



**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 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **217 Mercury Mine Rd.**

Recorded on **07/28/1976** and filed in Volume **517**, Pages **364-370**, of the Webb County Deed Records.

Requested by: **Juan Antonio Cantu Duran (ID 13386)**

**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. **WC-1259**; and
4. No residential dwellings have been approved through this certificate.

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

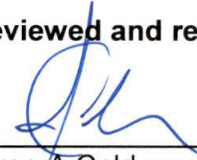
- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **07/28/1976** and filed in Volume **517**, Pages **364-370**, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC-1259**.

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

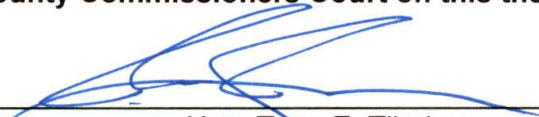
water       sewer       electricity       gas

**LIMITATIONS:** \_\_\_\_\_

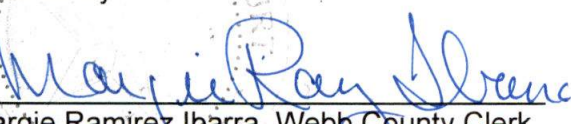
**Reviewed and recommended for approval by:**

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

**Approved by the Webb County Commissioners Court on this the 8<sup>th</sup> day of April, 2024.**

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

Attested by:

  
 \_\_\_\_\_  
 Margie Ramirez Ibarra, Webb County Clerk

FILED 4/8 2024 @ 2:35 PM  
 MARGIE RAMIREZ IBARRA  
 COUNTY CLERK, WEBB COUNTY, TEXAS  
 BY A. Arce DEPUTY

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

Issue ID: 13386

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

Legal Description: An unplatted 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, 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. WC1259):  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: AV

By: L. Salinas Initial: LS

By: V. Villarreal Initial: AV

By: E. Cantu Initial: EC

By: ----- Initial: \_\_\_\_\_

By: J. Calderon Initial: JC

By: ----- Initial: \_\_\_\_\_

By: V. Villarreal Initial: AV

By: V. 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 = 4
- 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: RM

By: R. Martinez Initial: RM

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  
Jorge Calderon, CFM, Planning Director

Elva Diana Cantu  
Elva Diana Cantu, Designated Representative

Robert Martinez  
Robert Martinez, GIS Technician I

Lilly Salinas  
Lilly Salinas, Office Manager

Victoria A. Villarreal  
Victoria A. Villarreal, Senior Planner

**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 Juan Antonio Cantu Duran (ID 13386)

**SUBJECT PROPERTY: An unplatted 4.7626 acre tract of land, more or less, out of Porcion 10, Abstract 280, known as Tract 21, Los Minerales and Annex Subdivision as further described in that certain deed recorded in Vol. 3324, Pgs. 009-013, Webb County Deed Records.**

Before me, the undersigned Notary Public, on this day personally appeared Juan Antonio Cantu Duran and under oath deposed and said as follows:

"My name is Juan Antonio Cantu Duran. 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 1-bedroom 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 07/28/1976 in Vol. 517, Pg. 364-370, 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 # WC-1259 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)."

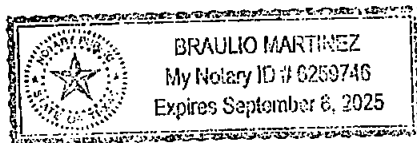
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

  
\_\_\_\_\_  
Juan Antonio Cantu Duran

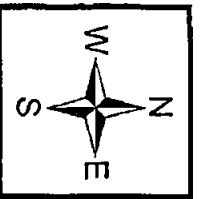
SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Juan Antonio Cantu Duran on the \_\_\_\_\_ day of 3-28-24, 2024.

  
NOTARY PUBLIC, STATE OF TEXAS



DOC #1525655, OPR 5626 / 0388 - 0392  
Doc Type: AFFIDAVIT  
Record Date: 04/02/2024 09:34:43 AM  
Fees: \$37.00, Recorded By: OR  
Margie Ramirez Ibarra, Webb County Clerk





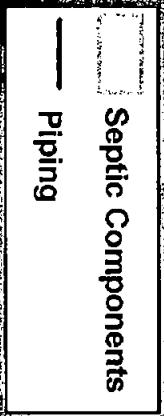
connected structure  
1 BR home w/ office

clean-out

20 x 72 drain field  
2 lines (expanded)

proposed meter  
-5' required setback

1,000 gallon septic tank (pre-cast concrete)  
2 compartment



**NOTICE:**  
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative boundaries.

Juan Antonio Cantu Duran & Lourdes Cantu  
Los Minerales and Annex - Tract 21  
217 Mercury Mine Rd

NOTATION  
ORDER TO RECORD  
FOR THE  
PARTIAL  
ORDER TO  
RECORD  
ID# 13125

STATE OF TEXAS 221867

COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

VOL 517 PAGE 364

THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantee herein of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, payable to Rodolfo Salinas, Jr., over a period of ten (10) years, with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses and being secured by the vendor's lien herein retained and the deed of trust below mentioned, have GRANTED, SOLD

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and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

ALBERTO MORALES AND

(hereinafter referred to as "grantee" whether one or more)  
of the County of Webb and State of Texas, all of the following described real

property situated in Webb County, Texas, to-wit:

4.9980 acres described in Exhibit "B"  
attached hereto and made a part hereof.  
There is specifically excluded herefrom a 3/4 non-  
participating royalty interest.

SUBJECT to all oil, gas and mineral leases and reservations of record, and less  
and except all water rights appertaining thereto.

VOL 517 PAGE 365

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; however, the vendor's lien and superior title are retained against the above-described premises for the security and until the full and final payment of the above-described promissory note, when and whereupon this deed shall become absolute.

As additional security for the payment of the above described note, the grantee herein has executed this day a deed of trust to H. C. Hall, III, Trustee.

Executed at Laredo, Texas, on this the 21<sup>st</sup> day of July 1976.

Rodolfo Salinas Jr.  
RODOLFO SALINAS, JR.

STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., 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, on this the 13 day of

June, 1976.

*Walter T. Quarez*

Notary Public, Webb County, Texas

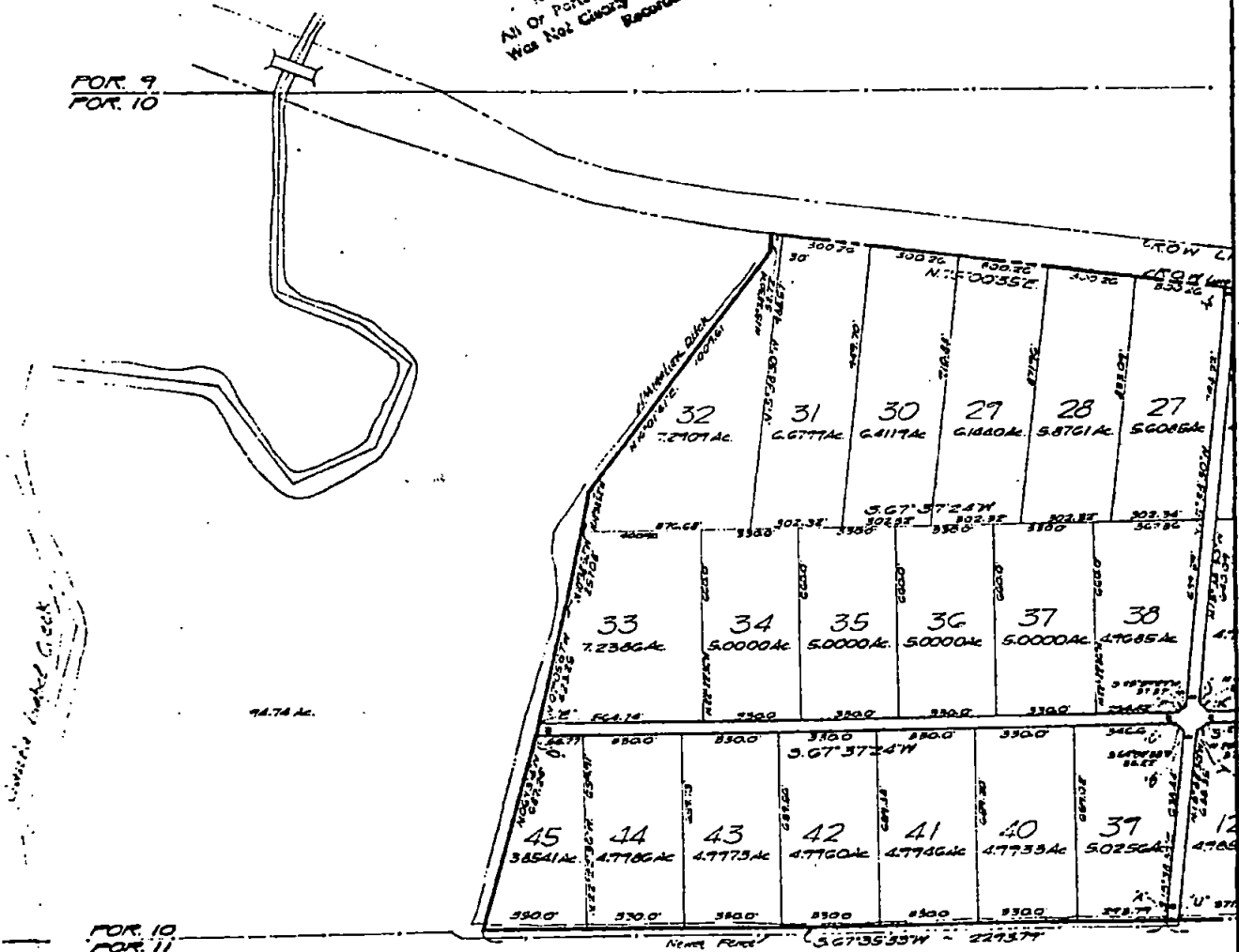
VOL 517 PAGE 367



Ranch  
238.7743 AC  
Tomas

RECORDER'S MEMORANDUM  
All Or Parts Of The Text On This Page  
Was Not Clearly Legible For Subsequent  
Reproduction

FOR 9  
FOR 10



NOTE:  
ALL Lot Corners  
Marked with  
1/2 Steel Rods

PORCI

*Tracts IV - Los Minerales*  
 RE TRACT OUT OF FORCION No. 10  
 Sanchez - Original Grantee

EXHIBIT "A"

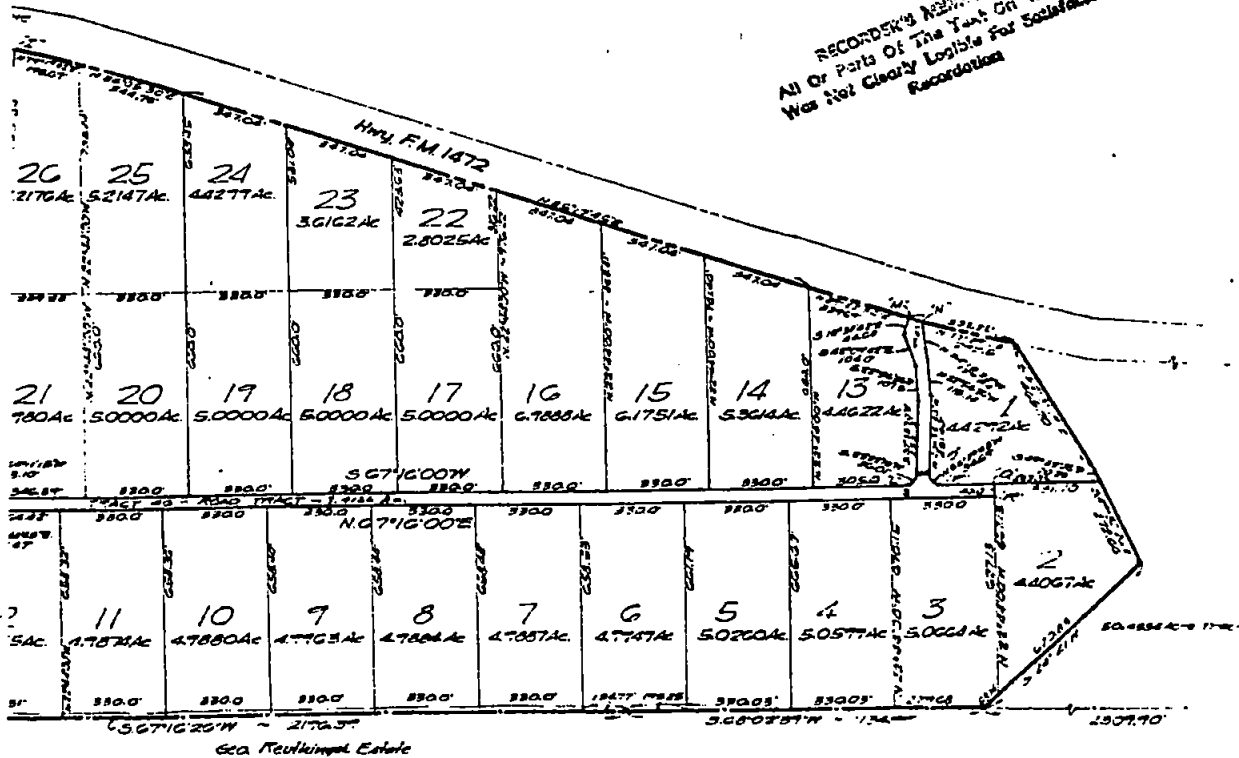
ABSTRACT 280  
 Webb County, Texas  
 SCALE: 1" = 400'

HOLLAND & ASSOCIATES  
 SURVEYORS & ENGINEERS  
 LUBBOCK, TEXAS

Richter & Wilson

PORCIO

RECORDER'S MEMORANDUM  
 All Or Parts Of The Tract On This Page  
 Was Not Clearly Logible For Satisfactory  
 Recordation



ON 11

STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, C.V. Holland, Jr., Registered Public Surveyor, do hereby certify  
 that the foregoing survey was made on the ground under my jurisdiction  
 the service of which are correctly shown herein.  
 This the 5th day of June, 1970.

C.V. Holland, Jr.  
 Registered Public Surveyor

A tract of land containing 4.9980 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H. Griffith and wife to Sam Yates and Ricardo E. Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514 Pages 1004 et seq of the Deed Records of Webb County, Texas, this 4.9980 acre tract being more particularly described as follows, to-wit:

BEGINNING at a  $\frac{1}{2}$ " steel rod designated as Corner "J" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in the Webb County Deed Records, said  $\frac{1}{2}$ " rod being the most westerly southwest corner of this tract;

THENCE N.  $15^{\circ}38'30''$  W. 640.09 feet with an easterly line of Tract 46 to a  $\frac{1}{2}$ " steel rod, the southwest corner of Tract 26 and the northwest corner of this tract;

THENCE N.  $67^{\circ}16'00''$  E. 289.28 feet with the southeast line of Tract 26 to a  $\frac{1}{2}$ " steel rod, the common corner of Tracts 20, 25, 26 and this tract;

THENCE S.  $22^{\circ}44'00''$  E. 660.0 feet with the southwest line of Tract 20 to a  $\frac{1}{2}$ " steel rod on a northwesterly line of Tract 46, the southwest corner of Tract 20 and the southeast corner of this tract;

THENCE S.  $67^{\circ}16'00''$  W. 346.39 feet with the northwest line of Tract 46 to a  $\frac{1}{2}$ " steel rod designated as Corner "K", the southerly southwest corner of this tract;

THENCE N.  $64^{\circ}11'15''$  W. 33.10 feet with the common boundary line of Tract 46 and this tract to the place of beginning.

FILED

JUL 28 12 29 PM '76

H. MIKE VOLPE CO. CLERK  
WEBB COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

STATE OF TEXAS 221867

COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

VOL 517 PAGE 364

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(hereinafter referred to as "grantee" whether one or more)  
of the County of Webb and State of Texas, all of the following described real

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4.9980 acres described in Exhibit "B"  
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There is specifically excluded herefrom a 3/4 non-  
participating royalty interest.

SUBJECT to all oil, gas and mineral leases and reservations of record, and less  
and except all water rights appertaining thereto.

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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-1259

**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 Minerales and Annex, Tract 21 - unplatted 4.9980 Acres  
217 Mercury Mine Rd  
ID# 13125

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:

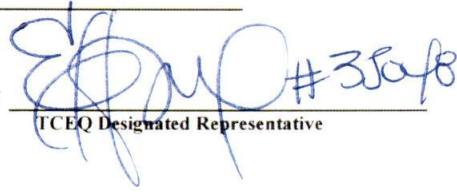
**Q (waste water flow rate) limited to 180 Gallons per Day.  
In the event that Q exceeds allowed limit, this license and registration will be invalidated.**

S.E.: Rafael Cisneros OS0010710, RS# 2475; Installer: Rafael Cisneros OS00007020 (Type III)  
Drain field: 144 LF of Leaching Chambers (2 rows); 1,000 gal two compartment pre-cast concrete tank  
Connected structure: 1 bedroom mobile home w/office

**Licensee** Juan Antonio Cantu Duran & Lourdes Cantu

**Address** Juan Escutia 115, Colonia Ninos Heroes, Escobedo, NL, MX / administracioneu@expressforte.com

**Telephone** (956) 269-7528

**Approved by**  #35048 **Date** March 21, 2004  
TCEQ Designated Representative





**Webb County**  
**Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS                    §  
COUNTY OF WEBB                §  
APPLICATION NO. 4798-E        §

NAME OF APPLICANT Juan Antonio Cantu Diran (Owner) c/o Lourdes A. Cantu (Applicant) ID 13014

PHYSICAL ADDRESS OR E911 ADDRESS: 217 Mercury Mine Rd.

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (MOBILE OFFICE) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

<u>Los Minerales &amp; Annex</u>			<u>21</u>
Name of Subdivision	Section No.	Block No.	Lot/Tract No.

THE COUNTY FLOODPLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

N/A

WARNING:

The flood hazard boundary maps and other flood data used by the County Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Webb County, the County Floodplain Administrator or any officer or employee of the County of Webb in the event flooding or flood damage does occur.

Signature of County Floodplain Administrator

Date of Issuance:

10/12/2023



**Webb County  
Existing Structure Inventory  
for  
Authorized Utility Connections**



**Site Information:**

General location: **FM 1472** Tax Parcel ID: **218255** ID: **13386**  
 Subdivision/Colonia Name: **Los Minerales and Annex**  
 Lot(s)/Tracts(s): **21** Block: \_\_\_\_\_ Phase/Unit: \_\_\_\_\_ Area: **207,458.8** sq. ft.  
 Is property platted? **No** If not, identify basis of exception: **232.029(c)(2)**  
 Vacant Lot? **No** If not vacant, Total number of all Structures: **5**  
 Total Residential: **1** Total Non-residential: **4** Total Commercial: **0**  
 Is any portion of the property within the Laredo city limits? **No**

**Property Owner Information:**

Name(s) of owner(s): **Juan Antonio Cantu Duran**  
 Name of Contact Person: **Lourdes A. Cantu**  
 Mailing address: **707 W. Amiens Pl, Laredo, TX 78045** City: **Bruni** State/zip: **TX/78344**  
 Phone: \_\_\_\_\_ (work) \_\_\_\_\_ (home) **956-2269-7528** (cell) \_\_\_\_\_ (other)

**Existing Structure and Occupant Information:**

Date of last on-site inspection: **02/02/2022**

**\*NOTE: Service connections to lots with multiple dwellings are PROHIBITED from renting or leasing dwellings.**

<p style="text-align: center;"><b><u>Structure No. 1 – Manufactured Home</u></b></p> <p><input checked="" type="checkbox"/> Residential   <input type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: <b>217 Mercury Mines Rd.</b>                      Occupant: <b>owner</b></p> <p>Comments: <b>Dwelling</b></p>	<p style="text-align: center;"><b><u>Structure No. 2 – Metal Structure</u></b></p> <p><input type="checkbox"/> Residential   <input checked="" type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: <b>N/A</b>                      Occupant: <b>N/A</b></p> <p>Comments: <b>Storage Container</b></p>
<p style="text-align: center;"><b><u>Structure No. 3 – Metal Structure</u></b></p> <p><input type="checkbox"/> Residential   <input checked="" type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: <b>N/A</b>                      Occupant: <b>N/A</b></p> <p>Comments: <b>Storage Container</b></p>	<p style="text-align: center;"><b><u>Structure No. 4 – Metal Structure</u></b></p> <p><input type="checkbox"/> Residential   <input checked="" type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: <b>N/A</b>                      Occupant: <b>N/A</b></p> <p>Comments: <b>Storage Container</b></p>
<p style="text-align: center;"><b><u>Structure No. 5 – Metal Structure</u></b></p> <p><input type="checkbox"/> Residential   <input checked="" type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: <b>N/A</b>                      Occupant: <b>N/A</b></p> <p>Comments: <b>Storage Contrainer</b></p>	<p style="text-align: center;"><b><u>Structure No. 6 – N/A</u></b></p> <p><input type="checkbox"/> Residential   <input type="checkbox"/> Non-Residential   <input type="checkbox"/> Commercial</p> <p>E911 Address: _____                      Occupant: _____</p> <p>Comments: _____</p>