



**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 5.00 acres, more or less, being the West half of Tract 11-C, Ranchitos IV Los Minerales, as further described in Vol.850, Pgs. 672-677, W.C.D.R.

The E-911 (physical address) associated with this request is: N/A

Recorded on 11/13/1987 and filed in Volume 1267, Pages 141-143 of the Webb County Deed Records.

Requested by: Baltazar Hinojosa, owner (ID 4087)

**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 No. WC00047; 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 evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 11/13/1987 and filed in Volume 1267, Pages 141-143 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. WC00047.

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

water       sewer       electricity       gas

**LIMITATIONS: Connection is limited to one (1) dwelling only and all utility service facilities must be contained within the property boundaries (no extension of services to adjacent tracts).**

**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 10<sup>th</sup> day of August, 2015.**

Hon. Tano E Tijerina  
Webb County Judge



Margie Ramirez Ibarra, Webb County Clerk

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 4087

Application for: Water (w/OSSF)

Legal Description: An unplatted 5.00 acres, more or less, being the West half of Tract 11-C, Ranchitos IV Los Minerales, as further described in Vol.850, Pgs. 672-677, 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: A. Villarreal Initial: AV  
 By: S. Ibarra Initial: SI  
 By: \_\_\_\_\_ Initial: \_\_\_\_\_  
 By: \_\_\_\_\_ Initial: \_\_\_\_\_  
 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. Martinez Initial: RM  
 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

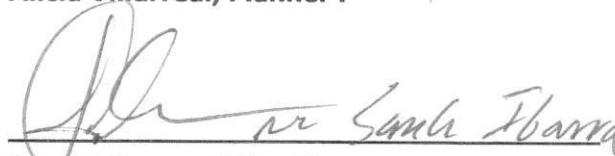
**Attested:**

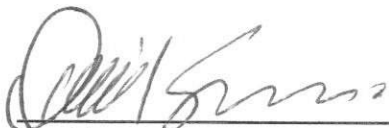
By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

  
 \_\_\_\_\_  
 Jorge Calderon, CFM, Asst. Planning Director

  
 \_\_\_\_\_  
 Alicia Villarreal, Planner I

  
 \_\_\_\_\_  
 Robert Martinez, GIS Technician I

  
 \_\_\_\_\_  
 Sandra Ibarra, Office Manager

  
 \_\_\_\_\_  
 David Garza, DR, Webb County Sanitarian

\_\_\_\_\_

Adm: 4087

44025986

680939

**WARRANTY DEED WITH VENDOR'S LIEN**

THE STATE OF TEXAS X  
COUNTY OF WEBB X

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARIA MARCELINA RIOS fka MARIA MASCORRO, a single woman, of the County Webb and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantee of his one certain promissory note of even date herewith, in the principal sum of TWO HUNDRED FORTY-TWO THOUSAND ONE HUNDRED FIFTY-TWO AND 39/100 (\$242,152.39) DOLLARS, payable to the order of THE LAREDO NATIONAL BANK, at its office in Laredo, Webb County, Texas, as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to LEROY MORIN, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto BALTAZAR HINOJOSA, mailing address 107 SAGE, Laredo, Webb County, Texas 78041, all of the following described real property in Webb County, Texas, to-wit:

850 672

Situated in Webb County, Texas and being THE SURFACE ONLY of TRACT 11-C/8, a tract of land containing 5.00 acres more or less, in Webb County, Texas; more particularly described in attached EXHIBIT "A", incorporated herein by reference.

This conveyance is expressly made and accepted subject to the following:

1. Any and all restrictions, covenants, rights-of-way, easements, building setback lines, reservations of minerals, reservations of mineral interests and royalty interests, if any, relating to the Property, but only to the extent they are still in effect, shown of record in Webb County, Texas, and to all building and zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect relating to the Property, including but not limited to the following:

A. All oil, gas and other minerals are hereby excepted.

B. Oil, Gas and Mineral Lease dated May 30, 1976, entered by and between Sam Yates and Jack E. Blanco as Lessors and Thomas H. Yates, Jr., as Lessee, for a term of five (5) years, recorded in Volume 513, pages 144-146, Webb County Deed Records, as amended and ratified by instrument recorded in Volume 570, pages 272-274, Webb County Deed Records.

C. Easement for Underground Facilities dated March 11, 1987, entered by and between Rodolfo Salinas, Jr., Trustee and Southwestern Bell Telephone Company, recorded in Volume 1227, pages 140-142, Webb County Real Property Records.

D. Order of Commissioners Court of Webb County, Texas, adopting the Subdivision Regulations for Webb County Property, dated December 13, 1982, recorded in Volume 54, pages 441-468, Webb County Commissioners' Court Minutes.

E. Oil and Gas Lease dated October 4, 1972, entered by and between Sam Yates and Ricardo E. Longoria to J.W. Thomas, for a term of five (5) years, recorded in Volume 427, pages 498-501, Webb County Deed Records.

F. An undivided 1/16th non-participating royalty interest reserved in Deed dated May 22, 1960, from Santa Isabel Land & Cattle Company to A.B. Whitten, recorded in Volume 280, pages 418-422, Webb County Deed Records.

G. All water rights reserved in Deed dated June 15, 1976, executed by Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr., recorded in Volume 514, pages 1004-1009, Webb County Deed Records.

850 673

H. Easement dated May 19, 1978, executed by Rodolfo Salinas, Jr., to Central Power and Light Company, recorded in Volume 564, pages 203-207, Webb County Deed Records.

I. Easement dated November 29, 1979, executed by Rodolfo Salinas, Jr., Trustee to Southwestern Bell Telephone Company, recorded in Volume 613, pages 209-211, Webb County Deed Records.

J. 3/4ths non-participating royalty interest reserved by C.H. Griffin, et ux, in Deed recorded in Volume 447, pages 322-28, Deed Records of Webb County, Texas.

K. Exceptions and reservations as contained in Deed dated September 20, 1972, recorded in Volume 426, pages 276-281, Webb County Real Property Records.

L. Rights of parties in possession.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions or any overlapping or improvements.
3. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.
4. Current taxes on the Property having been prorated, the payment thereof and of all subsequent taxes on the Property is assumed by Grantee. Any increase in taxes or assessments for the year of closing or prior or subsequent years by reason of tax readjustment due to change in land usage, ownership, or any other reason, and any additional taxes or assessments for such years shall be paid by Grantee.

850 674

**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, subject to the herein stated terms, matters, reservations from and exceptions to conveyance and warranty, 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 the claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The said vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to **THE LAREDO NATIONAL BANK**, its successors and assigns, the payee named in said note.

EXECUTED this 24 day of November, 1999.

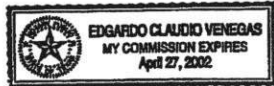
*Maria Marcelina Rios*  
\_\_\_\_\_  
MARIA MARCELINA RIOS, GRANTOR

850  
675

STATE OF TEXAS      X

COUNTY OF WEBB      X

This instrument was acknowledged before me on the 24 day of November, 1999, by **MARIA MARCELINA RIOS**.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

THE SURFACE ONLY of TRACT 11-C/8, a tract of land containing 3.00 acres, more or less, in Webb County, Texas, being out of Porcion 10, Tomas Sanchez, Original Grantee, Abstract No., 280, also being out of a 69.335 acre tract described in a deed from San Yates, et al to Armando Garcia recorded in Volume 486, pages 203-207 of the Webb County Deed Records; this 3.00 acre tract being more particularly described as follows, to-wit:

Commencing at a fence corner on the southeast line of Porcion 9 and northwest line of Porcion 10 and the most northerly corner of said 69.335 acre tract;

THENCE S. 68°00' W. 752.00 feet with fence and southeast line of Porcion 9 and northwest line of Porcion 10 to a 1/2" steel rod inside a 3/4" iron pipe set for the most northerly and beginning corner of this tract;

THENCE S 22°00' E. 1040.69 feet to a 1/2" steel rod set under fence on the north right-of-way line of F.M. Highway 1472 for the southeast corner of this tract;

THENCE S. 83°17'48" W. 234.95 feet with fence on said north right-of-way line of F.M. Highway 1472 to a 1/2" steel rod set for the southwest corner of this tract;

THENCE N. 21°02'44" W. 970.97 feet to a 1/2" steel rod inside a 3/4" iron pipe set under fence on the southeast line of Porcion 9 and northwest line of Porcion 10 and said 69.335 acre tract for the northwest corner of this tract;

THENCE N. 68°00' E. 208.15 feet with fence and said common line of Porcion 9 and Porcion 10 to the place of beginning.

850  
676

EXHIBIT "A"

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

**FIELD NOTES  
3.999 ACRE TRACT**

THE SURFACE ONLY OF TRACT 11-B, DESCRIBED AS FOLLOWS.

A 3.999 ACRE TRACT OF LAND MORE OR LESS, SITUATED IN THOMAS SANCHEZ, PORCION 14, ABSTRACT 282, WEBB COUNTY, TEXAS, BEING A PORTION OF THAT 89.333 ACRE TRACT AS PER DEED FROM SAM YATES, ET AL, TO ARMANDO GARCIA RECORDED IN VOLUME 496, PAGES 293-297, OF THE WEBB COUNTY DEED RECORDS, BEING MORE SPECIFICALLY ALL OF TRACT 11-B) A 16.8 ACRE TRACT AS PER DEED RECORDED IN VOLUME 1111, PAGE 601 WEBB COUNTY DEED RECORDS. THIS 3.999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTERPARTING, AT A FOUND 1/2" IRON ROD AT THE NORTH CORNER OF SAID 89.333 ACRE TRACT BEING ON THE SOUTHEAST LINE OF PORCION 9 AND THE NORTHWEST LINE OF PORCION 14;

THENCE, S 47° 32' 06" W, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 89.333 ACRE TRACT, A DISTANCE OF 357.54 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTH CORNER OF SAID TRACT 11-B, AND THE NORTH CORNER OF THIS TRACT, FOR THE TRUE POINT OF BEGINNING;

THENCE, S 77° 27' 41" E, ALONG THE NORTHEAST BOUNDARY LINE OF SAID TRACT 11-B, A DISTANCE OF 1,143.44 FEET TO A FOUND 1/2" IRON ROD ON THE NORTH R.O.W. LINE OF F.M. 1472, FOR THE EAST CORNER OF THIS TRACT;

THENCE, S 84° 46' 09" W, ALONG SAID NORTHERLY R.O.W., A DISTANCE OF 433.71 FEET TO A SET 1/2" IRON ROD BEING THE SOUTH CORNER OF SAID TRACT 11-B, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, N 22° 24' 09" W, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID TRACT 11-B, A DISTANCE OF 1,041.18 FEET TO A FOUND 1/2" IRON ROD BEING THE WEST CORNER OF SAID TRACT 11-B, FOR THE WEST CORNER OF THIS TRACT;

THENCE, N 67° 47' 17" E, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 89.333 ACRE TRACT, A DISTANCE OF 395.43 FEET TO THE POINT OF BEGINNING FOR THIS 3.999 ACRE TRACT.

Job No. 2093-02  
Date 1, 1999

EXHIBIT "A-1"

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

850 677

1999 DEC 10 PM 9:56  
WEBB COUNTY, TEXAS  
HENRY FLORES  
COUNTY CLERK  
FILED  
BY \_\_\_\_\_ DEPUTY



378639

WARRANTY DEED

By \_\_\_\_\_ Deputy

1987 NOV 13 AM 10:35  
WEBB COUNTY, TEXAS

HENRY FLORES  
COUNTY CLERK  
FILED

THE STATE OF TEXAS  
COUNTY OF WEBB

KNOW ALL MEN BY THESE PRESENTS:

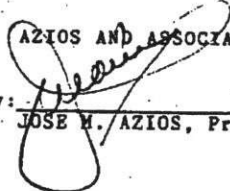
THAT AZIOS AND ASSOCIATES, INC., of the County of Webb and State of Texas, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto LAURO MASCORRO JR. and wife MARIA MASCORRO, of the County of Webb and State of Texas, all of the following described real property in Laredo, Webb County, Texas, to-wit:

THE SURFACE ONLY of the Southwest 5.00 acres in Porcion 10 of the Tomas Sanchez Survey, Abstract No. 280 in Webb County, Texas, and being of the Southwest side of Tract Number 11 - 8 C as per unrecording plat depicting sub-division of 69.535 Acres, and being more particularly described by metes and bounds depicted in Exhibit "A", hereto attached and made a part hereof for all purposes.

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 We do hereby bind ourselves, our 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 21<sup>st</sup> day of April, 1987.

AZIOS AND ASSOCIATES, INC.

By:   
JOSE M. AZIOS, President

1987  
141

Mailing address of Grantee:

Name: LAURO MASCORRO JR. & MARIA MASCORRO  
Address: Laredo, Texas 78040

THE STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, the undersigned authority, on this day personally appeared JOSE M. AZIOS, President of AZIOS AND ASSOCIATES, INC., 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 21<sup>st</sup> day of April, 1987.



Rosa Linda Jarrell  
NOTARY PUBLIC, WEBB COUNTY TEXAS

ROSA LINDA JARRELL  
PRINTED NAME

MY COMMISSION EXPIRES: 04-10-88

1207 148

THE SURFACE ONLY of TRACT 11-C/8, a tract of land containing 5.00 acres, more or less, in Webb County, Texas, being out of Porcion 10, Tomas Sanchez, Original Grantee, Abstract No. 280, also being out of a 69.535 acre tract described in a deed from Sam Yates, et al to Armando Garcia recorded in Volume 486, pages 203-207 of the Webb County Deed Records; this 5.00 acre tract being more particularly described as follows, to-wit:

Commencing at a fence corner on the southeast line of Porcion 9 and northwest line of Porcion 10 and the most northerly corner of said 69.535 acre tract;

THENCE S. 68°00' W. 752.80 feet with fence and southeast line of Porcion 9 and northwest line of Porcion 10 to a 1/2" steel rod inside a 3/4" iron pipe set for the most northerly and beginning corner of this tract;

THENCE S 22°00'E. 1040.69 feet to a 1/2" steel rod set under fence on the north right-of-way line of F.M. Highway 1472 for the southeast corner of this tract;

THENCE S. 85°17'48" W. 234.95 feet with fence on said north right-of-way line of F.M. Highway 1472 to a 1/2" steel rod set for the southwest corner of this tract;

THENCE N. 21°02'44" W. 970.97 feet to a 1/2" steel rod inside a 3/4" iron pipe set under fence on the southeast line of Porcion 9 and northwest line of Porcion 10 and said 69.535 acre tract for the northwest corner of this tract;

THENCE N. 68°00' E. 208.15 feet with fence and said common line of Porcion 9 and Porcion 10 to the place of beginning.

EXHIBIT "A"

1887  
143

**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 §

Volume: 3830 Page: 46 - 48  
Doc # 1240066  
Doc Type: AFFIDAVIT  
Record Date: 7/30/2015 1:48:40 PM Record By: LG  
Fees \$34.00  
Margie Ramirez Ibarra, Webb County Clerk



AFFIDAVIT OF Baltazar Hinojosa

**SUBJECT PROPERTY: An unplatted 5.00 acres, more or less, being the West half of Tract 11-C, Ranchitos IV Los Minerales, as further described in Vol.850, Pgs. 672-677, W.C.D.R.**

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

"My name is Baltazar Hinojosa, 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 cinder block house, 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:

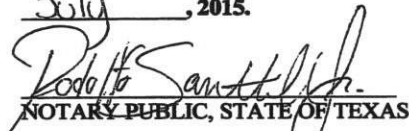
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 11/13/1978 in Vol. 1267, Pgs. 141-143, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant 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. WC00047 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)."

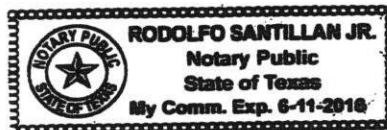
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

  
Baltazar Hinojosa

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Baltazar Hinojosa on the 30 day of July, 2015.

  
NOTARY PUBLIC, STATE OF TEXAS





House



City limits boundary

Gate

1472

	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)

14 16 18 22 23



**Esther Hinojosa  
Los Minerales - Tract 11-C**

ID# 4087



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.: WC00047

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 ANNEX TRACT 11-C  
\_\_\_\_\_  
\_\_\_\_\_

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 BALTAZAR HINOJOSA

Address 1519 PALMER, LAREDO, TX. 78045

Telephone 956-489-1294

Approved by *[Signature]* #28422 Date 7/6/2015  
TCEQ Designated Representative