

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15002

Application for: **Water Electricity**

Legal Description: An unplatted a .1595 acre tract, known as Lot 13, Old Milwaukee East Subdivision, same being out of Abst 296, Por 32, as further described in that certain deed recorded in Vol. 5043, Pg. 727, 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? Webb County Sanitarian
- ☒ 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: G. Saldana Initial: GS
By: V. Villarreal Initial: AV
By: J. Calderon Initial: JC
By: _____ Initial: _____
By: J. Calderon Initial: JC
By: V. Villarreal Initial: AV
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 = 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: J. Calderon Initial: JC
By: J. Calderon Initial: JC
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

Gabriela Saldana
Gabriela Saldana, Administrative Assistant

Victoria Villarreal
Victoria 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 Veronica E. Martinez

SUBJECT PROPERTY: An unplatted a .1595 acre tract, known as Lot 13, Old Milwaukee East Subdivision, same being out of Abst 296, Por 32, as further described in that certain deed recorded in Vol. 5043, Pg. 727, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Veronica E. Martinez and under oath deposed and said as follows:

"My name is Veronica E. Martinez , 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 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 08/26/1982 in Vol. 707, Pg. 135, 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)."

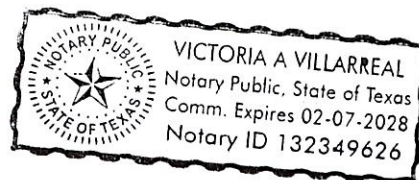
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"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."

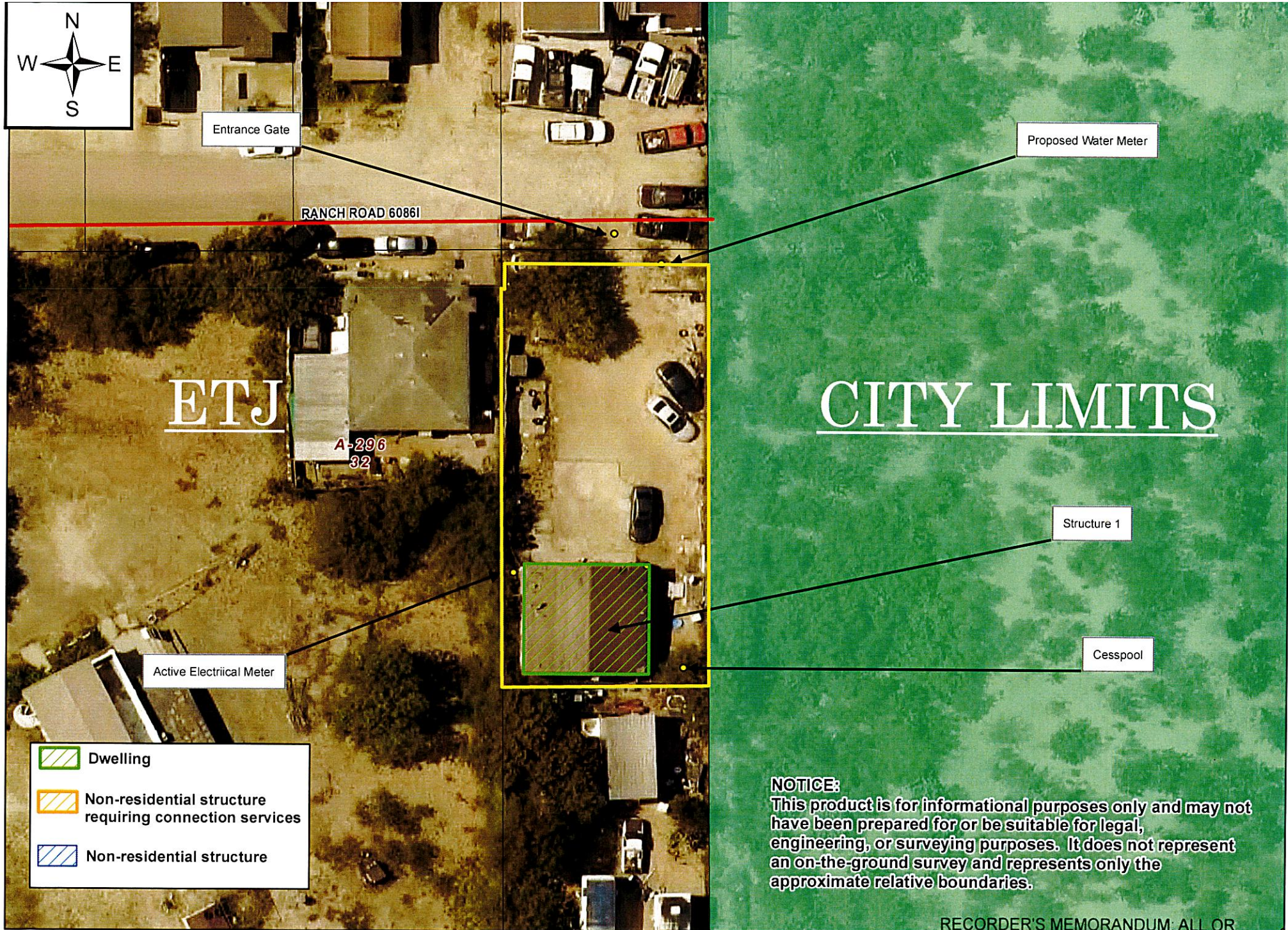

Veronica E. Martinez

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Veronica E. Martinez on the 10 day of July, 2025.


NOTARY PUBLIC, STATE OF TEXAS



DOC #1562169, OPR 5866 / 0412 - 0414
Doc Type: AFFIDAVIT
Record Date: 07/10/2025 11:15:35 AM
Fees: \$29.00, Recorded By: MP
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



Margie Ramirez
COUNTY CLERK
WEBB COUNTY, TEXAS

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.
To select the proper form, fill in blank spaces, strike out form provisions or
insert special terms constitutes the practice of law. No "standard form" can
meet all requirements.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF WEBB

295946

KNOW ALL MEN BY THESE PRESENTS:

That WE, PABLO RODRIGUEZ and wife, MARIA LUISA RODRIGUEZ,

295946

of the County of WEBB

and State of TEXAS

for and in

consideration of the sum of -----TEN DOLLARS 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 note of even date herewith
in the principal sum of \$8,500.00 payable to the order of PABLO
RODRIGUEZ and wife, MARIA LUISA RODRIGUEZ, in the city of Laredo, Webb
County, Texas as therein provided and bearing interest at the rate
therein specified and providing for acceleration in the event of
default and for attorney's fees.

RECEIVED
JAN 11 1976
COUNTY CLERK
WEBB COUNTY
LAREDO, TEXAS

VOL 707 PAGE 135

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 -----ATHENA MARIE SEDILLO----- Trustee,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

RENE D. BENARDINI and wife, MARGARITA BENARDINI, 307 S. España, LAREDO
TEXAS

of the County of WEBB and State of TEXAS, all of the following described real

property in
certain 3.0 acre tract out of portion Number 32, conveyed to Pablo
Rodriguez and wife, Maria Luisa O. Rodriguez by L.O. Ramirez Brick
Co. and Rene Cantu as per deed recorded in Vol. 597, pages 546/549 of
the Deed Records of Webb County, Texas, called Lot 13, and containing
0.1595 acres more or less and being more particularly described by metes

and bounds as follows: Beginning at an iron stake on the east line of Pablo Rodriguez 3.0 acre tract which lies S 00° 04' 04" W 121.6 ft. from the NE corner of said Pablo Rodriguez 3.0 acre tract.
THENCE: S 00° 04' 04" W 121.6 ft. TO an iron stake the SE corner of said 0.1595 acre tract.

THENCE: N 89° 55' 6" W 57.16 ft. to an iron stake.

THENCE: N 00° 04' 04" E 121.6 ft. to an iron stake for NW corner of this.

THENCE: S 89° 55' 56" E 57.16 ft. to place of beginning containing 0.1595 acres as surveyed by Ernest Fletes, registered Public surveyor on August 12, 1982

- * And as shown by that area shaded in RED, in the attachment to this Warranty Deed with Vendor's Lien, which is attached hereto and labelled as EXHIBIT A, and made a part hereof for all purposes.

** This conveyance is made subject to all easements, restrictions and right of ways 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 grantees .
THEIR heirs and assigns forever; and WE do hereby bind OURSELVES , AND OUR heirs, executors and administrators WARRANT AND FOREVER DEFEND all and singular the said premises unto the said granteeS , heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

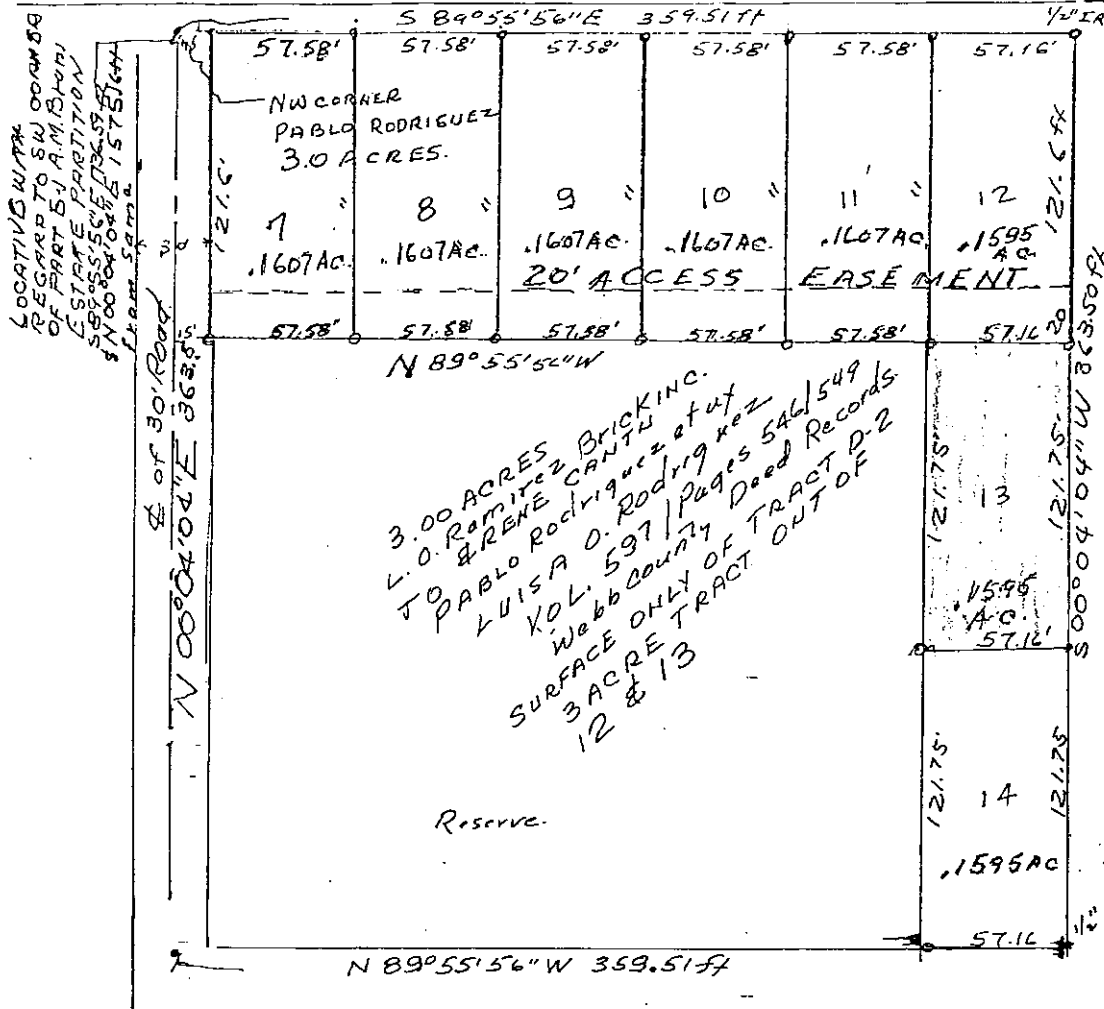
But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 26th day of August, A. D. 19 82

Pablo Rodriguez
PABLO RODRIGUEZ

Maria Luisa Rodriguez
MARIA LUISA RODRIGUEZ

SURVEY PLAT



VOL 707 PAGE 137

SURVEY

OF RESUBDIVISION OF
PABLO RODRIGUEZ
ET UX 3 ACRE IN
PORCION 32 PART
OF 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.

EXHIBIT-A-

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

ERNESTO FLETES
LAND SURVEYORS

Farms, Lots, Topographical Surveys and Subdivisions

2005 Corpor Christi Phone 724-1958

LAREDO, TEXAS 78001 FAX 722-7767

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Webb

Before me, the undersigned authority, on this day personally appeared PABLO RODRIGUEZ and wife Maria Luisa Rodriguez,

known to me to be the person, whose name 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 26th day of August, A.D. 1982
Notary Public in and for _____ County, Texas.
My commission expires 5-20/86, 1986
L. HERMAN H. JENCKE
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____

known to me to be the person, whose name 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 _____ day of _____, A.D. 19_____
Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____
(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____

known to me to be the person, whose name 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 _____ day of _____, A.D. 19_____
Notary Public in and for _____ County, Texas.
My commission expires _____, 19_____
(Printed or stamped name of notary)

VOL 707 PAGE 138

Victoria A. Villarreal

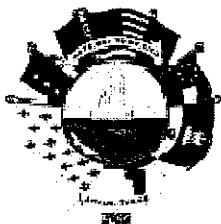
From: Humberto B. Gutierrez <hbgutierre@ci.laredo.tx.us>
Sent: Tuesday, July 8, 2025 2:32 PM
To: Victoria A. Villarreal; Gabriela Saldana; Adela Lopez; Lilly A. Salinas
Cc: Margarita Ayala; Jonathan J. Guantos; Oscar Martel
Subject: RE: a .1595 acre tract, known as Lot 13, Old Milwaukee East Subdivision, same being out of Abst 296, Por 32 (ID #15002)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

See attached for above address.

Thanks



Humberto Bolivar Gutierrez

Engineering Associate I
5816 Daugherty Ave. Laredo, TX 78041
City of Laredo Utilities Department
Ph: (956) 721-2000 ext: 3039
Fax: (956) 721-2001

From: Margarita Ayala <mayala0@ci.laredo.tx.us>
Sent: Tuesday, July 8, 2025 2:20 PM
To: Humberto B. Gutierrez <hbgutierre@ci.laredo.tx.us>; Mario G. Casillas Jr. <mgcasillas@ci.laredo.tx.us>; Jonathan J. Guantos <jjguantos@ci.laredo.tx.us>; Oscar Martel <omartel@ci.laredo.tx.us>
Subject: RE: a .1595 acre tract, known as Lot 13, Old Milwaukee East Subdivision, same being out of Abst 296, Por 32 (ID #15002)

All,

Please find the information requested by the County below:

CITY OF LAREDO WATER UTILITY DEPART
Account History - Combined Inqui

Type options, press Enter.

5=Display

	Trn	Trn/Due	Description	Trn/P
Opt	Type	Date	Bill Comment	Amount

—

F3=Exit	F5=Adjustments	F7=Pending	F8=Cha
F10=Change view		F11=Payments	F12=Ca

CITY OF LAREDO WATER UTILITY DEPART
Display Location Service Informat

Press Enter to continue.

F3=Exit	F12=Cancel	F5=Meter inventory
F7=Taxes	F9=Base Consumption	

CITY OF LAREDO WATER UTILITY DEPART
Display Location Service Informat

Press Enter to continue.

F3=Exit F12=Cancel F5=Meter inventory
F7=Taxes F9=Base Consumption

Best Regards,

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

From: Victoria A. Villarreal <vivillarreal@webbcountytexas.gov>

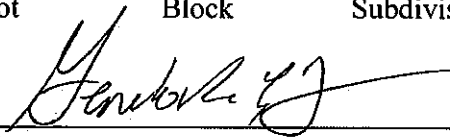
Sent: Tuesday, July 1, 2025 9:39 AM

To: Humberto B. Gutierrez <hbgutierrez@ci.laredo.tx.us>; Margarita Ayala <mayala0@ci.laredo.tx.us>; Mario G. Casillas Jr. <mgcasillas@ci.laredo.tx.us>; Jonathan J. Guantos <jjguantos@ci.laredo.tx.us>; Oscar Martel <omartel@ci.laredo.tx.us>

**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>13</u>		<u>Old Milwaukee East</u>
Lot	Block	Subdivision



Signature

Gerardo Rodriguez Jr, ROW and Utility Coordinator

Printed Name and Title

By signing this document I (Gerardo Rodriguez Jr) do not have the authority to approve or disapprove any water or sewer services. I am only verifying that the property owner dedicated the proposed Roadway Right-Of-Way and Public Utility Easement and recorded with Volume 2650/ Page 359 in Webb County Official Public Records

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>13</u>		<u>Old Milwaukee East</u>
Lot	Block	Subdivision

Signature

Printed Name and Title



**Webb County
Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS §

COUNTY OF WEBB §

APPLICATION NO. 5248-E §

NAME OF APPLICANT Veronica E. Martinez (owner/applicant) ID 14367

LEGAL DESCRIPTION an unplatted .1595 acre tract, known as Lot 13, Old Milwaukee East Subdivision, same being out of Abst 296, Por 32

PHYSICAL ADDRESS OR E911 ADDRESS: 131 Ranch Road 60861

THE ABOVE-NAMED APPLICANT HAS REQUESTED A DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (WATER & SEWER CONNECTION) IS NOT WITHIN AN IDENTIFIED REGULATED FLOODPLAIN OF WEBB COUNTY. THIS EXEMPTION CERTIFICATE IS LIMITED TO THE DEVELOPMENT(S) IDENTIFIED HEREIN AND DOES NOT IMPLY THAT THE ENTIRE PROPERTY IS EXEMPT.

ADDITIONAL EXISTING DEVELOPMENT ALREADY IN COMPLIANCE WOODEN/STUCCO HOME

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:

04/16/2025

Webb County
Existing Structure Inventory
for
Authorized Utility Connections



Site Information:

General location: **HWY 359** Tax Parcel ID: **207504** ID: **14367**
 Subdivision/Colonia Name: **Old Milwaukee**
 Lot(s)/Tracts(s): **13** Block: _____ Phase/Unit: _____ Area: **1595** sq. ft.
 Is property platted? **Yes** If not, identify basis of exception: _____
 Vacant Lot? **No** If not vacant, Total number of all Structures: **1**
 Total Residential: **1** Total Non-residential: **0** Total Commercial: **0**
 Is any portion of the property within the Laredo city limits? **No**

Property Owner Information:

Name(s) of owner(s): **Veronica E. Martinez**
 Name of Contact Person: **Veronica E. Martinez**
 Mailing address: **131 Ranch Road 6086I** City: **Laredo** State/zip: **TX/78043**
 Phone: _____ (work) **956-455-9803** (home) _____ (cell) _____ (other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **03/25/2021**

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

Structure No. <u>1 – Wood frame structure</u> ☒ Residential ☐ Non-Residential ☐ Commercial E911 Address: 131 Ranch Road 6086I Occupant: owner Comments: _____	Structure No. <u>2 – N/A</u> ☐ Residential ☐ Non-Residential ☐ Commercial E911 Address: N/A Occupant: _____ Comments: _____
Structure No. <u>3 – N/A</u> ☐ Residential ☐ Non-Residential ☐ Commercial E911 Address: _____ Occupant: _____ Comments: _____	Structure No. <u>4 – N/A</u> ☐ Residential ☐ Non-Residential ☐ Commercial E911 Address: _____ Occupant: _____ Comments: _____
Structure No. <u>5 – N/A</u> ☐ Residential ☐ Non-Residential ☐ Commercial E911 Address: _____ Occupant: _____ Comments: _____	Structure No. <u>6 – N/A</u> ☐ Residential ☐ Non-Residential ☐ Commercial E911 Address: _____ Occupant: _____ Comments: _____