



**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 5.1524 acre tract of land, more or less, known as South 1/2 of 2, out of Abstract 525, Survey 1713, as further described in Vol. 562, Pgs. 175-178, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **16730 US Highway 83 N**

Recorded on **05/19/1978** and filed in Volume **562**, Pages **175-178** of the Webb County Deed Records.

Requested by: **Gustavo Flores, owner (ID 4698)**

**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. WC00069; and
4. No residential dwellings have been approved through this certificate.

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

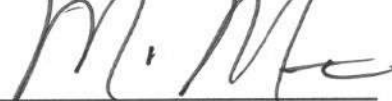
- Copy of an executed conveyance instrument evidencing that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **05/19/1978** and filed in Volume **562**, Pages **175-178** of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC00069**.

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

water       sewer       electricity       gas


**LIMITATIONS: Connection limited to one (1) dwelling**

**Reviewed and recommended for approval by:**

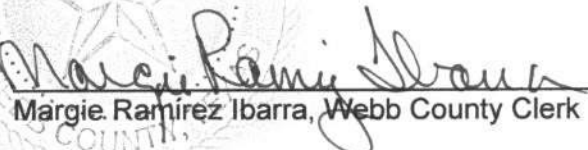
  
 Hon. Marco A. Montemayor  
 Webb County Attorney

  
 Rhonda M. Tiffin, CFM  
 Planning Director/Floodplain Administrator

**Approved by the Webb County Commissioners Court on this the 23rd day of May, 2016.**

  
 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 Gustavo Flores**

**SUBJECT PROPERTY: An unplatted 5.1524 acre tract of land, more or less, known as South ½ of 2, out of Abstract 525, Survey 1713, as further described in Vol. 562, Pgs. 175-178, Webb County Deed Records.**

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

"My name is Gustavo 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 a 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 3/23/1978 in Vol. 562, Pgs. 175-178, of the Webb County Deed Records.
2. The tract of land has not further subdivided since September 1, 1989.
3. Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am 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. WC00069 and no other sewer discharge exists on the property.
5. 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.
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."

  
\_\_\_\_\_  
**Gustavo Flores**

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Gustavo Flores on the 17 day of May, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS





83

ARMANDO ARCE



Proposed House



Water Well



Septic Tank



Gustavo Flores  
Abstract 525, Survey 1713 - South half of Unit 2  
16730 US 83 N



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.: WC00069

**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: ABSTRACT 0525  
SURVEY 1713  
SOUTH 1/2 OF UNIT 2

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Licensee GUSTAVO FLORES

Address 290 MINERALES RD. LAREDO, TX. 78045

Telephone 956-334-4900

Approved by *[Signature]* # 21922 Date 1/20/2016  
Designated Representative

THE STATE OF TEXAS I  
COUNTY OF WEBB I

243538

KNOW ALL MEN BY THESE PRESENTS:

That we, N. DAVID HACHAR, ISAURA HACHAR TREVINO, GEORGE L. HACHAR, THE LAREDO NATIONAL BANK, and ED MANN, Trustees under the Last Will of Mr. Nicolas D. Hachar, Deceased, of the County of Webb and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration paid by Grantees to The Laredo National Bank, as Trustee, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their one certain promissory note of even date herewith, payable to the order of Laredo Savings & Loan Association at its office in Laredo, Webb County, Texas, payable in 144 monthly installments as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default and for attorney's fees clauses, 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 Monte E. McDaniel, Trustee, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto BALDOMERO CASTILLO and wife, ALICIA G. CASTILLO, of the County of Webb and State of Texas, all of the following described real property situated in Webb County, Texas, to-wit:

THE SURFACE ONLY to a tract of land containing 15.4569 acres more or less, designated as Unit 1 and the South one-half (1/2) of Unit 2 of a replat of a tract of land containing 60.8323 acres, recorded in Vol. 3, p. 10 of the Webb County Plat Records, which 60.8323 acre tract is out of and part of Survey 1713, Cert. 971, Abst. 525, Original Grantee E. B. Ragsdale. Said 15.4569 acre tract is described by metes and bounds as follows:

BEGINNING at a U. S. Highway 83 right-of-way concrete monument, same which marks Station 2173 + 27 of said Highway and same monument being the Southeast corner of Unit 1 and POINT OF BEGINNING of this tract;

THENCE S 65° 28' 04" along a fence line, same being the South line of Unit 1 a distance of 724.10 feet to a 1/2 inch diameter iron pin by a fence corner post for the Southwest corner of this tract;

THENCE N 25° 18' 04" W along a fence line a distance of 647.06 feet to a 1/2-inch diameter iron pin, same being the Northwest corner of Unit 1 and the Southwest corner of Unit 2;

THENCE continuing along N 25° 18' 04" a distance of 346.84 feet along the West line of Unit 2 to a 1/2 inch diameter iron pin for the Northwest corner of this tract;

THENCE N 65° 28' 04" E a distance of 630.90 feet to a 1/2-inch diameter

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iron pin for the Northeast corner, same lying along the fence line of the West right-of-way line of U. S. 83;

THENCE S 30° 39' 00" E along a fence line, same which coincides with West right-of-way of U. S. Highway 83, a distance of 999.52 feet to a 1/2 inch diameter iron pin, same being the Southeast corner of Unit 1 and U. S. Highway 83 right-of-way concrete monument marking Station 2173 + 27 of said Highway for the Southeast corner of this tract and POINT OF BEGINNING of this survey.

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 Baldomero Castillo and wife, Alicia G. Castillo, their heirs and assigns forever; and the undersigned do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming, or to 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.

Laredo Savings & Loan Association, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Laredo Savings & Loan Association and the same are hereby TRANSFERRED AND ASSIGNED to said Laredo Savings & Loan Association of Laredo.

The undersigned Trustees EXCEPT and RESERVE all the oil, gas and other minerals in and under the land herein conveyed, together with the right to execute oil, gas and mineral leases, but future oil, gas, and mineral leases shall provide that no drilling or development operations shall be conducted on the above described tract without the written consent of Grantees, or other persons owning said tract.

This sale is subject to existing oil, gas and mineral lease dated May

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25, 1972, recorded in Vol. 422, pp. 87-92, Deed Records of Webb County, which lease has been amended so as to provide that no actual drilling operations will be conducted insofar as it covers the 60.8323 acre tract out of Survey 1713 without the written consent of the person or persons owning the subdivision in which the well is to be drilled. Conveyance is also subject to all easements.

EXECUTED this 18<sup>th</sup> day of May, 1978.

N. David Hachar  
N. DAVID HACHAR

Saura Hachar Trevino  
SAURA HACHAR TREVINO

George L. Hachar  
GEORGE L. HACHAR

Ed Mann  
ED MANN

THE LAREDO NATIONAL BANK

BY: [Signature]  
TRUST OFFICER

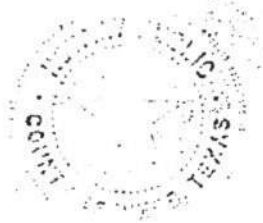
TRUSTEES UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED

THE STATE OF TEXAS X  
COUNTY OF WEBB X

BEFORE ME, the undersigned authority, on this day personally appeared A. B. BARRERA, Senior Vice Pres., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE LAREDO NATIONAL BANK, a national banking association, and that he executed the same as the act of such Bank as TRUSTEE UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18<sup>th</sup> day of May, 1978.

Adriana L. Lopez  
Notary Public, Webb County, Texas



FILED  
JUN 14 11 32 AM '78  
MEMBER, PUBLIC UTILITY CLERK  
WEBB COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

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THE STATE OF TEXAS I  
COUNTY OF WEBB I

BEFORE ME, the undersigned authority, on this day personally appeared ED MANN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as TRUSTEE UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of MAY, 1978.

Judith M. Palmer  
Notary Public, Webb County, Texas

THE STATE OF TEXAS I  
COUNTY OF WEBB I

BEFORE ME, the undersigned authority, on this day personally appeared N. DAVID HACHAR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as TRUSTEE UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of MAY, 1978.

Ruben Chavarria  
Notary Public, Webb County, Texas

THE STATE OF TEXAS I  
COUNTY OF WEBB I

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE L. HACHAR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as TRUSTEE UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 20th day of MAY, 1978.

Ruben Chavarria  
Notary Public, Webb County, Texas

THE STATE OF TEXAS I  
COUNTY OF WEBB I

BEFORE ME, the undersigned authority, on this day personally appeared ISAURA HACHAR TREVINO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as TRUSTEE UNDER THE LAST WILL OF NICOLAS D. HACHAR, DECEASED, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of MAY, 1978.

Ruben Chavarria  
Notary Public, Webb County, Texas

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Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 4698

Application for: **Electricity**

Legal Description: An unplatted 5.1524 acre tract of land, more or less, known as South 1/2 of 2, out of Abstract 525, Survey 1713, as further described in Vol. 562, Pgs. 175-178, Webb County Deed Records.

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent). By: A. Villarreal Initial: AV
All Fees Paid By: M. Medina Initial: MM
ROW Acquired or Not Required as a condition of approval By: D. Garza Initial: DG
OSSF Licensed (No. WC00069): New PEST Not Applicable By: D. Garza Initial: DG
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: 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 By: R. Santillan Initial: RS
All mandated in-door plumbing observed & compliant Total mandated structures: 1 By:
OSSF Decommissioning verified or Unable to verify By:
Improvements compliant with issued Floodplain Dev. permit By:

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

Melany Medina, Administrative Assistant