



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 2.9154 acre tract of land, more or less, out of and part of Porcion 10, Abstract 280, known as Tract 65, Ranchitos IV Los Minerales Annex, as further described in Vol. 3338, Pgs. 2-3, W.C.R.P.R

The E-911 (physical address) associated with this request is: 234 Minerales-Annex Rd Units A & B

Recorded on 07/28/1977 and filed in Volume 541, Pages 165-168, of the Webb County Deed Records.

Requested by: Hector Javier Flores, owner (ID 3284)

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; and
3. The residence has adequate sewer services provided through a permitted on-site sewage facility under License No. 1444.

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

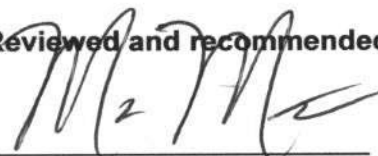
- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 7/28/1977 and filed in Volume 541, Pages 165-168 of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of an on-site sewage facility license and registration no. 1444.

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

water sewer electricity gas

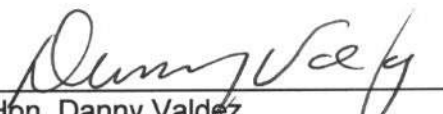
LIMITATIONS: Connection limited two (2) dwellings only.

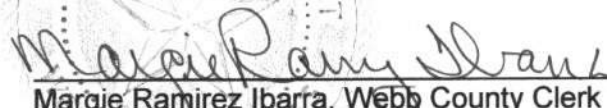
Reviewed and recommended for approval by:


Hon. Marco A. Montemayor
Webb County Attorney


Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 27th day of May, 2014.


Hon. Danny Valdez
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 Hector Javier Flores

SUBJECT PROPERTY: An unplatted 2.9154 acre tract of land, more or less, out of and part of Porcion 10, Abstract 280, known as Tract 65, Ranchitos IV Los Minerales Annex, as further described in Vol. 3338, Pgs. 2-3, W.C.R.P.R.

Before me, the undersigned Notary Public, on this day personally appeared Hector Javier Flores and under oath deposed and said as follows:

"My name is Hector Javier Flores, 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 two mobile homes, a storage shed, and an open shade, 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 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 7/28/1977 in Vol. 541, Pgs. 165-168, 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 is continually connected to adequate wastewater disposal in compliance with the provisions of 232.029(c)(2), TLGC. Currently, the dwelling subject of this request is served by a licensed on-site sewage disposal system under License No. 1444 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. None of the non-residential structures currently on the property may be converted to a residential use.
6. 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."



Hector Javier Flores

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Hector Javier Flores on the 14 day of May, 2014.



NOTARY PUBLIC, STATE OF TEXAS



DEED OF GIFT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB §

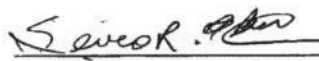
That we, SEVERO RAMON FLORES and wife, FRANCISCA FLORES ("Grantors"), of Webb County, Texas for and in consideration of the love and affection which we have and bear unto and toward our son, HECTOR JAVIER FLORES, have GIVEN, GRANTED AND CONVEYED, and by these presents do GIVE, GRANT AND CONVEY unto HECTOR JAVIER FLORES ("Grantee") whose mailing address is 137 Knoll Ave, Laredo, Texas 78045, out of the following described real property ("Property") situated in Webb County, Texas, to-wit:

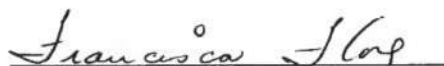
An unplatted 2.9154 acre tract of land, out of and part of Porcion 10, Abstract 280; said tract also know as Tract 65, Ranchitos IV Los Minerales Annex, as further described in Vol. 541, Pgs. 165-168 of the Webb County Deed Records.

This gift is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral reservations and mineral leases, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Webb County, Texas.

TO HAVE AND TO HOLD the above described unplatted acres out of the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, his heirs and assigns.

This Deed of Gift is effective as of the 16th day of September, 2012.


SEVERO RAMON FLORES

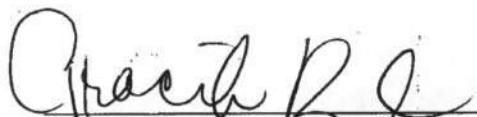

FRANCISCA FLORES

THE STATE OF TEXAS §

COUNTY OF WEBB §

THIS INSTRUMENT was acknowledged before me on the 16th day of September, 2012 by SEVERO RAMON FLORES and wife, FRANCISCA FLORES




Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

233475

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 NINE THOUSAND AND NO /100 (\$9,000.00) - - - DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of NINE THOUSAND AND NO/100 (\$9,000.00) - - - DOLLARS, payable to Rodolfo Salinas, Jr., over a period of seven (7) 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

SEVERO RAMON FLORES AND WIFE, FRANCISCA FLORES. (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:

3.0000 acres described in Exhibit "B" attached hereto and made a part hereof;

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FILED

JUL 28 3 19 PM '77

CLERK OF COUNTY CLERK
BY _____ DEPUTY

NOTARIAL PUBLIC
COUNTY OF WEBB TEXAS
COMMISSION EXPIRES _____

NOTARIAL PUBLIC

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

NOTARIAL PUBLIC

EXHIBIT B
(Tract 65)

A tract of land containing 3.0000 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 Webb County Deed Records; also being out of a tract recited as containing 94.74 acres in a deed dated June 18, 1976 from Rodolfo Salinas, Jr. to Oscar Martinez et al recorded in Volume 515, Pages 536-41 of the Webb County Deed Records but said tract actually containing 95.9136 acres; this 3.0000 acre tract being more particularly described as follows, to-wit:

Commencing for a tie at the intersection of the occupied common boundary line of Porcion 10 and Porcion 11 with the center of Santa Isabel Creek, said point being the most southerly corner of said 95.9136 acre tract and Tract 56;

THENCE N. 29°00' W. 363.6 feet with the center of said creek and westerly lines of Tracts 56 and 57 to a deflection in said creek, also being a corner of Tract 57 and said 95.9136 acre tract;

THENCE N. 06°35' W. 727.2 feet with the center of said creek and westerly lines of Tracts 57 and 58 to a deflection in said creek, also being a corner of Tract 58 and said 95.9136 acre tract;

THENCE N. 42°55' W. 623.5 feet with the center of said creek and westerly line of Tract 58 to a deflection in said creek, also being a corner of Tract 58 and said 95.9136 acre tract;

THENCE N. 05°00' W. 311.6 feet with the center of said creek and westerly lines of Tracts 58-59-60 to a deflection in said creek, also being a corner of Tract 60 and said 95.9136 acre tract;

THENCE N. 74°50' E. 623.3 feet with the center of said creek and northerly lines of Tracts 60-61-62-63 to a deflection in said creek, also being a corner of Tract 63 and said 95.9136 acre tract;

THENCE S. 53°40' E. 415.5 feet with the center of said creek and northeasterly line of Tract 63 to a deflection in said creek, also being a corner of Tract 63 and Tract 64 and said 95.9136 acre tract;

THENCE N. 45°00' E. 175.73 feet with the center of said creek and northwest line of Tract 64 to the northwest corner of Tract 64 and southwest and beginning corner of this tract;

THENCE N. 45°00' E. 135.87 feet with the center of said creek and boundary line of said 95.9136 acre tract to a deflection in said creek, and interior corner of this tract;

THENCE N. 01°20' E. 259.04 feet with center of said creek and westerly line of said 95.9136 acre tract to a corner of Tract 66, being the northwest corner of this tract;

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Cont. Tract 65

THENCE S. 77°10'48" E. 376.84 feet with the south line of Tract 66 to a $\frac{1}{2}$ " steel rod on the west line of an access road, the southeast corner of Tract 66 and the northeast corner of this tract;

THENCE S. 12°49'12" W. 368.85 feet with the west line of said access road to a $\frac{1}{2}$ " steel rod, the northeast corner of Tract 64 and the southeast corner of this tract;

THENCE N. 77°10'48" W. 397.62 feet with the north line of Tract 64 to the place of beginning.

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THE STATE OF TEXAS)
COUNTY OF WEBB) I, MARGIE RAMIREZ IBARRA, Clerk
of the County Court of Webb County, Texas, do hereby
certify that the foregoing is a true and correct copy of the
original Deed Record as the same
appears on record in my office, in Vol 541 Page(s) 165-168
of the Deed Records of Webb County, Texas.
Witness my Hand and Seal of Office this the 28th
day of June A.D., 2012

MARGIE RAMIREZ IBARRA Webb County Clerk
Webb County, Texas.

By Nancy Montz Deputy





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 Compliance

ID #: 3284

DATE: March 31, 2014

APPLICANT: Hector Flores

LOCATION: Tract 65, Ranchitos IV Los Minerales Annex

Physical inspection of the above mentioned location showed 2 dwellings with proper sewer connections. Previous Cesspool/ or septic tank has been properly decommissioned and backfilled with dirt. There are no signs or evidence of improper sewage disposal therefore in compliance with Chapters 341 & 366 of Texas Health & Safety Code.

David Garza # 29922

David Garza, TCEQ Designated Representative

License No.: 1444

CITY OF LAREDO HEALTH DEPARTMENT
"Serving all Webb County"
2600 Cedar - P. O. Box 2337
Laredo, Texas 78044-2337

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: TRACT 65 RANCHITOS IV
LOS MINERALES

The private sewage facility installed in accordance with plans and specifications submitted in the application for this license (on file in the Office of the Health Department) shall be operated in compliance with the Regulations for On-Site Private Sewerage Facilities, for Webb County, Texas.

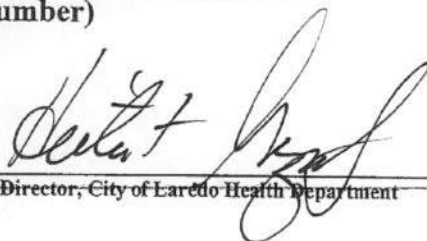
Subject to the following conditions for operation of private sewage facility:

Q(waste water flow rate) limited to 300 Gallons Per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

(Licensee) FLORES SEVERO RANON
(Last Name) (First Name) (Middle Name)

Address 1604 PORTLAND LOS MINERALES
(Number) (Street/Road) (City/Subdivision)

724-1611
(Telephone Number)

Approved by 
Director, City of Laredo Health Department

Date 9-14-72

Customer/Location Consumption History Inquiry - CITY OF LAREDO WATER UTILITY DEPARTMENT

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 SUNGARD PUBLIC SECTOR
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Customer/Location Consumption History Inquiry

Customer ID: 475660 FLORES, HECTOR JAVIER
 Location ID: 646193 234 MINERALES ANNEX RD TR65 2B

Cycle/route: 40 06 Amount due: 40.66
 Initiation date: 8/23/12 Pending: .00
 Termination date: 0/00/00 Customer/location status: A
 Customer status:

Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Estimate Code	Comment Code
WA	REG	3/05/14	.00	.00	28	A19493492		*
WA	REG	2/05/14	.00	.00	29	A19493492		*
WA	REG	1/07/14	.00	.00	34	A19493492		*
WA	REG	12/04/13	.00	.00	30	A19493492		*
WA	REG	11/04/13	.00	.00	28	A19493492		*
WA	REG	10/07/13	.00	.00	30	A19493492		*
WA	REG	9/07/13	.00	.00	33	A19493492		*
WA	REG	8/05/13	.00	.00	31	A19493492		*

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Customer/Location Consumption History Inquiry - CITY OF LAREDO WATER UTILITY DEPARTMENT

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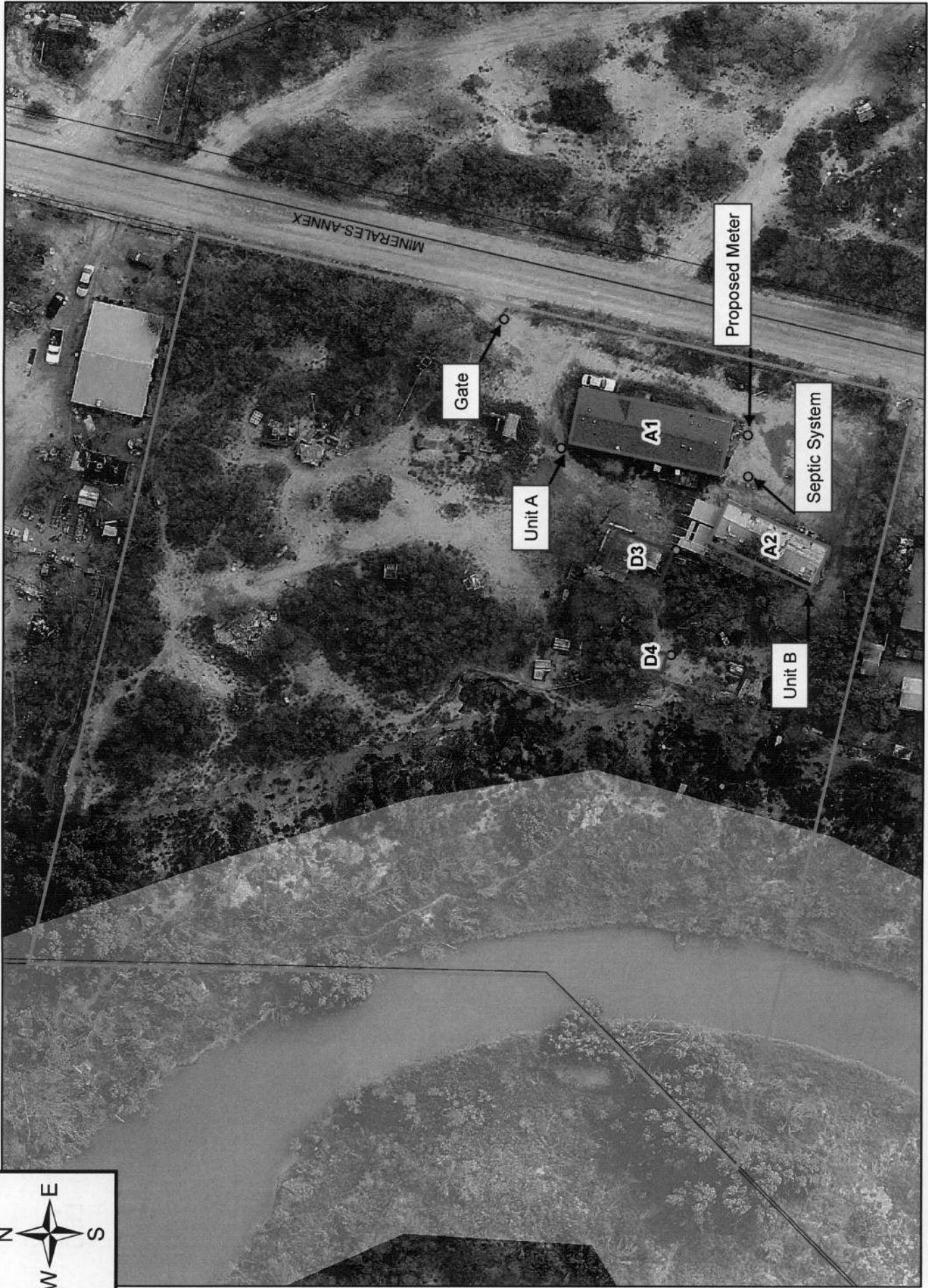
Customer/Location Consumption History Inquiry

Customer ID: 475660 FLORES, HECTOR JAVIER
 Location ID: 638657 234 MINERALES ANNEX RD TR65 1A

Cycle/route: 40 02 Amount due: 40.66
 Initiation date: 8/23/12 Pending: .00
 Termination date: 0/00/00 Customer/location status: A
 Customer status:

Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Estimate Code	Comment Code
WA	REG	3/05/14	1100.00	.00	30	A12125300		*
WA	REG	2/03/14	1400.00	.00	28	A12125300		*
WA	REG	1/06/14	1800.00	.00	31	A12125300		*
WA	REG	12/06/13	1800.00	.00	32	A12125300		*
WA	REG	11/04/13	1500.00	.00	28	A12125300		*
WA	REG	10/07/13	.00	.00	30	A12125300		*
WA	REG	9/07/13	.00	.00	33	A12125300		18
WA	REG	8/05/13	100.00	.00	31	A12125300		*

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Hector Flores
Los Minerales Annex - Tract 65
234 Minerales-Annex Rd. Unit A & B

ID: 3284