED this 16 day of July, 2015.


MAYRA JUDITH RODRIGUEZ a/k/a MAYRA JUDITH GRANADOS

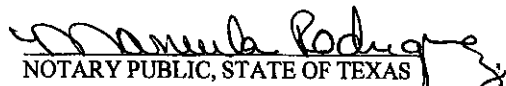
Grantee's Address:

1211 San Dario Ave ste 401
Laredo, TX 78040

THE STATE OF TEXAS §
COUNTY OF WEBB §

The foregoing instrument was acknowledged before me on the 16 day of July, 2015, by MAYRA JUDITH RODRIGUEZ a/k/a MAYRA JUDITH GRANADOS




NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: _____

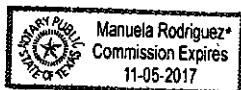


EXHIBIT "A"

1.0818 Acre Tract
Tract No. 11
"Los Corralitos" Acres

A tract of land containing 1.0818 acres, more or less, out of a 30.224 acre tract in Parcel 14, Jose Guajardo original grantee, Abstract 56, Webb County, Texas. Said 30.224 acre tract was conveyed by Nilda Gonzalez, trustee, to Rodolfo Salinas, Jr. by deed dated August 3, 1978 recorded in Volume 366, Page 12 of the Deed Records of Webb County, Texas. This 1.0818 acre tract being more particularly described as follows, to-wit:

COMMENCING, for a tie, at a fence corner post, the occupied north west corner of said 30.224 acre tract;

TRENCHE N. 68°00'00" E. 1,695.92 feet along a fence on the occupied north westerly line of the 30.224 acre tract to a 1/2 inch iron rod, the north west corner of this 1.0818 acre tract and the place of beginning of this survey;

TRENCHE N. 58°00'00" E. 89.00 feet along a fence on the occupied north westerly line of the 30.224 acre tract to a 1/2 inch iron rod, the north east corner hereof;

TRENCHE S. 22°00'00" E. 329.48 feet along the north easterly line of this tract to a 1/2 inch iron rod, the south east corner hereof;

TRENCHE S. 65°06'16" W. 89.00 feet along a fence on the north westerly right-of-way line of "El Paso Ranch" Road to a 1/2 inch iron rod, the south west corner hereof;

TRENCHE N. 22°00'00" W. 329.50 feet along the south westerly line of this tract to a 1/2 inch iron rod, the place of beginning.

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 Ramirez Ibarra
COUNTY CLERK
WEBB COUNTY, TEXAS

Doc # 1239008
Recorded
7/17/2015 11:13:45 AM

Signed: *Margie Ramirez Ibarra*
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees: \$34.00



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.: WC00087

**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 CORRALITOS
TRACT 11

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 180 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

Licensee CARLOS BOUCHOT

Address 1211 SAN DARIO, STE. 401

Telephone 956-763-7017

Approved by *Devin Green* 29922 **Date** 8/2/16
TCEQ Designated Representative