



COUNTY OF WEBB
CERTIFICATION REGARDING THE CONNECTION OF ELECTRICAL UTILITIES

Determinations required pursuant to Sections 232.029(c)(2) of the Texas Local Government Code

Legal description of property: An unplatted 6.8820 acre tract of land, designated as Parcel A, comprised of Tracts 10 & 19 in Laredo Ranchettes Subdivision, as further described in Vol. 581, Pgs. 306-309, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 269 Ranch Road 7006B

Recorded on 03/29/1979 and filed in Volume 581, Pages 306-309 of the Webb County Deed Records.

Requested by: Hector Flores, Jr. (ID 5083)

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 03/29/1979 and filed in Volume 581, Pages 306-309 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:

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 12th day of September, 2016.

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: 5083

Application for: **Electricity**

Legal Description: An unplatted 6.8820 acre tract of land, designated as Parcel A, comprised of Tracts 10 & 19 in Laredo Ranchettes, as further described in Vol. 581, Pgs. 306-309, 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: V. Seca Initial: [Signature]

By: D. Cantu Initial: DM

By: V. Seca Initial: [Signature]

By: V. Seca Initial: [Signature]

By: _____ Initial: _____

By: J. Calderon Initial: [Signature]

By: _____ Initial: _____

By: V. Seca Initial: [Signature]

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 = 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: [Signature]

Attested:

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

[Signature]
 Jorge Calderon, CFM, Asst. Planning Director

[Signature]
 Valeria Seca, Planner

[Signature]
 Robert Martinez, GIS Technician I

[Signature]
 Diana Cantu, Permit Technician

The Deed submitted with application.

THE STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB

* 253014

That JOHN T. GUTIERREZ, Trustee of the City of St. Louis and State of Missouri 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 MANUEL GUTIERREZ, JR. of the County of Cook and State of Illinois, all of the following described real property in Webb County, Texas, to-wit:

THE SURFACE ONLY of a 7.9034 acre tract of land being part of Tracts Ten (10) and Nineteen (19) out of a 568.5067 acre tract of land situated 5.35 miles East of Laredo, Texas in Porciones 31 and 32, Webb County, Texas as per Amended Plat recorded in Volume 2, page 233, Webb County Plat Records and more fully described by metes and bounds in Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all restrictions, reservations and easements affecting the use of the premises conveyed herein, now of record in the County Clerk's office of Webb County, Texas.

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 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 to claim the same or any part thereof.

EXECUTED on this 23rd day of March, 1979.

John T. Gutierrez
JOHN T. GUTIERREZ

THE STATE OF MISSOURI *

CITY OF ST. LOUIS *

BEFORE ME, the undersigned authority, on this day personally appeared JOHN T. GUTIERREZ, 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

MADE PUBLIC BY THE COUNTY CLERK OF WEBB COUNTY TEXAS

NOV 581 PAGE 306


FILED

MAR 29 3 28 PM '79

expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 23rd day
of March, 1979.

[Signature]
Notary Public in and for City
of St. Louis, Missouri



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STATE OF TEXAS
COUNTY OF WEBB

FIELDnotes of a 344274.14 square foot (7.9034 acre) tract of land designated hereon as Parcel "A" and being part of Tract 19 and part of Tract 10 in the Laredo Ranchettes, Inc. Partition of a 568.5067 acre tract of land situated 5.35 + miles east of Laredo, Texas, in Porciones 31 and 32, Webb County, Texas, and more fully described as follows:

Beginning at an iron rod, the northeast corner of Tract 18, the northwest corner of Tract 19, Laredo Ranchettes, Inc. Partition as per amended plat recorded in Vol. 2, Page 233, Webb County Plat Records for the northwest corner hereof;

Thence, $N89^{\circ}-47'-17"E$, along the south line of a 60.0' wide road, a distance of 204.163' to an iron rod, a common corner with a 7.9034 acre tract known as Parcel "B", for the northeast corner hereof;

Thence, $S00^{\circ}-00'-28"E$, along a common boundary with Parcel "B"; at 1135.0', the south line of Tract 19, at 1686.271', an iron rod being a common corner with Parcel "B" for the southeast corner hereof;

Thence, $S89^{\circ}-47'-17"W$, a distance of 204.163' to an iron rod being a point on the east line of Tract 11, the west line of Tract 10, for the southwest corner hereof;

Thence, $N00^{\circ}-00'-28"W$, at 551.271', the northwest corner of Tract 10, at 1686.271' the place of beginning.

STATE OF TEXAS
COUNTY OF WEBB

I, John E. Foster, a Registered Professional Engineer, do hereby certify that the above and foregoing fieldnotes are true and correct as found by actual survey made on the ground January 3, 1978, and from office records.

Witness my hand and seal this 11th day of January 1978.

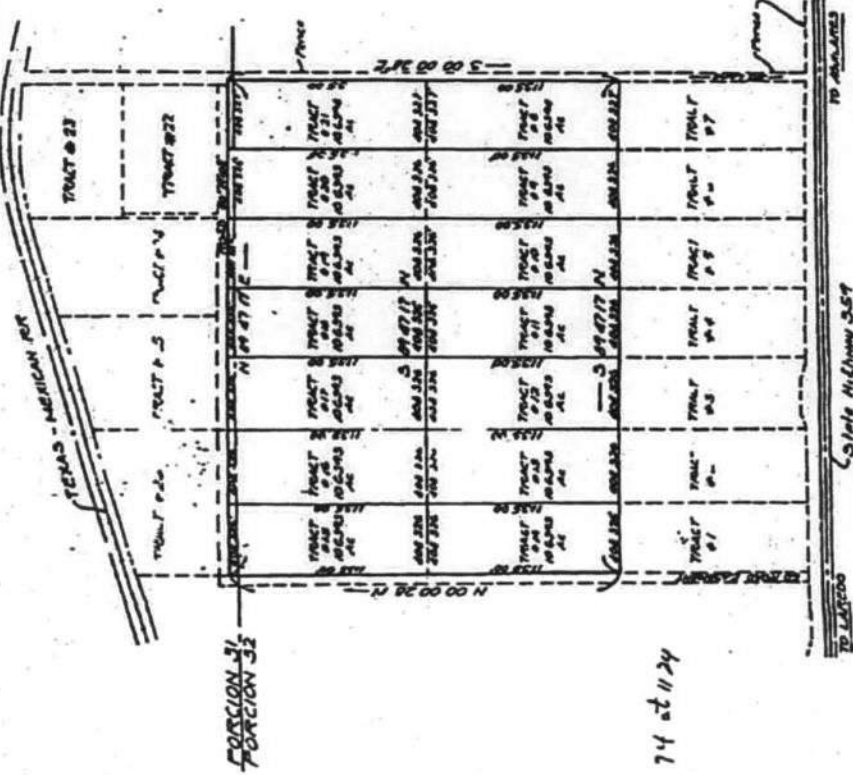


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AMENDED FLAT SHOWING
 REVISED BOUNDARIES OF TRACTS 4 THRU 14
 AND IS THRU 21 OF LAREDO RANCHETTES INC
 PARTITION OF THE 568 800+ACRE TRACT OF LAND
 SITUATED 5.35 MILES EAST OF LAREDO TEXAS,
 IN FORCIONES 31 & 32 NEBB COUNTY TEXAS,
 ORIGINAL FILED OF RECORD IN [REDACTED]
 NEBB COUNTY TEXAS, FLAT RECORDS
 Compiled from Survey by Foster Engle Co Map No. 1273
 Scale 1"=400'

FILED
 JUN 11 1971
 11 12 12

201057



May 31 74 at 11:24
 Foster Engle Co

STATE OF TEXAS
 COUNTY OF NEBB

Laredo Ranchettes, Inc. for the county of Nebb, under a Chapter 11 and
 Texas 15 through 21 of Laredo Ranchettes, Inc. partition of the 568 800+ acre
 tract of land as divided into 22 tracts as shown on the plat attached
 of said County Texas and hereby certifies that the plat attached
 contains correct and true information and that the plat of above
 mentioned tracts for the purposes and considerations therein stated

LETTERS
 Foster Engle Co
 President

NOTARY PUBLIC
 DATE OF 1971

to wit, the undersigned publicly witnessed, appeared on this day
 the 31st day of May 1971, Foster Engle Co, President of the
 Laredo Ranchettes, Inc. by his word and seal, to wit, a valid and
 subsisting power of attorney, to wit, a valid and subsisting
 power of attorney, to wit, a valid and subsisting power of attorney

WITNESSES
 Foster Engle Co
 President

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WITNESSES
 Foster Engle Co
 President

A.M. Leichter

TO LAREDO
 State Highway 357

Alicia Villarreal

From: Beatriz Martinez <bmartinez1@ci.laredo.tx.us>
Sent: Wednesday, July 20, 2016 8:18 AM
To: Valeria Seca
Subject: RE: Water Consumption - Tracts 10 & 19, Laredo Ranchettes - 269 Ranch Road 7006B (ID 5083)

Yes they have the sewer connected.

S Customer Services Maintenance - CITY OF LAREDO WATER UTILITY DEPARTMENT
File Edit List Commands Help
SUNGARD PUBLIC SECTOR
NavilLine

Customer Services Maintenance

Customer ID: 850820 GUTIERREZ JR, MANUEL
Location ID: 636023 269 RANCH ROAD 7006B 1
Cycle/route: 29 10 **Amount due:** 24.25 **Pending:** .00

Initiation date: 08/17/2009 **Termination date:** //
Customer/location status: A **Maintain e-notification** Inactive
Number of bills: 1
Customer type: OW
C.A.F. Number: 0

Assign	Service Description	Rate Group	Service Assigned To
> SW	SEWER	LA R I	Active Service
> WA	WATER	LA R I	Active Service

OK
Exit
Cancel
Equifax
Update owner
Recurring ch...
Alternate ad...
Reprint appl...
Change histo...
Auto pay
Payment plans
Image docu...
Customer in...
Change view
Customer/lo...
Tax history

**OWNER'S AFFIDAVIT
REGARDING PROPERTY DEVELOPMENT LIMITATIONS
AND THE PROVISION OF UTILITIES PURSUANT TO SECTION 232.029(C)(2) TEXAS
LOCAL GOVERNMENT CODE**

STATE OF TEXAS §
COUNTY OF WEBB §

AFFIDAVIT OF Hector Flores Jr

SUBJECT PROPERTY: An unplatted 6.8820 acre tract of land, designated as Parcel A, comprised of Tracts 10 & 19 in Laredo Ranchettes, as further described in Vol. 581, Pgs. 306-309, Webb County Deed Records.

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

"My name is Hector Flores 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 03/29/1979 in Vol. 581, Pgs. 306-309, 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 existS 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.2805, Pg.285-287.
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."

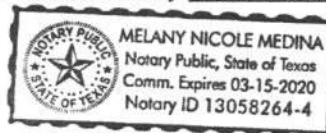


Hector Flores Jr

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Hector Flores Jr on the 17 day of August, 2016.



NOTARY PUBLIC, STATE OF TEXAS





RANCH ROAD 6096F

-  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)

