



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 .1595 acre tract of land, more or less, known as Lot 12, Pablo Rodriguez Subdivision, as further described in Vol. 1033, Pgs. 833, Webb County Deed Records.

The E-911 (physical address) associated with this request is: 132 Ranch Road 60861

Recorded on 09/27/1983 and filed in Volume 1033, Pages 833-836 of the Webb County Deed Records.

Requested by: Ariel Alfredo Garza & Alexis A Garza, owner (ID 9048)

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. 1443; 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 09/27/1983 and filed in Volume 1033, Pages 833-836 of the Webb County Deed Records;
Notarized affidavit from the property owner stating that the lot has not been subdivided; and
Evidence/Documentation regarding the availability of sewer service.

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

water sewer electricity gas

LIMITATIONS: Connection limited to the existing recreational facility

Reviewed and recommended for approval by:

[Signature]

Rhonda M. Tiffin, CFM
Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 24th day of September 2018.

[Signature]

Hon. Tano E. Tijerina
Webb County Judge

Attested by:

[Signature]
Margie Ramirez Ibarra, Webb County Clerk



Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 9048

Application for: **Electricity**

Legal Description: An unplatted .1595 acre tract of land, more or less, known as Lot 12, Pablo Rodriguez Subdivision, as further described in Vol. 1033, Pgs. 833, Webb County Deed Records

Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent). By: V. Seca Initial: VS
- All Fees Paid By: V. Seca Initial: VS
- ROW Acquired or Not Required as a condition of approval By: V. Seca Initial: VS
- OSSF Licensed (No. _____): New PEST Not Applicable By: _____ Initial: _____
- OSSF Decommissioning certified by? ----- By: _____ Initial: _____
- Compliance w/Floodplain Regulations: Permit Issued By: J. Calderon Initial: JC
- All required affidavit(s) re grant service are executed. By: _____ Initial: _____
- All required affidavit(s) re §232.029, LGC are executed. By: V. Seca Initial: VS
- Garbage Collection Contract By: V. Seca Initial: VS

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. Martinez Initial: RM
- All mandated in-door plumbing observed & compliant Total mandated structures: _____ By: _____ Initial: _____
- OSSF Decommissioning verified or Unable to verify By: D. Garza Initial: DG
- 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.



Jorge Calderon, CFM, Asst. Planning Director



Valeria Seca, Senior Planner



Robert Martinez, GIS Technician I



David Garza, Sanitarian

310618 WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }
COUNTY OF WEBB } KNOW ALL MEN BY THESE PRESENTS:

That WE, PABLO RODRIGUEZ and wife, MARIA LUISA RODRIGUEZ

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, and the further consideration of the execution and delivery by grantees of their one certain promissory of even date herewith, in the principal sum of ELEVEN THOUSAND FOUR HUNDRED DOLLARS (\$11,400.00), payable to the order of in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees,

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FILED
SEP 27 3 42 PM '83
HENRY JONES CO. CLERK
BY WEBB COUNTY, TEXAS

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 MARTA G, PERA, 1770 Matamoros, LAREDO, TEXAS Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ARNULFO SALDANA and wife, EVANGELINA SALDANA, 1916 MARION, LAREDO,

of the County of WEBB and State of TEXAS, all of the following described real property in WEBB County, Texas, to-wit: approximately .159 acres of land more or less, out of the Pablo Rodriguez three acre tract which was part of the E-1, A.M. Bruni estate as per survey plat done by Ernesto Fletes of such three acre tract completed on the 12th day of August 1982 and commonly known as Lot number Twelve (12) out of the above mentioned Pablo Rodriguez three acre tract, as indicated and shown by the shaded area in EXHIBIT A attached herein and made a part hereof.

* This conveyance is made subject to all easements, restrictions, and rights of way either apparent or 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, their 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, 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.

EXECUTED this 16TH day of SEPTEMBER, A. D. 19 83

3100 Pablo Rodriguez Maria Luisa Rodriguez
PABLO RODRIGUEZ MARIA LUISA RODRIGUEZ

REC-1033 REC 834

Mailing address of each grantor:

Name: **ARNULFO SALDANA AND WIFE, EVANGELINA**
Address: **1916 MARION
LAREDO, TEXAS**

Name:
Address:

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(Acknowledgment)

STATE OF TEXAS
COUNTY OF **WEBB**

This instrument was acknowledged before me on the **16th** day of **SEPTEMBER**, 19 **83**.

by **PABLO RODRIGUEZ**

My commission expires:
November 13, 1985



Kathy Barton
Notary Public, State of Texas
Notary's printed name: **Kathy Barton**

(Acknowledgment)

STATE OF TEXAS
COUNTY OF **WEBB**

This instrument was acknowledged before me on the **16th** day of **SEPTEMBER**, 19 **83**.

by **MARIA LUISA RODRIGUEZ**

My commission expires:
November 13, 1985



Kathy Barton
Notary Public, State of Texas
Notary's printed name: **Kathy Barton**

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(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.

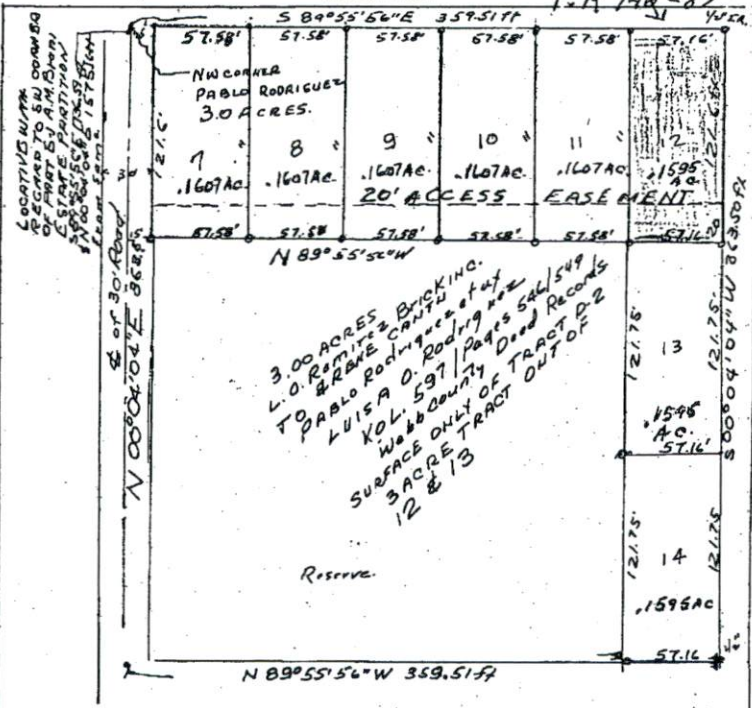
My commission expires:

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

M.L.R.
SURVEY PLAT

A.S 9-16-83
E.S 9-16-83
P.R 9-16-83



VL 1033 PAGE 836

SURVEY
OF RESUBDIVISION OF
PABLO RODRIGUEZ
ET UX 3 ACRES IN
PORCION 32 PART
DE A.M. BRUNI ESTATE.

CERTIFICATE OF ENGINEER State Of Texas)
Webb County)
I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made under
my supervision on the ground this 12 day of AUGUST 1982.

Ernest Fletes
ERNEST FLETES
Registered Public Surveyor
No. 403
for State of Texas

EXHIBIT "A"

ERNESTO FLETES
LAND SURVEYORS
Farms, Lots, Topographical Surveys and Subdivisions
2005 Corpus Christi Phone 724-1958
LAREDO, TEXAS 78040 PAGER 722-7767

**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 Ariel Alfredo Garza & Alexis A Garza

SUBJECT PROPERTY: An unplatted .1595 acre tract of land, more or less, known as Lot 12, Pablo Rodriguez Subdivision, as further described in Vol. 1033, Pgs. 833-836, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Ariel Alfredo Garza & Alexis A Garza and under oath deposed and said as follows:

"My name is Ariel Alfredo Garza & Alexis A Garza, 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 stucco 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 09/27/1983 in Vol. 1033, Pgs. 833-836, 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 sewer line under City of Laredo 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 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."

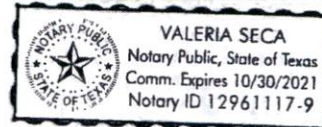
"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false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


Ariel Alfredo Garza


Alexis A Garza

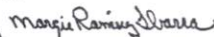
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Ariel Alfredo Garza & Alexis A Garza on the 15th day of August, 2018.


NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME




COUNTY CLERK
WEBB COUNTY, TEXAS



DOC #1337189, OPR 4464 / 0168 - 0168
Doc Type: AFFIDAVIT
Record Date: 08/15/2018 11:33:14 AM
Fees: \$26.00, Recorded By: MT
Margie Ramirez Ibarra, Webb County Clerk

Jorge Calderon

From: Humberto Serradell, Jr. <hserradell@ci.laredo.tx.us>
Sent: Wednesday, August 08, 2018 9:07 AM
To: Valeria Seca
Cc: Jorge Calderon
Subject: FW: water and sewer confirmation - Old Milwaukee East - 132 Ranch Road 6086I (ID 9048)

Valeria:

Below is the consumption for the address mentioned above. Utilities Department doesn't have any objections on the release of the electrical meter.

*Humberto Serradell Jr., P.E.
Civil Engineer II
City of Laredo Utilities Department*

From: Margarita Ayala
Sent: Wednesday, August 08, 2018 8:21 AM
To: Humberto Serradell, Jr.
Subject: RE: water and sewer confirmation - Old Milwaukee East - 132 Ranch Road 6086I (ID 9048)

Humberto,

There is an active account at this location. Below is the information you requested:



Account History - Consumption And Actual Charges

Customer ID: 1082235 GARZA, ALEXIS ALFREDO
Location ID: 638518 132 RANCH ROAD 60861 LOT14
Cycle/route: 29 08 **Bill type:** E CYC BILL
Comment:

Bill Summary		Budget Summary		Discount Summary	
Bill date:	7/24/18	Previous balance:			.00
Due date:	8/09/18	Adjustments / payments:			.00
Bill amount:	49.31	Charges:			49.31

Service Type	Reading Type	Reading Date	Actual Consumption	Demand Consumption	Days	Meter Number	Estimate Code	Comment Code
WA	REG	7/05/18	7400.00	.00	30	A94467759		

- ✓ OK
- ✗ Exit
- < Cancel
- View date
- Summary
- View budget...
- View cons...

Service	Description	Billed Consumption	Amount	Rate Group	Season
RC	WD00 WATER DEMAND FEE 5/8	.00	1.00	LA/I/R	
SW	SEWER	7400.00	27.68	LA/I/R	
WA	MIN MINIMUM CHARGE	2000.00	9.82	LA/I/R	
WA	CON1 CONSUMPTION	2000.00	3.84	LA/I/R	
WA	CON2 CONSUMPTION	3400.00	6.97	LA/I/R	

Customer/Location Consumption History Inquiry - CITY OF LAREDO WATER UTILITY DEPARTMENT

File Edit Commands List Help

SUNGARD PUBLIC SECTOR NavLine

Customer/Location Consumption History Inquiry

Customer ID: 1082235 GARZA, ALEXIS ALFREDO
Location ID: 638518 132 RANCH ROAD 60861 LOT14

Cycle/route:	29 08	Amount due:	.00
Initiation date :	1/19/16	Pending:	.00
Termination date:	0/00/00	Customer/location status:	A
Customer status:	<input type="text" value="Active"/>		

Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Estimate Code	Comment Code
WA	REG	7/05/18	7400.00	.00	30	A94467759		
WA	REG	6/05/18	1300.00	.00	28	A94467759		
WA	REG	5/08/18	900.00	.00	34	A94467759		
WA	INT	4/04/18	.00	.00		A94467759		16
WA	FIN	8/01/17	.00	.00	21	A94467759		45
WA	REG	7/11/17	.00	.00	33	A94467759		
WA	REG	6/08/17	.00	.00	29	A94467759		
WA	REG	5/10/17	.00	.00	37	A94467759		
WA	REG	4/03/17	.00	.00	27	A94467759		
WA	REG	3/07/17	.00	.00	36	A94467759		
WA	REG	1/30/17	.00	.00	31	A94467759		
WA	REG	12/30/16	.00	.00	39	A94467759		

Navigation buttons: OK, Exit, Cancel, Print history, Meter inventory, Meter service inf..., Pending / history..., Budget trans..., Change view, Graph history, Customer/loc..., Reading activity

Best regards,

-Margarita Ayala
 Customer Service Superintendent
 City of Laredo Utilities
 (956)721-2005

From: Humberto Serradell, Jr.
Sent: Tuesday, August 7, 2018 1:29 PM
To: Margarita Ayala
Subject: FW: water and sewer confirmation - Old Milwaukee East - 132 Ranch Road 60861 (ID 9048)

Margarita:
 I need the consumption for the address mentioned above.

*Humberto Serradell Jr., P.E.
 Civil Engineer II
 City of Laredo Utilities Department*

From: Valeria Seca [<mailto:vseca@webbcountytx.gov>]
Sent: Tuesday, August 07, 2018 1:17 PM

To: Humberto Serradell, Jr.

Subject: FW: water and sewer confirmation - Old Milwaukee East - 132 Ranch Road 6086I (ID 9048)

From: Valeria Seca

Sent: Friday, June 29, 2018 11:28 AM

To: hserradell@ci.laredo.tx.us

Subject: water and sewer confirmation - Old Mmilwaukee East - 132 Ranch Road 6086I (ID 9048)

Good Morning Humberto,

Can you please send me consumption of water use and confirmation for sewer connection for Alexis Garza, Old Milwaukee East addresses being 132 Ranch Road 6086I, they are requesting an electrical connection and we need to verify water consumption and proper sewer connection.

Should you have any questions or need further information please contact me.

Thank you,

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

MARGIE R. IBARRA
COUNTY CLERK
FILED
2018 SEP 24 PM 4:14
WEBB COUNTY, TEXAS
BY _____
DEPUTY