



**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 1.1519 acre tract, more or less, known as Tract 26, Los Corralitos Subdivision as further described in Volume 5263, Pages 556-559, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **322 El Pico Rd.**

Recorded on **04/29/2022** and filed in Volume **5263**, Pages **556-559**, of the Webb County Deed Records.

Requested by: **Sergio Alejandro Suarez (ID 12728)**

**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 and registration no. **WC1208**; and
4. No new 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 validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **06/13/1984** and filed in Volume **1064**, Pages **0339-0341**, 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. **WC1208**.

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


water       sewer       electricity       gas

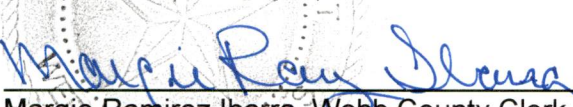
**LIMITATIONS: Connection limited to one (1) meter.**

**Reviewed and recommended for approval by:**

  
 \_\_\_\_\_  
 Jorge A. Calderon, CFM  
 Planning Director/Floodplain Administrator

**Approved by the Webb County Commissioners Court on this the **22nd** day of **May**, **2023**.**

  
 \_\_\_\_\_  
 Hon. Tano E. Tijerina  
 Webb County Judge

Attested by:  
  
 \_\_\_\_\_  
 Margie Ramirez Ibarra, Webb County Clerk

FILED **5/23** 20 **23 @ 10:45am**  
**MARGIE RAMIREZ IBARRA**  
 COUNTY CLERK WEBB COUNTY TEXAS  
 BY **Amber Decea** DEPUTY



**Compliance & Inspection Certifications Relating to Utility Application Approvals**


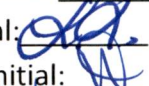

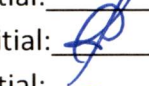



Issue ID: 12728

Application for: **Water (w/OSSF)/Electricity**

Legal Description: an unplatted 1.1519 acre tract, more or less, known as Tract 26, Los Corralitos Subdivision as further described in Volume 5263, Pages 556-559, Webb County Deed Records.

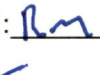
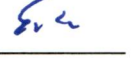
**Reviewer Certifications**

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or  Not Required as a condition of approval
- OSSF Licensed (No. WC1208):  New  PEST  Not Applicable
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: Permit Issued
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.
- Garbage Collection Contract

By: V. Villarreal Initial:   
By: L. Torres Initial:   
By: V. Villarreal Initial:   
By: E. Cantu Initial:   
By: ----- Initial: \_\_\_\_\_  
By: J. Calderon Initial:   
By: ----- Initial: \_\_\_\_\_  
By: V. Villarreal Initial:   
By: V. Villarreal Initial: 


**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
- All mandated in-door plumbing observed & compliant  
Total mandated structures: 1
- OSSF Decommissioning verified or  Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial:   
By: E. Garza Initial:   
By: ----- Initial: \_\_\_\_\_  
By: ----- Initial: \_\_\_\_\_

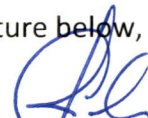
**Staff Recommendation/Determination**


Approve pursuant to: **Sec. 232.029(c)(2), LGC**

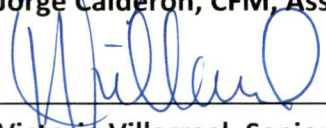
By: J. Calderon Initial: 

**Attested:**

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

  
\_\_\_\_\_  
Jorge Calderon, CFM, Asst. Planning Director

  
\_\_\_\_\_  
Elva Diana Cantu, Designated Representative

  
\_\_\_\_\_  
Victoria Villarreal, Senior Planner

  
\_\_\_\_\_  
Robert Martinez, GIS Technician I

  
\_\_\_\_\_  
Ernesto Garza, GIS Technician I

  
\_\_\_\_\_  
Lilly Torres, Administrative Assistant

The State of Texas, }

320532

Know All Men by These Presents:

County of WEBB

That we, INDALECIO BECERRA and wife YOLANDA A. BECERRA

of the County of Webb State of Texas for and in consideration

of the sum of TEN AND NO/100 (\$10.00)

DOLLARS

to us in hand paid by grantees

as follows:

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said JOHNNY LEE CARTER and MARIA SOLORIO

of the County of State of Chicago, Illinois all that certain described real property in Webb County, Texas to wit:

THE SURFACE ONLY in and to a tract of land more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

FILED 6-13-84 HENRY FLORES CLERK 2:10PM. COUNTY CLERK, WEBB COUNTY, TEXAS

REC-1064 PAGE 339

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 grantees, 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 grantees, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS our hands at Laredo, Texas this 12th day of June 1984

Witnesses at Request of Grantor:

James Flores Indalecio Becerra Yolanda A. Becerra

THE STATE OF TEXAS,  
COUNTY OF Webb

VOL. 106A PAGE 340

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared

Indalecio Becerra and Yolanda A. Becerra

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 12 day of JUNE A.D. 19 84

(L.S.)

*Charles Martiny* (L.S.)  
Notary Public in and for the State of Texas

My Commission Expires: 12-31-84

THE STATE OF TEXAS,  
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared

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 day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS,  
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared

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 day of A.D. 19

(L.S.)

My Commission Expires: \_\_\_\_\_  
Notary Public in and for the State of Texas

THE STATE OF TEXAS,  
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A.D. 19 at o'clock M., and was duly recorded by me on the day of A.D. 19

in Vol. page of the Records of said County.  
WITNESS MY HAND and the seal of the County Court of said County, at my office in the day and year last above written.

(L.S.)

County Clerk County, Texas

By \_\_\_\_\_, Deputy.

WARRANTY DEED FROM TO

FILED FOR RECORD

THE day of A.D. 19 at o'clock M.

By \_\_\_\_\_ County Clerk

By \_\_\_\_\_ Deputy

In Book \_\_\_\_\_ on Page \_\_\_\_\_

In County Records \_\_\_\_\_ A.D. 19 \_\_\_\_\_

RECORDED

Recording Fee \$ \_\_\_\_\_

This instrument should be filed immediately with the County Clerk for Record.

The Otto Company, Publishers, Dallas



1.1519 Acre Tract  
Tract No. 26  
"Los Corralitos" Acres

A tract of land containing 1.1519 acres, more or less, out of a 30.224 acre tract in Parcel 14, Jose Guajardo original grantee, Abstract 56, Webb County, Texas. Said 30.224 acre tract was conveyed by Mirta Gonzalez, trustee, to Rodolfo Salinas, Jr. by deed dated August 3, 1978 recorded in Volume 566, Page 12 of the Deed Records of Webb County, Texas. This 1.1519 acre tract being more particularly described as follows, to-wit:

COMMENCING, for a tie, at a fence corner post, the occupied north west corner of said 30.224 acre tract;

THENCE N. 68°00'00" E. 290.72 feet along a fence on the occupied north westerly line of the 30.224 acre tract to a 1/2 inch iron rod, the north west corner of this 1.1519 acre tract and the place of beginning of this survey;

THENCE N. 68°00'00" E. 94.60 feet along a fence on the occupied north westerly line of the 30.224 acre tract to a 1/2 inch iron rod, the north east corner hereof;

THENCE S. 22°00'00" E. 530.46 feet along the north easterly line of this tract to a 1/2 inch iron rod, the south east corner hereof;

THENCE S. 67°59'26" W. 94.60 feet along a fence on the north westerly right-of-way line of "El Pico Ranch" Road to a 1/2 inch iron rod, the south west corner hereof;

THENCE N. 22°00'00" W. 530.37 feet along the south westerly line of this tract to a 1/2 inch iron rod, the place of beginning.

EXHIBIT A

1064 PAGE 341

**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 Sergio A. Suarez (ID #12729)

**SUBJECT PROPERTY: an unplatted 1.1519 acre tract, more or less, known as Tract 26, Los Corralitos Subdivision as further described in Volume 5263, Pages 556-559, Webb County Deed Records.**

Before me, the undersigned Notary Public, on this day personally appeared Sergio A. Suarez and under oath deposed and said as follows:

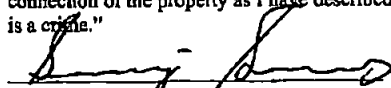
"My name is Sergio A. Suarez, I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a mobile home, 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 06/13/1984 in Volume 1064, Pages 339-341, 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 an On-Site Sewage Facility (OSSF) under License # WC1208 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)."

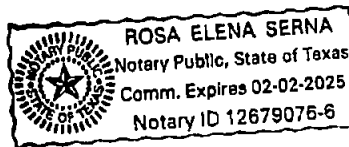
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

  
Sergio A. Suarez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Sergio A. Suarez on the 2nd day of May, 2023.

  
NOTARY PUBLIC, STATE OF TEXAS

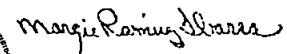


DOC #1498598, OPR 5455 / 0819 - 0819  
Doc Type: AFFIDAVIT  
Record Date: 05/02/2023 10:00:55 AM  
Fees: \$28.00, Recorded By: APW  
Margie Ramirez Ibarra, Webb County Clerk



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



JORGE A. CALDERON  
Planning Director

**PLANNING DEPARTMENT OF WEBB COUNTY, TEXAS**

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC-1208

**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 Corralitos, Tract 26 - unplatted 1.15 Acres  
322 El Pico Rd  
ID# 12600

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:

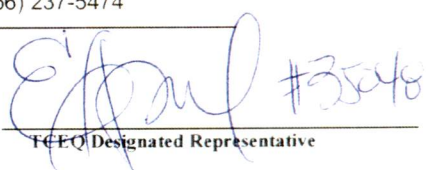
**Q (waste water flow rate) limited to 240 Gallons per Day.  
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

S.E. Rafael Cisneros OS0010710, RS# 2475; Installer: Victor Alfonso Ontiveros OS00037612 (Type Ib)  
Drain field: 100 LF of Leaching Chambers; IM-1060 Infiltrator 1,000 gal two compartment tank  
Connected structure: 3 Bedroom House (888 sf)

**Licensee** Sergio Alejandro Suarez

**Address** 18211 Mines Rd, Laredo, TX 78045 / suareztruckparts@gmail.com

**Telephone** (956) 237-5474

**Approved by**  #35040 **Date** May 4th, 2023

TCEQ Designated Representative

**Laredo/Webb County EDAP Project  
Row Acquisition Statement**

By my signature, I hereby certify that all necessary rights-of-way have been acquired from the property owners as necessary for the delivery of water and sewer services for the following:

<u>26</u>		<u>Los Corralitos</u>
Lot	Block	Subdivision

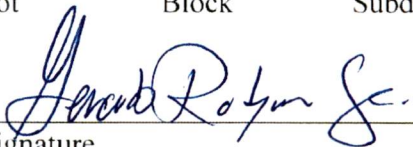
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

**STATEMENT OF NON-PARTICIPATION**

By my signature, I hereby certify that the property owners/lien holders on the following property have **not** executed all documents necessary for the delivery of water and sewer services in the implementation of the Laredo/Webb County EDAP Project:

<u>26</u>		<u>Los Corralitos</u>
Lot	Block	Subdivision

  
\_\_\_\_\_  
Signature

Gerardo Rodriguez Jr ROW and Utility Coordinator  
Printed Name and Title

Lot was not included in the original Right-of-Way Acquisition plans This lot is adjacent to the existing road. (No right-of-way document required)
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