

Compliance & Inspection Certifications Relating to Utility Application Approvals


Issue ID: 13386


Application for: **Water (w/OSSF)/Electricity**


Legal Description: An unplatted 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, 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. WC1259): New PEST Not Applicable
- OSSF Decommissioning certified by? -----
- 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: 

By: L. Salinas Initial: 


By: V. Villarreal Initial: 


By: E. Cantu Initial: 

By: ----- Initial: _____

By: J. Calderon Initial: 

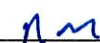
By: ----- Initial: _____


By: V. Villarreal Initial: 

By: V. Villarreal Initial: 

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 = 4
- 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: R. Martinez Initial: 


By: R. Martinez Initial: 

By: ----- Initial: _____

By: ----- Initial: _____

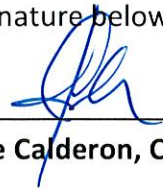
Staff Recommendation/Determination

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.



Jorge Calderon, CFM, Planning Director




Elva Diana Cantu, Designated Representative



Robert Martinez, GIS Technician I



Lilly Salinas, Office Manager



Victoria A. Villarreal, Senior Planner



**COUNTY OF WEBB
 CERTIFICATION REGARDING THE CONNECTION OF UTILITIES
 Determinations required pursuant to Sections 232.029(c)(2) of the
 Texas Local Government Code**

Legal description of property: An unplatted 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 217 Mercury Mine Rd.

Recorded on 07/28/1976 and filed in Volume 517, Pages 364-370, of the Webb County Deed Records.

Requested by: Juan Antonio Cantu Duran (ID 13386)

Pursuant to the provisions of Section 232.029(c)(2), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

1. The subdivided land has been determined to be a "lot of record" (as defined by 232.021(6-a), TLGC) established by a conveyance instrument from the original subdivider prior to September 1, 1989;
2. The tract of land has not been further subdivided since September 1, 1989;
3. The residence has adequate sewer services provided through a permitted on-site sewage facility under license and registration no. WC-1259; and
4. No residential dwellings have been approved through this certificate.

For authorization under this section, the Court relied on the following documents:

- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 07/28/1976 and filed in Volume 517, Pages 364-370, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. WC-1259.

Subject to the above-described determinations, the following utility connection(s) are authorized:

water sewer electricity gas

LIMITATIONS: _____

Reviewed and recommended for approval by:

 Jorge A. Calderon, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the _____ day of _____, 20_____.

 Hon. Tano E. Tijerina
 Webb County Judge

Attested by:

 Margie Ramirez Ibarra, Webb County Clerk

**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 Antonio Cantu Duran (ID 13386)

SUBJECT PROPERTY: An unplatted 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Juan Antonio Cantu Duran and under oath deposed and said as follows:

"My name is Juan Antonio Cantu Duran. 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 1-bedroom 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 07/28/1976 in Vol. 517, Pg. 364-370, 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-1259 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."

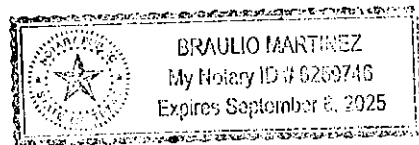
"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime."



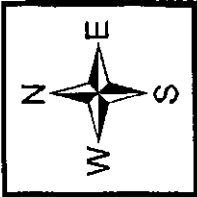
Juan Antonio Cantu Duran

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Juan Antonio Cantu Duran on the _____ day of 3-28-24, 2024.


NOTARY PUBLIC, STATE OF TEXAS



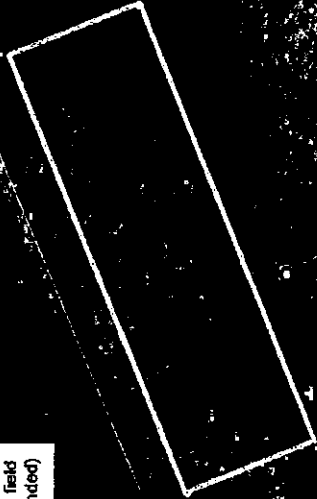
DOC #1525655, OPR 6626 / 0388 - 0392
Doc Type: AFFIDAVIT
Record Date: 04/02/2024 09:34:43 AM
Fees: \$37.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk



connected structure
1 BR home w/ office

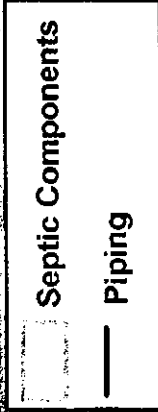
clean-out

20 x 72 drain field
2 lines (expanded)



proposed meter
>5' required setback

1,000 gallon septic tank (pre-cast concrete)
2 compartment



NOTICE:

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative boundaries.

Juan Antonio Cantu Duran & Lourdes Cantu
Los Minerale and Annex - Tract 21
217 Mercury Mine Rd

RECORDER'S MEMORANDUM: ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION. ID# 13125

STATE OF TEXAS 221867

COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

VOL. 517 PAGE 364

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to the undersigned paid by the granteé herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantee herein of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, payable to Rodolfo Salinas, Jr., over a period of ten (10) years, with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses, and being secured by the vendor's lien herein retained and the deed of trust below mentioned, have GRANTED, SOLD

and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

ALBERTO MORALES AND

(hereinafter referred to as "grantee" whether one or more)
of the County of Webb and State of Texas, all of the following described real

property situated in Webb County, Texas, to-wit:

4.9980 acres described in Exhibit "B"
attached hereto and made a part hereof.
There is specifically excluded herefrom a 3/4 non-
participating royalty interest.

SUBJECT to all oil, gas and mineral leases and reservations of record, and less
and except all water rights appertaining thereto.

VOL 517 PAGE 365

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, his heirs and assigns forever: and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof; however, the vendor's lien and superior title are retained against the above-described premises for the security and until the full and final payment of the above-described promissory note, when and whereupon this deed shall become absolute.

As additional security for the payment of the above described note, the grantee herein has executed this day a deed of trust to H. C. Hall, III, Trustee.

Executed at Laredo, Texas, on this the 21st day of July 1976.

Rodolfo Salinas Jr.
RODOLFO SALINAS, JR.

STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., 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, on this the 13 day of

Only
June, 1976.

A circular notary seal for Webb County, Texas. The seal features a central emblem with a star and a plow, surrounded by the text "NOTARY PUBLIC" and "WEBB COUNTY TEXAS".
Heinz T. Quarez

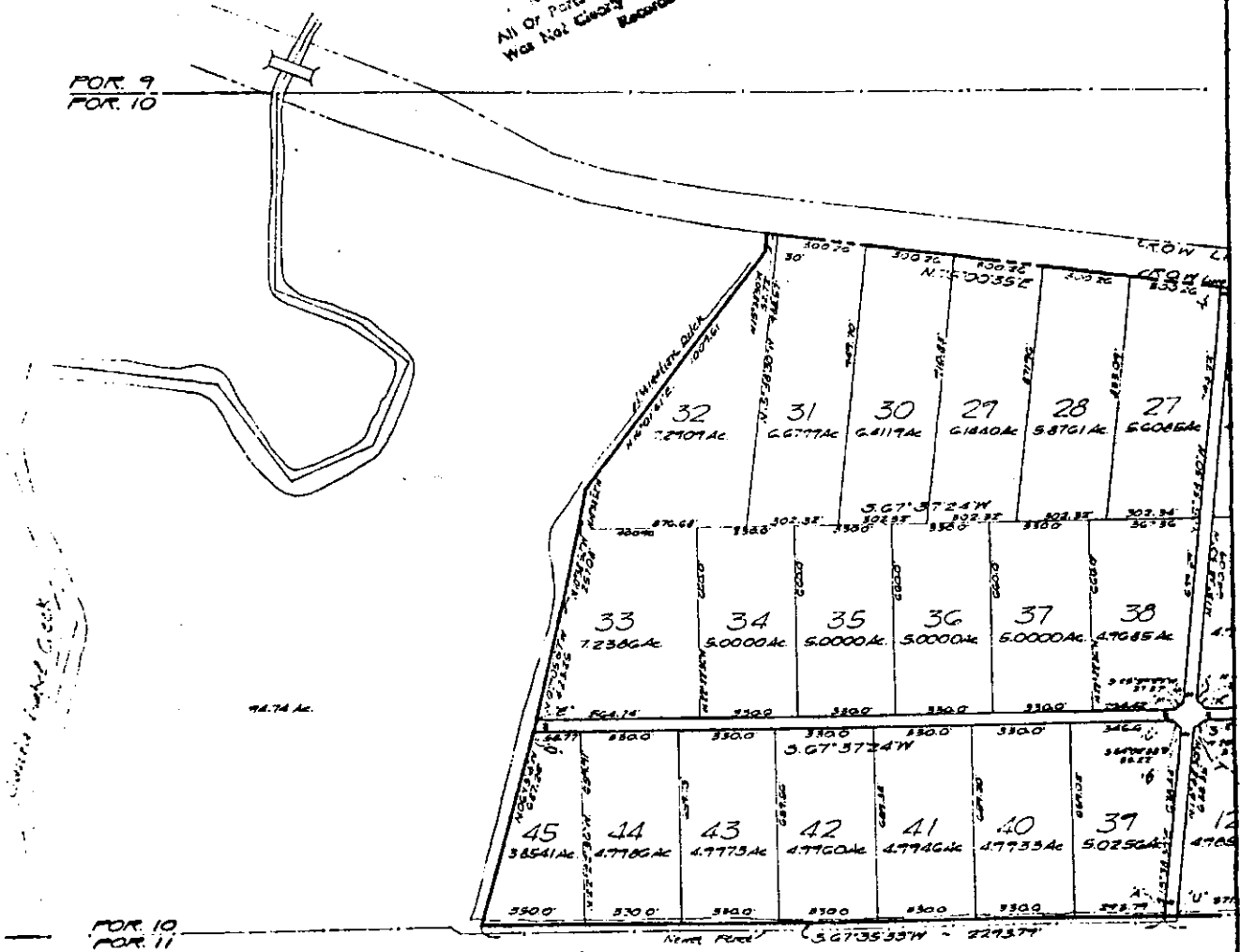
Notary Public, Webb County, Texas

VOL 517 PAGE 367

Rancho
238.7743 AC
Tomas

RECORDERS INTEREST
All Or Parts Of The Tract So This From
Was Not Clearly Legible For Subsequent
Recording

FOR 9
FOR 10



FOR 10
FOR 11

NOTE:
ALL Lot CORNERS
MARKED WITH
1/2" Steel Rods

PORCI

Tracts IV - Los Minerales
 RE TRACT OUT OF PORCION No. 10
 Sanchez - Original Grantee

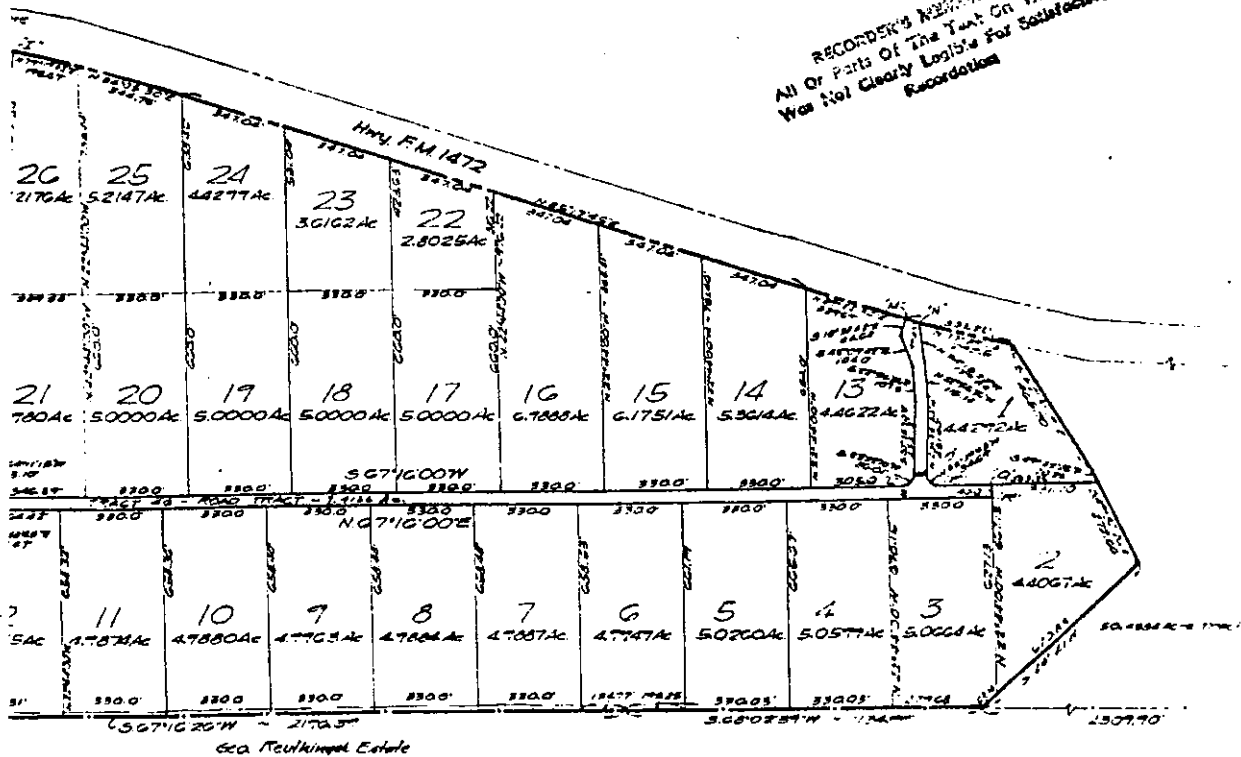
EXHIBIT "A"

ABSTRACT 200
 Webb County, Texas
 SCALE: 1" = 500'

Richies & Wilson

PORCION

RECORDING MEMORANDUM
 All or Parts of The Tract On This Form
 Was Not Clearly Legible For Satisfactory
 Recordation



ON 11

STATE OF TEXAS:
 COUNTY OF WEBB:
 I, C.V. Howland, Jr., Registered Public Surveyor, do hereby certify
 that the foregoing survey was made on the 10th day of June, 1970, and
 the results of which are correctly shown hereon.
 This the 5th day of June, 1970.

C.V. Howland, Jr.
 Registered Public Surveyor

A tract of land containing 4.9980 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H. Griffith and wife to Sam Yates and Ricardo E. Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514 Pages 1004 et seq of the Deed Records of Webb County, Texas, this 4.9980 acre tract being more particularly described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " steel rod designated as Corner "J" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in the Webb County Deed Records, said $\frac{1}{2}$ " rod being the most westerly southwest corner of this tract;

THENCE N. $15^{\circ}33'30''$ W. 640.09 feet with an easterly line of Tract 46 to a $\frac{1}{2}$ " steel rod, the southwest corner of Tract 26 and the northwest corner of this tract;

THENCE N. $67^{\circ}16'00''$ E. 289.28 feet with the southeast line of Tract 26 to a $\frac{1}{2}$ " steel rod, the common corner of Tracts 20, 25, 26 and this tract;

THENCE S. $22^{\circ}44'00''$ E. 660.0 feet with the southwest line of Tract 20 to a $\frac{1}{2}$ " steel rod on a northwesterly line of Tract 46, the southwest corner of Tract 20 and the southeast corner of this tract;

THENCE S. $67^{\circ}16'00''$ W. 346.39 feet with the northwest line of Tract 46 to a $\frac{1}{2}$ " steel rod designated as Corner "K", the southerly southwest corner of this tract;

THENCE N. $64^{\circ}11'15''$ W. 33.10 feet with the common boundary line of Tract 46 and this tract to the place of beginning.

FILED

JUL 28 12 29 PM '76

H. CHAVEZ VOLPE, CO. CLERK
WEBB COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS 221867

COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

VOL 517 PAGE 364

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantee herein of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, payable to Rodolfo Salinas, Jr., over a period of ten (10) years, with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses and being secured by the vendor's lien herein retained and the deed of trust below mentioned, have GRANTED, SOLD

and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

ALBERTO MORALES AND

(hereinafter referred to as "grantee" whether one or more)
of the County of Webb and State of Texas, all of the following described real

property situated in Webb County, Texas, to-wit:

4.9980 acres described in Exhibit "B"
attached hereto and made a part hereof.
There is specifically excluded herefrom a 3/4 non-
participating royalty interest.

SUBJECT to all oil, gas and mineral leases and reservations of record, and less
and except all water rights appertaining thereto.

VOL 517 PAGE 365



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-1259

**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 Minerales and Annex, Tract 21 - unplatted 4.9980 Acres
217 Mercury Mine Rd
ID# 13125

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:

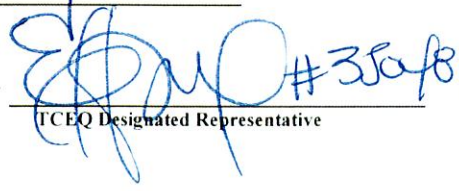
**Q (waste water flow rate) limited to 180 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

S.E.: Rafael Cisneros OS0010710, RS# 2475; Installer: Rafael Cisneros OS00007020 (Type III)
Drain field: 144 LF of Leaching Chambers (2 rows); 1,000 gal two compartment pre-cast concrete tank
Connected structure: 1 bedroom mobile home w/office

Licensee Juan Antonio Cantu Duran & Lourdes Cantu

Address Juan Escutia 115, Colonia Ninos Heroes, Escobedo, NL, MX / administracioneu@expressforte.com

Telephone (956) 269-7528

Approved by  #35048 **Date** March 21, 2024
TCEQ Designated Representative



Webb County
Floodplain Development Permit Exemption Certificate

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4798-E §

NAME OF APPLICANT Juan Antonio Cantu Diran (Owner) c/o Lourdes A. Cantu (Applicant) ID 13014

PHYSICAL ADDRESS OR E911 ADDRESS: 217 Mercury Mine Rd.

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (MOBILE OFFICE) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

<u>Los Minerales & Annex</u>			21
Name of Subdivision	Section No.	Block No.	Lot/Tract No.

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

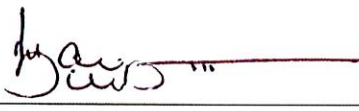
A handwritten signature in blue ink, appearing to be "J. Cantu", written over a horizontal line.

Date of Issuance:
10/12/2023

**Laredo/Webb County EDAP Project
Row Acquisition Statement**

By my signature, I hereby certify that all necessary rights-of-way have been acquired from the property owners as necessary for the delivery of water and sewer services for the following:

21 _____ Los Minerales & Annex
Lot Block Subdivision



Signature

Mario Santos III, Engineering Project Manager

Printed Name and Title

By signing this document, I (Mario Santos III) do not have the authority to approve or disapprove any water or sewer services. I am only verifying that the property owner dedicated the proposed Roadway Right-Of-Way and Public Utility Easement and recorded with **Volume 1478, Page 545** in Webb County Official Public Records.

STATEMENT OF NON-PARTICIPATION

By my signature, I hereby certify that the property owners/lien holders on the following property have **not** executed all documents necessary for the delivery of water and sewer services in the implementation of the Laredo/Webb County EDAP Project:

21 _____ Los Minerales & Annex
Lot Block Subdivision

Signature

Printed Name and Title

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



Site Information:

General location: **FM 1472** Tax Parcel ID: **218255** ID: **13386**

Subdivision/Colonia Name: **Los Minerales and Annex**

Lot(s)/Tracts(s): **21** Block: _____ Phase/Unit: _____ Area: **207,458.8** 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: **5**

Total Residential: **1** Total Non-residential: **4** Total Commercial: **0**

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

Property Owner Information:

Name(s) of owner(s): **Juan Antonio Cantu Duran**

Name of Contact Person: **Lourdes A. Cantu**

Mailing address: **707 W. Amiens Pl, Laredo, TX 78045** City: **Bruni** State/zip: **TX/78344**

Phone: _____ (work) _____ (home) **956-2269-7528** (cell) _____ (other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **02/02/2022**

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

Structure No. 1 – Manufactured Home

Residential Non-Residential Commercial

E911 Address: **217 Mercury Mines Rd.**

Occupant: **owner**

Comments: **Dwelling**

Structure No. 2 – Metal Structure

Residential Non-Residential Commercial

E911 Address: **N/A**

Occupant: **N/A**

Comments: **Storage Container**

Structure No. 3 – Metal Structure

Residential Non-Residential Commercial

E911 Address: **N/A**

Occupant: **N/A**

Comments: **Storage Container**

Structure No. 4 – Metal Structure

Residential Non-Residential Commercial

E911 Address: **N/A**

Occupant: **N/A**

Comments: **Storage Container**

Structure No. 5 – Metal Structure

Residential Non-Residential Commercial

E911 Address: **N/A**

Occupant: **N/A**

Comments: **Storage Contrainer**

Structure No. 6 – N/A

Residential Non-Residential Commercial

E911 Address: _____

Occupant: _____

Comments: _____