



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 2.124 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.

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

Recorded on 04/07/1989 and filed in Volume 1351, Pages 332-335 of the Webb County Deed Records.

Requested by: Felix Velasquez, owner (ID 4367)

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. WC00060; and
4. No residential dwellings have been approved through this certificate.

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

- [X] Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on 04/07/1989 and filed in Volume 1351, Pages 332-335 of the Webb County Deed Records;
[X] Notarized affidavit from the property owner stating that the lot has not been subdivided; and
[X] Copy of on-site sewage facility license and registration no. WC00060.

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

[] water [] sewer [X] electricity [] gas

LIMITATIONS: Connection limited to one meter

Reviewed and recommended for approval by:

[Signature of Marco A. Montemayor]

Hon. Marco A. Montemayor
Webb County Attorney

[Signature of Rhonda M. Tiffin]

Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 14th day of December, 2015.

[Signature of Tano E. Tijerina]

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

[Signature of Margie Ramirez Ibarra]
Margie Ramirez Ibarra, Webb County Clerk



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

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

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 = _____ Non-residential Structures = _____ By: ----- Initial: -----
- All mandated in-door plumbing observed & compliant
 Total mandated structures: _____ By: ----- Initial: -----
- OSSF Decommissioning verified or Unable to verify By: ----- Initial: -----
- 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: JC

Attested:

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

David Garza
David Garza, Sanitarian

Melany Medina
Melany Medina, Administrative Assistant

Jorge Calderon
Jorge Calderon, CFM, Asst. Planning Director

**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 deposited and said as follows:

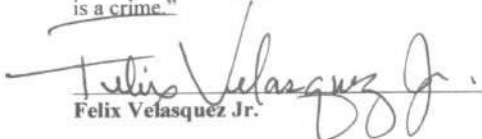
"My name is Felix Velasquez Jr., I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a house as further 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."

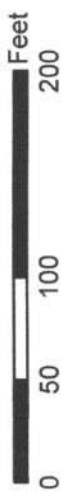
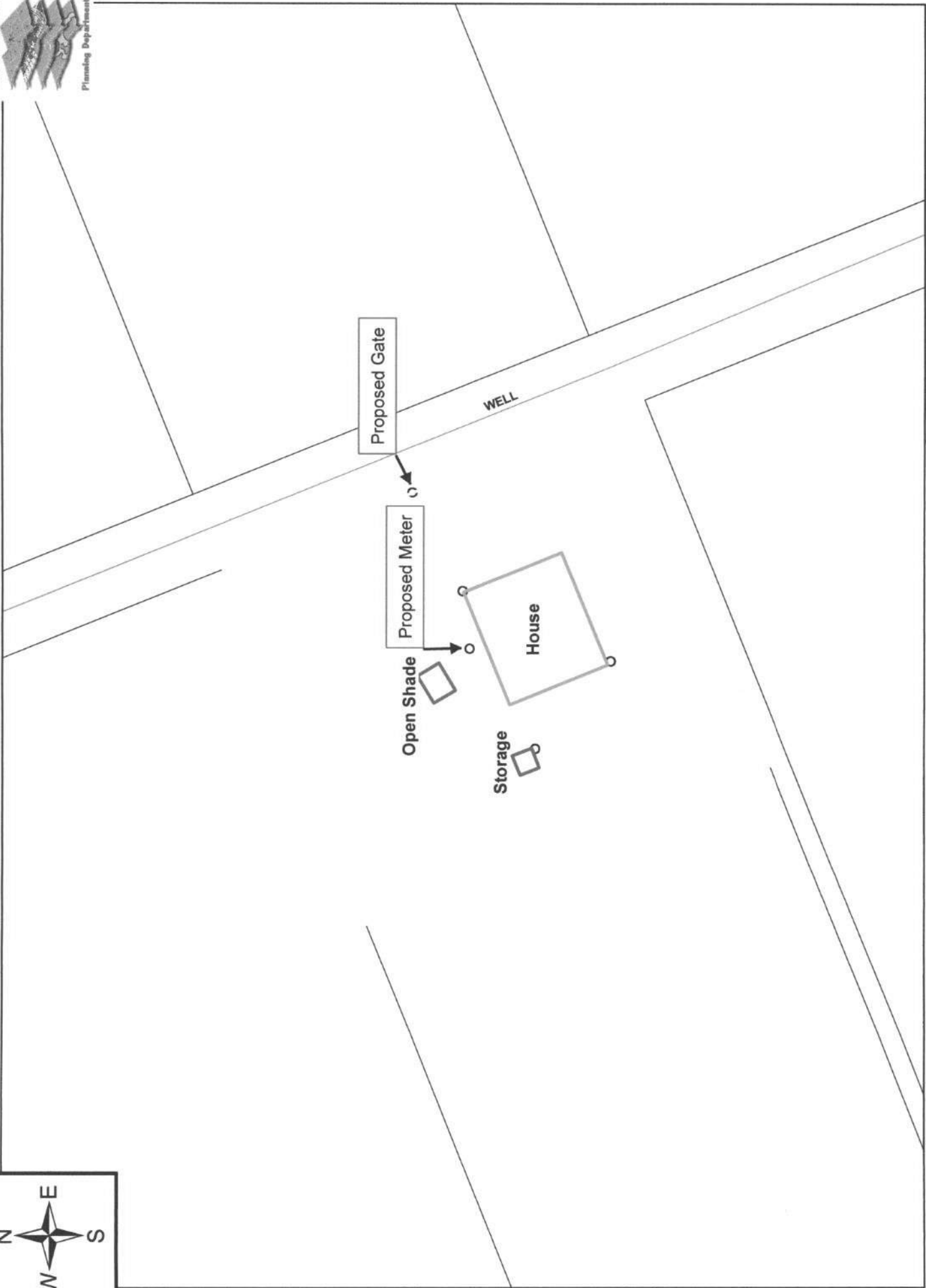
"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false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


Felix Velasquez Jr.

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Felix Velasquez Jr. on the 4 day of December, 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 *[Signature]* #29922 Date 11/20/2015
TCEQ Designated Representative

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 which is hereby acknowledged,

herein named, the receipt of

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

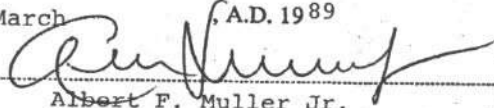
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Maria Guadalupe Velasquez

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 Velazquez
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

Antonio J. Medina

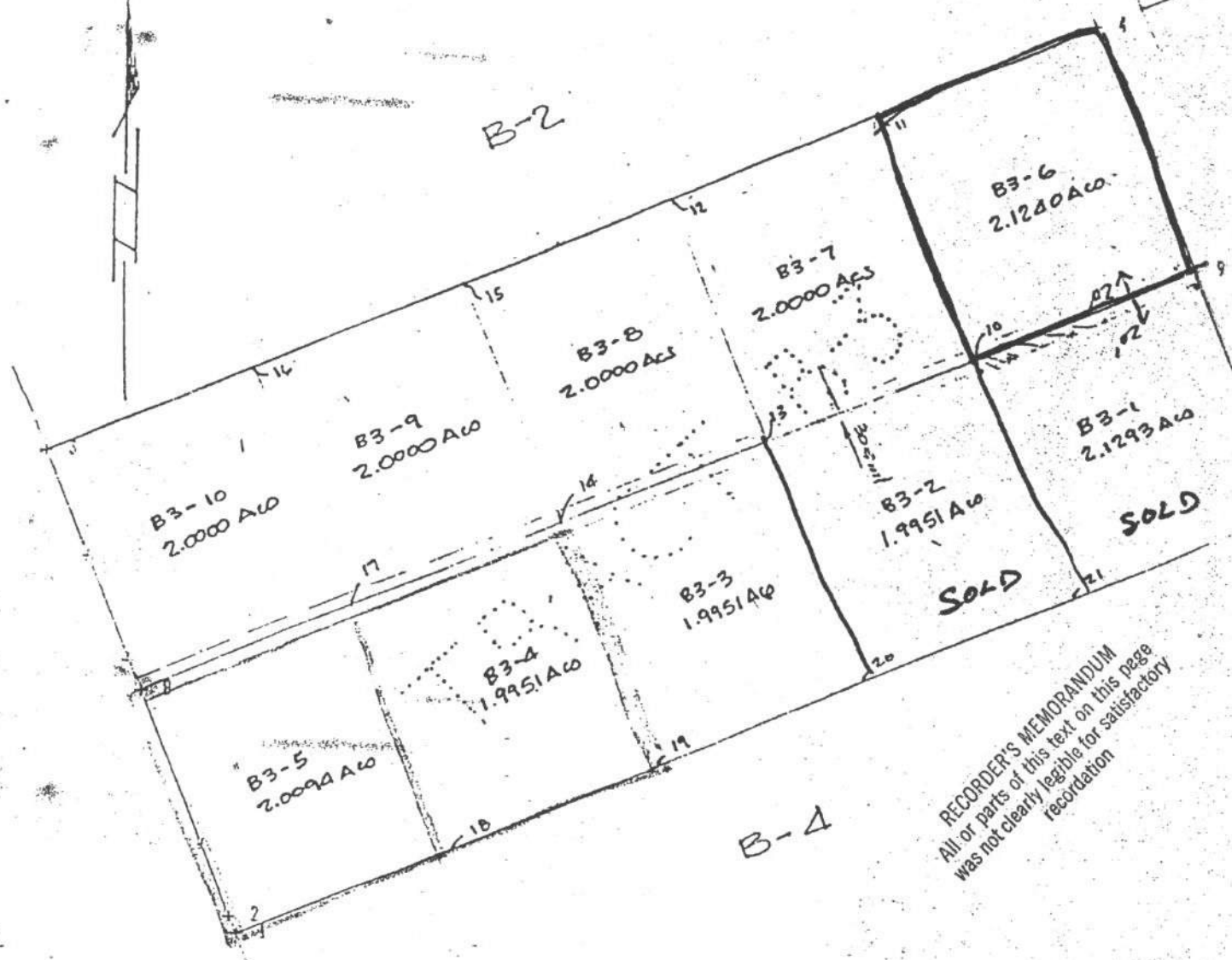
A. J. Medina

Reg. Public Surveyor

Texas #3418



FILE NAME IS ADJ EBT 04/06/53
NORTH 1000.000 EAST 1000.000
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