



**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 3.9676 acre tract of land, more or less, out of Porcion 31, Abstract 3116, as further described in that certain deed recorded in Vol. 640, Pgs. 402-403, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 135 W Paredes St.

Recorded on 10/14/1980 and filed in Volume 640, Pages 402-403 of the Webb County Deed Records.

Requested by: Paul Hernandez, owner (ID 4422)

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 water and sewer services provided through the City of Laredo Utilities Department; and
4. No additional dwellings are authorized 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 10/14/1980 and filed in Volume 640, Pages 402-403 of the Webb County Deed Records;
- Written confirmation by the City of Laredo Utilities Department evidencing connection to water and sewer services; and
- Notarized affidavit from the property owner evidencing compliance with 232.029(d) & 232.029(e).

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

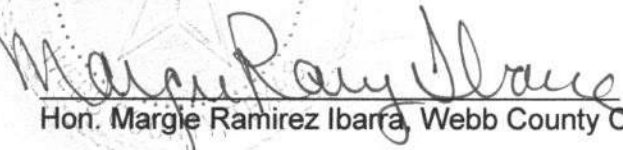


Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

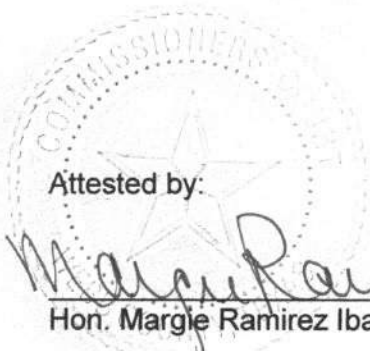
Approved by the Webb County Commissioners Court on this the 27th day of June, 2016.



Hon. Tano E Tjerina
Webb County Judge

Attested by:


Hon. Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 4422

Application for: **Electricity**

Legal Description: An unplatted 3.9676 acre tract of land, more or less, out of Porcion 31, Abstract 3116, as further described in that certain deed recorded in Vol. 640, Pgs. 402-403, 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. _____): 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: A. Villarreal Initial: AV
 By: M. Medina Initial: m.m.
 By: A. Villarreal Initial: AV
 By: _____ Initial: _____
 By: _____ Initial: _____
 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 = 2 Non-residential Structures = 1
- 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: _____ Initial: _____
 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



Melany Medina, Administrative Assistant

**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 Paul Hernandez

SUBJECT PROPERTY: An unplatted 3.9676 acre tract of land, more or less, out of Porcion 31, Abstract 3116, as further described in that certain deed recorded in Vol. 640, Pgs. 402-403, Webb County Deed Records.

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

"My name is Paul Hernandez. 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 mobile home and 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 12/29/1980 in Vol. 640, Pgs. 402-403, of the Webb County Deed Records.
2. The tract of land has not been 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 the City of Laredo municipal sewer system and no other sewer discharge any exist on the property.
5. I understand that this property is subject to the limitations and conditions set forth in that certain affidavit recorded in Vol.3831, Pg.305-310.
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 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."

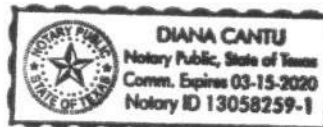


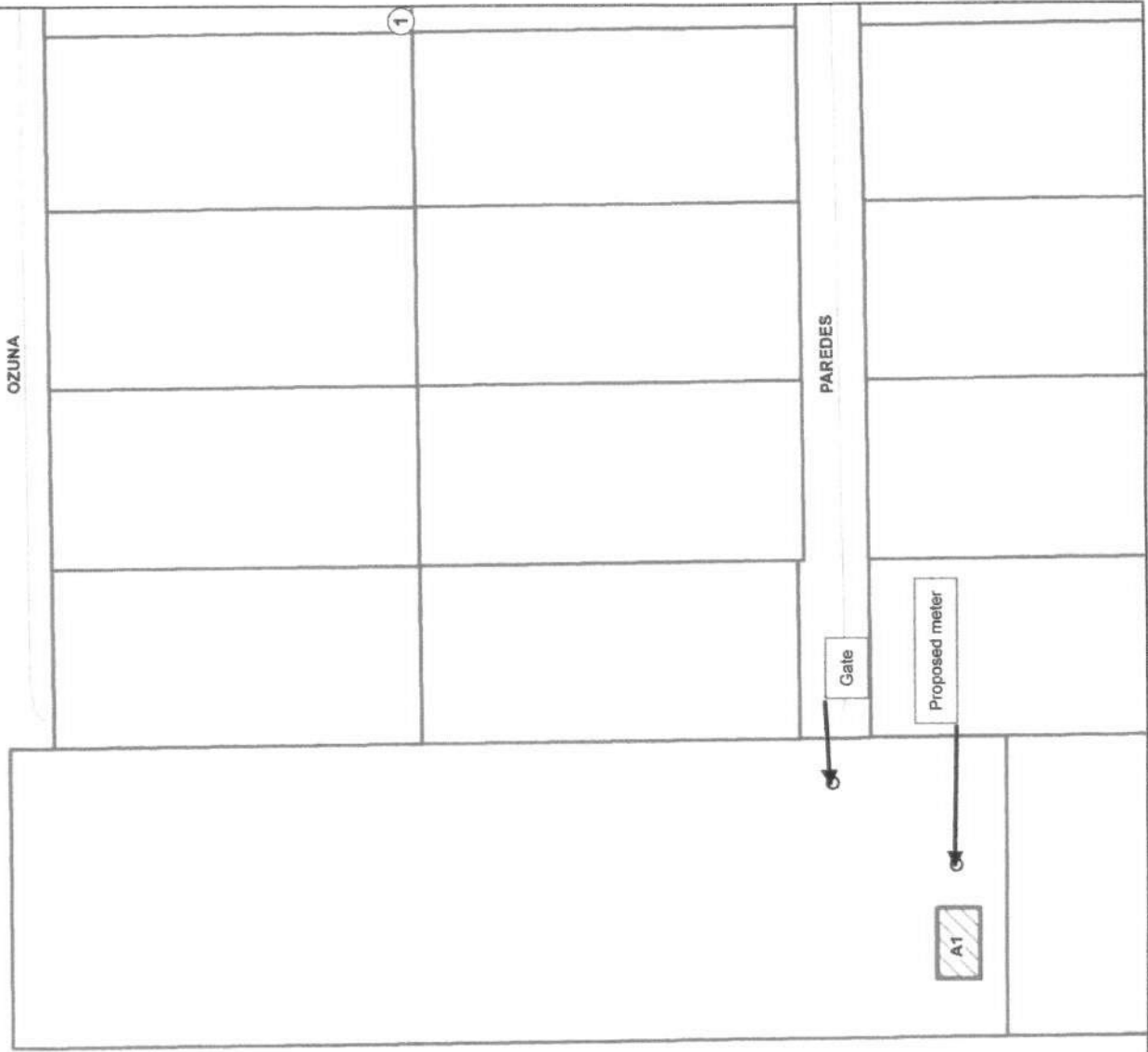
Paul Hernandez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Paul Hernandez on the 9 day of July, 2016.



NOTARY PUBLIC, STATE OF TEXAS





	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)



Paul Hernandez
Porcion 31, Abstract 3116
135 W Paredes St

ID# 4422



AFFIDAVIT OF

SUBJECT PROPERTY: An unplatted 3.9676 acre tract of land, more or less, out of a 17 acre tract, Pueblo Nuevo, as further described in Vol. 3815, Pgs. 832-833, Webb County Deed Records.

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

"My name is Paul Hernandez 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 the following structures as further depicted on the attached sketch as Exhibit A:

- 1 Dwelling(s) consisting of: mobile home
- 1 Non-residential structure(s) consisting of: open shade

"I hereby acknowledge that in relation to the connection of water and sewer services to this property and the structures identified herein, I have been advised that:

1. I understand and agree that the connection of water and sewer services to this property is conditioned upon this property's compliance with state law, the model rules, any condition imposed by the grant funding agency, provisions of the Inter-local Agreement between the City of Laredo and Webb County executed on May 2, 1995 and recorded in Ordinance No. 95-O-083, and any orders of the Webb County Commissioners Court or resolutions of the City of Laredo relating to the extension of water and sewer services to this property.
2. I understand and agree that in compliance with state law and local regulations, this property and all applicable structures must be continually connected to adequate wastewater disposal through the installed organized sewer system serving this property.
3. I understand and agree that I cannot build any additional structures on this property nor may I convert any non-residential structures to a residential use unless and until a development or building permit is obtained from the local government (county or city) with jurisdiction over the property and subject to the restrictions or limitations imposed by herein. Further, I understand that through the county's building development or permitting process, there may be an opportunity to replace an existing, authorized dwelling with a replacement dwelling provided that:
 - a. a permit is obtained prior to the commencement of any construction or development activities;
 - b. the land has not be further subdivided as described by paragraph 5, below;
 - c. the total number of occupied dwellings will not exceed the total authorized by this affidavit;
 - d. the former dwelling is removed or demolished;
 - e. all construction is in compliance with the permit conditions and/or limitations; and
 - f. construction activities comply with all other federal, state and local laws and regulations.
4. I understand and agree that I may not construct or place any additional dwellings on the property until I prepare a plat or replat of the property and receive final plat approval from the local government (county or city) with applicable jurisdiction over the property in compliance with state law, the model subdivision rules and any rules or regulations of the local government with jurisdiction over the property and subject to the limitations imposed by paragraph six (6) below.
5. I understand and agree that I may not subdivide through sale or lease any portion of this property until I secure an approved plat or replat of the property in accordance with the provisions of paragraph four (4) above or limitations imposed by paragraph six (6) below.
6. I understand and agree that no promises or assurances have been made to us by the City of Laredo or Webb County that there is now or will be in the future enough capacity in the water or wastewater systems that would allow me to further subdivide my property as described by paragraphs four (4) and five (5) above. As such, I have been further advised that without sufficient capacity in the system, I will not be able to secure plat approval from the local government (county or city) with applicable jurisdiction over the property."

Affidavit of Paul Hernandez, An unplatted 3.9676 acre tract of land, more or less, out of a 17 acre tract, Pueblo Nuevo, as further described in Vol. 3815, Pgs. 832-833, Webb County Deed Records.

"I am making this affidavit of my own free will and without duress and understand that these conditions are necessary for securing water and sewer 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."

R /
Paul Hernandez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Paul Hernandez on the 3 day of August, 2015.

Alicia Villarreal
NOTARY PUBLIC, STATE OF TEXAS



SPANISH TRANSLATION

For Affiant's with limited or non-existent English communication skills, the following person provided the Spanish translation for this affidavit:

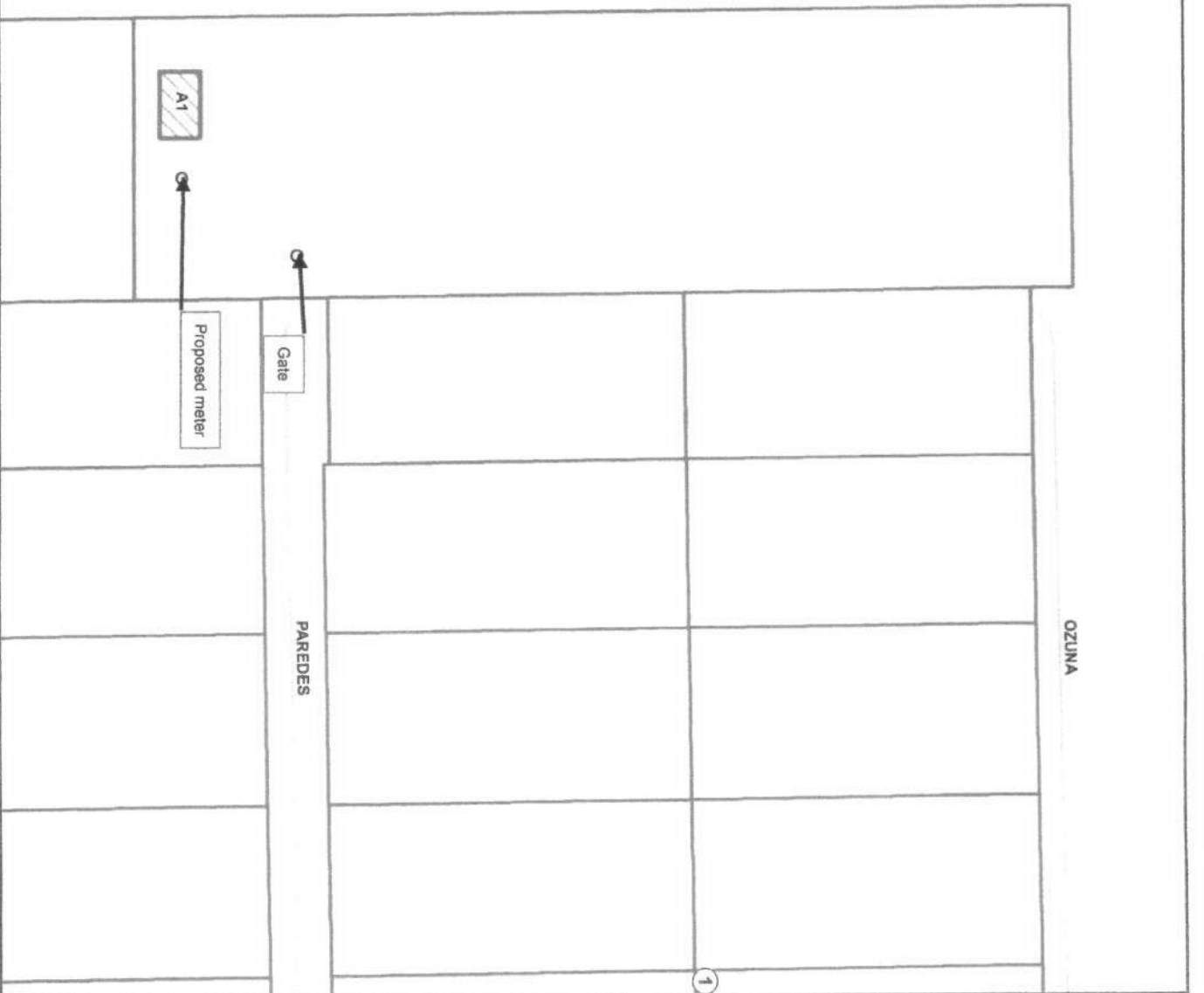
Printed Name/Title: _____ Signature _____ Date _____

UNDER OATH STATES THAT HE/SHE HAS TRUTHFULLY TRANSLATED THE FOREGOING DOCUMENT FROM THE ENGLISH TO THE SPANISH LANGUAGE. SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by _____ on the _____ day of _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS



- A** Dwelling (Indoor plumbing installed)
- B** Dwelling (PENDING installation of plumbing)
- C** Non-residential structure requiring connection services (See onsite inspection report)
- D** Non-residential structure. (See onsite inspection report)



Paul Hernandez
Porcion 31, Abstract 3116
135 W Paroloe St

ID# 4422

273397

1 STATE OF TEXAS |
2 COUNTY OF WEBB |

3 THAT CECILIO CRUZ, a resident of Webb County, Texas, who covenants and
4 states that the below described property does not constitute any part of his
5 homestead, hereinafter referred to as GRANTOR, for and in consideration of the
6 sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration
7 to me in hand paid by JESUS M. SALINAS, of Webb County, Texas, hereinafter
8 referred to as GRANTEE, the receipt and sufficiency of which is hereby acknow-
9 ledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents
10 does grant, sell and convey, unto the said GRANTEE, the surface in and to
11 approximately 4.25 acres of land, more or less, situated in Webb County, Texas,
12 and described as follows, to-wit:

13 A tract of land containing 4.25 acres, more or less, out of a 17.0
14 acre tract out of a 368.67 acre tract within Porcion No. 31, Abst. No.
15 296 being out of Part A-3 of Share No. 1 of the Bruni Estate, which deed
16 is recorded in the deed records of Webb County, Texas in Vol. 473, pages
17 461-463. Said Tract of land is described by metes and bounds as
per field notes prepared by Alfredo Barrera, Registered Public Surveyor,
on July 18, 1980, a copy of said field notes is hereto attached and
made a part hereof for all relevant purposes the same as if fully copied
herein at length.

18 This conveyance is made subject to any easements or restrictions which may be
19 recorded in the County Clerk's Office of Webb County, Texas affecting the
20 above described property.

21 TO HAVE AND TO HOLD the above described premises, together with all and
22 singular the rights and appurtenances thereto in anywise belonging, unto the
23 said GRANTEE, his heirs or assigns, forever. And I hereby bind myself, my
24 heirs, executors, administrators and assigns, to WARRANT AND FOREVER DEFEND
25 all and singular the said premises unto the said GRANTEE, his heirs and assigns,
26 against any person whomsoever, lawfully claiming or to claim the same or any
27 part thereof. Taxes for the year 1980 shall be pro-rated as of the date
28 hereinafter stated.

29 Executed at Laredo, Texas, this the 14th day of October, a.d., 1980.

30 Cecilio Cruz
CECILIO CRUZ

31 STATE OF TEXAS |
32 COUNTY OF WEBB |
BEFORE ME, the undersigned authority, on this day personally appeared CECILIO
CRUZ, 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, this the 14th day of October, 1980.

Humberto L. Juarez Jr
Notary Public, Webb County, Texas
Humberto L. Juarez, Jr.

Law Office of
HUMBERTO L. JUAREZ, JR.
Attorney at Law
P.O. Box 14130
Laredo, Texas 78040
Tel. (512) 724390

VOL 640 PAGE 402

Alicia Villarreal

From: Beatriz Martinez <bmartinez1@ci.laredo.tx.us>
Sent: Thursday, March 24, 2016 9:05 AM
To: Valeria Seca
Subject: FW: water consumption - pueblo nuevo - 135 W Paredes St (ID 4422)

S Customer/Location Consumption History Inquiry - CITY OF LAREDO WATER UTILITY DEPARTMENT
File Edit Commands List Help
SUNGARD PUBLIC SECTOR NavilLine

Customer/Location Consumption History Inquiry

Customer ID: 1080855 HERNANDEZ, PAUL
Location ID: 655082 135 W PAREDES ST LOT17

Cycle/route: 29 10 **Amount due:** 5,509.84
Initiation date : 9/04/15 **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
WA	REG	2/19/16	7200.00	.00	30	A67765206	
WA	SET	1/20/16	.00	.00		A67765206	

- OK
- Exit
- Cancel
- Print history
- Meter invent...
- Meter servic...
- Pending / his...
- Budget trans...
- Change view
- Graph history
- Customer/lo...
- Reading acti...



Beatriz Martinez
Customer Service Rep

Alicia Villarreal

From: Angel Alejo <aalejo@ci.laredo.tx.us>
Sent: Monday, March 21, 2016 2:32 PM
To: Valeria Seca
Subject: RE: Sewer Verification - Pueblo Nuevo - 135 W Paredes St (ID 4422)

It is connected.

From: Valeria Seca [<mailto:vseca@webbcountytx.gov>]
Sent: Monday, March 21, 2016 2:23 PM
To: Angel Alejo
Cc: Adrian Gause
Subject: Sewer Verification - Pueblo Nuevo - 135 W Paredes St (ID 4422)

Good Afternoon Angel,

I need your assistance verifying a sewer connection an unplatted 3.9676 acre tract of land, more or less, out of a 17 acre tract, Pueblo Nuevo, address 135 W Paredes St, in order to approve a request for an electrical connection. Thank you for your assistance on this matter.

Thanks,

Valeria Seca
Webb County Planning Department
1110 Washington St., Ste 302
Laredo TX, 78040
Phone: 956-523-4100
Fax: 956-523-5008
Email: vseca@webbcountytx.gov