

# NEZ INFORMATION

1. Resolution Number: 2025-R-29
2. Address: 1318 Salinas Ave
3. Owner: Trebol Investments, LLC
4. Email: ramiro@ttrebol.com
5. Phone Number: 956-740-9495
6. Application Submittal Date: 10-28-24
7. Application Expiration: 10-28-25
8. Legal Description: Lot 7, Blk. 229, Western Division
9. Geo-ID: 105-00229-070
10. Property ID: 161356
11. Application #: 24-14198
12. Zoning: R-2
13. City Council District: 8
14. NEZ District: 8
15. NEZ Type: Multi-Family
16. NEZ Project: No Construction
17. Property Use: Commercial
18. Square Footage: 4,740
19. Number of years abated: remaining 6
20. Current Property value: \$359,550.00
21. Capital Investment: \$0.00
22. Estimated Total Permits Fees: \$ 0.00
23. Estimated Annual Tax Abatement: \$2,253.87
24. Estimated Total Tax Abatement: \$13,523.22
25. City Council Meeting Date: 04-22-25
26. Email Sent to Tax Department: 11-26-24
27. Property Liens: None

RESIDENTIAL NEW CONSTRUCTION  
NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

1318 SALINAS

CAPITAL INVESTMENT	\$355,500.00
CURRENT PROPERTY VALUE	\$359,550.00
CURRENT ANNUAL CITY TAX	\$1,825.16
SQUARE FOOTAGE	4,740
BUILDING PERMIT	\$0.00
ELECTRICAL PERMIT	\$0.00
MECHANICAL PERMIT	\$0.00
PLUMBING PERMIT	\$0.00
DEMO PERMIT	\$0.00
ROW PERMIT	\$0.00
PROPOSED NEW PROPERTY VALUE	\$359,550.00
PROPOSED NEW ANNUAL CITY TAX	\$1,825.16
TOTAL PERMIT FEES	\$0.00
NUMBER OF YEARS TAX ABATEMENT	6
CITY TAX RATE	0.508%
RESIDENTIAL	\$0.00
ANNUAL TAX ABATEMENT	\$2,253.87
TOTAL TAX ABATEMENT	\$13,523.22

RESOLUTION NO. 2019-R-107

**AUTHORIZING AND APPROVING A FEE WAIVER AND A TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF LAREDO AND JULIO CUEVAS FOR A PROPOSED PROJECT LOCATED AT 1318 SALINAS AVE, LOT 7; BLOCK 229; EASTERN DIVISION THAT CONSISTS OF MULTI-FAMILY, IN ACCORDANCE WITH AUTHORIZED GUIDELINES AND CRITERIA ESTABLISHED FOR THE NEIGHBORHOOD EMPOWERMENT ZONE (NEZ). THIS AGREEMENT WILL BE FOR A TEN (10) YEAR PERIOD AND WILL ABATE TAXES ON NEW IMPROVEMENTS FOR THE PURPOSE OF ECONOMIC DEVELOPMENT. THE PROJECT HAS AN ESTIMATED CAPITAL INVESTMENT TOTAL OF \$355,500.00, ESTIMATED ANNUAL TAX ABATEMENT TOTAL OF \$2,253.87 AND ESTIMATED TOTAL FEE WAIVERS OF \$6,558.00. GUIDELINES AND CRITERIA FOR THE AGREEMENT ARE SET FORTH IN THE ATTACHED AGREEMENT AND INFORMATION.**

**WHEREAS**, the City of Laredo has previously approved Resolution No. 2013-R-023, creating the Neighborhood Empowerment Zone (NEZ) which outlined potential incentives for projects located within the NEZ and the guidelines for approval process.

**WHEREAS**, JULIO CUEVAS is proposing a project located at 1318 SALINAS AVE, LOT 7; BLOCK 229; EASTERN DIVISION, located within the NEZ District 1, that meets the required criteria;

**WHEREAS**, the project is eligible for fee waivers and tax abatement;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Laredo that:

The project located at 1318 SALINAS AVE is hereby approved for fee waivers which will approximately total \$6,558.00 and tax abatement which will approximately total \$2,253.87 annually, in accordance with authorized guidelines and criteria established for the Neighborhood Empowerment Zone.

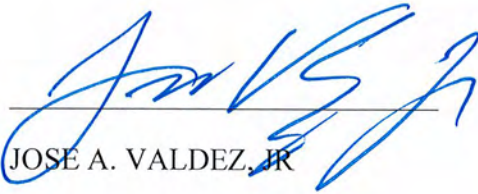
PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR on this 5 day of August, 2019.

BY:

  
PETE SAENZ, JR

MAYOR

ATTEST:



JOSE A. VALDEZ, JR

CITY SECRETARY



APPROVED AS TO FORM:



BY: KRISTINA LAUREL HALE

CITY ATTORNEY

**TAX ABATEMENT AND INCENTIVE AGREEMENT  
FOR PROPERTY IN A NEIGHBORHOOD EMPOWERMENT ZONE**

This Agreement is made and entered into by and between JULIO CUEVAS, duly authorized to transact business in Texas, and the City of Laredo, a Municipal Corporation and a home-rule city in Webb County, Texas, (the "City"), pursuant to the authority of Chapters 318 and 378 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representative for each party hereto.

**RECITALS**

**WHEREAS**, the City of Laredo pursuant to the provisions of Chapters 312 and 378 of the Local Government Code of the State of Texas, known as the "Neighborhood Empowerment Zone," has designated an area as an empowerment zone, thereby making the area eligible as a reinvestment zone for tax abatement under Section 312.002 of the Tax Code; and other incentives;

**WHEREAS**, JULIO CUEVAS is the owner of the land located within said Neighborhood Empowerment Zone and described as 1318 SALINAS AVE, ("Property") which exhibit is incorporated herein by reference for all purposes; and

**WHEREAS**, the City desires to promote and encourage the development of the community and the expansion and growth of the Property;

**NOW THEREFORE**, for and in consideration of the mutual covenants and agreements herein contained, the City and JULIO CUEVAS have this day entered into the following contract and agreement:

**I. TERM**

This agreement shall be for a period of TEN (10) years becoming effective on January 1<sup>st</sup> of the year following the year in which a Certificate of Occupancy is issued.

**II. OWNER COVENANTS**

**A. Project**

JULIO CUEVAS shall cause to be NEW CONSTRUCTION a new project located at 1318 SALINAS AVE, LOT 7; BLOCK 229; EASTERN DIVISION, that consists of a MULTI-FAMILY with an estimated value of at least \$355,500.00. JULIO CUEVAS agrees to limit the use of the property described herein for said MULTI-FAMILY development use as that term is defined in the Zoning Ordinance of the City of Laredo.

**B. Completion Date**

JULIO CUEVAS certifies that the MULTI-FAMILY project construction will be completed within one year from issuance and receipt of the building permit, unless delayed because of force majeure, in which case the one year shall be extended by the number of days comprising the specific force majeure. For purposes of this Agreement, force majeure shall mean an event beyond JULIO CUEVAS's reasonable control as determined by the City of Laredo in its sole discretion, which shall not be unreasonably withheld, including, without limitation, delays caused by adverse weather, delays in receipt of any required permits or approvals from any governmental authority, acts of God, or fires. Force majeure shall not include construction delays caused due to purely financial matters, such as, without limitation, delays in obtaining of adequate financing.

### **C. Use of Property**

JULIO CUEVAS covenants that the project shall be NEW CONSTRUCTION in a manner that is consistent with the general purposes of encouraging development or redevelopment in the Zone and the Property shall be continuously used as a MULTI-FAMILY development.

### **III. TAX ABATEMENT**

Subject to and in accordance with this Agreement, the City hereby grants to JULIO CUEVAS a real property tax abatement of City of Laredo imposed taxes on the Property for a period of TEN (10) years. The total estimated amount of the Abatement granted under this Agreement shall be approximately \$22,538.70. The total certified Base Value for year 2019 as determined by the Webb County Appraisal District is \$43,830.00

### **IV. WAIVER OF PERMIT FEES**

Subject to and in accordance with this Agreement, the City hereby agrees to waive all fees associated with acquiring the necessary building permit, plan review, plumbing permit, electrical permit, mechanical permit, fire inspection, right of way permit, water permit and sprinkler system permit for development of the property. The estimated amount of permit fees to be waived is approximately \$6,558.00.

### **V. RECORDS, AUDITS AND EVALUATION OF REQUIRED IMPROVEMENTS**

#### **A. Inspection of Property**

Between the execution date of this Agreement and the last day of the Term, at any time during normal office hours throughout the Term and the year following the Term and following reasonable notice to JULIO CUEVAS the City shall have and JULIO CUEVAS shall provide access to the Property in order for the City to inspect the Property and evaluate the required improvements to ensure compliance with the terms and conditions of this Agreement. JULIO CUEVAS shall cooperate fully with the City during any such inspection and/or evaluation.

#### **B. Certification**

JULIO CUEVAS shall certify annually to the City that it is in compliance with each applicable term of this Agreement. The City shall have the right to audit the Property. JULIO CUEVAS shall make all applicable records available to the City following reasonable advance notice by the City and shall otherwise cooperate fully with the City during any audit.

### **VI. DEFAULT AND RECAPTURE**

JULIO CUEVAS shall be in default of this Agreement if JULIO CUEVAS for any reason fails to substantially comply with the development of the property, discontinues the MULTI-FAMILY development operations as required by the terms of this Agreement, or if any representation made by JULIO CUEVAS is false or misleading in any material aspect. Termination of this Agreement may be effected if default is not cured within sixty (60) days after written notice by the City to JULIO CUEVAS. If the City terminates this Agreement as a result of default by JULIO CUEVAS, the tax abatement shall be immediately abolished and the City shall have the right to recapture the amount of all previously waived permit and inspection fees, and the taxes previously abated. In the event of termination, a bill for the total amounts due will be sent to JULIO CUEVAS, and JULIO CUEVAS hereby agrees to pay the total amounts due within sixty (60) days after receipt of the bill. Statutory penalties interest and attorney's fees will accrue if JULIO CUEVAS fails to

timely pay the bill. Nothing in this Agreement shall preclude JULIO CUEVAS from disputing the bill.

**VII. TERMINATION AT WILL**

If the City and JULIO CUEVAS mutually determine that the development or use of the Property is longer appropriate or feasible, or that a better use is preferable, the City and JULIO CUEVAS may terminate this Agreement in writing signed by both parties. In this event, if the Term has commenced, the Term shall expire as of the effective date of the termination of this Agreement; there shall be no recapture of any taxes previously abated or fees waived; and neither party shall have any further rights or obligations hereunder.

**VIII. VENUE AND JURISDICTION**

This Agreement shall be construed in accordance with the laws of the State of Texas and applicable ordinances, rules, regulations or policies of the City of Laredo. Venue for any action under this Agreement shall lie in the State District Court of Webb County, Texas. This Agreement is performable in Webb County, Texas.

**IX. SEVERABILITY**

If any provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

**X. BINDING EFFECT**

This agreement shall insure to the benefit of and be binding upon the City and JULIO CUEVAS and their affiliated, subsidiaries, successors and assigns.

Executed this the day of December 18, 2019, by City of Laredo.

BY: Rosario C. Cabello

Rosario Cabello, Interim Co-City Manager

BY: Robert A. Eads

Robert A. Eads, Interim Co-City Manager

ATTEST:

Jose A. Valdez, Jr.  
JOSE A. VALDEZ, JR

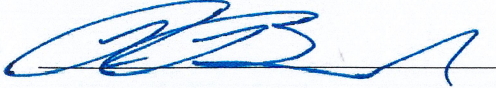
City Secretary



APPROVED AS TO FORM:

For: Kristina Laurel Hale

City Attorney



Executed this the day of Dec. 9th, 2019, by JULIO CUEVAS

BY: Jul C  
Name: Julio Cuevas  
Title: Owner

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_





CITY OF LAREDO  
NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) PROGRAM  
AUTHORIZATION LETTER



July 21, 2020

Mr. Martin Villarreal, R.P.A.  
Chief Appraiser  
Webb County Appraisal District  
3302 Clark Blvd.  
Laredo, TX 78043-3346

Re: Approved NEZ Project (1318 Salinas Ave.)

Dear Mr. Villarreal,

Please be informed that our Department issued a certificate of occupancy at the above referenced location on July 13, 2020. In accordance with the guidelines approved by City Council under Resolution 2013-R-023 which established the Neighborhood Empowerment Zone. This property qualifies for the tax abatement beginning January 1, 2021.

Attached is the following information in digital format:

- Approved Application
- Building Permit
- Signed Resolution 2019-R-107
- Signed Tax Abatement Agreement
- Approved Construction Plans
- Signed Certificate of Occupancy
- Other Supporting Documents
- Deed

If you have any questions please contact Mr. Roland Lozano, Utility Coordination Manager at 956-794-1642 or I at 956-794-1627.

Arturo Garcia  
Director Building Development Services

cc: Dora Maldonado, Tax Assessor Collector

### GENERAL INFO

#### ACCOUNT

Property ID: 161356  
 Geographic ID: 105-00229-070  
 Type: R  
 Zoning: R-2  
 Agent:  
 Legal Description: LOT 7 BLK 229 WD

Property Use: APT02

#### LOCATION

Address: 1318 SALINAS AVE, LAREDO TX 78040

Market Area:  
 Market Area CD: CDQ1  
 Map ID: 63  
 Zoning: R-2

#### PROTEST

Protest Status:  
 Informal Date:  
 Formal Date:

#### OWNER

Name: TREBOL INVESTMENTS LLC  
 Secondary Name:  
 Mailing Address: 308 Jordan Dr Laredo TX 78041-9114  
 Owner ID: 10231776  
 % Ownership: 100.00  
 Exemptions: AB - Abatement

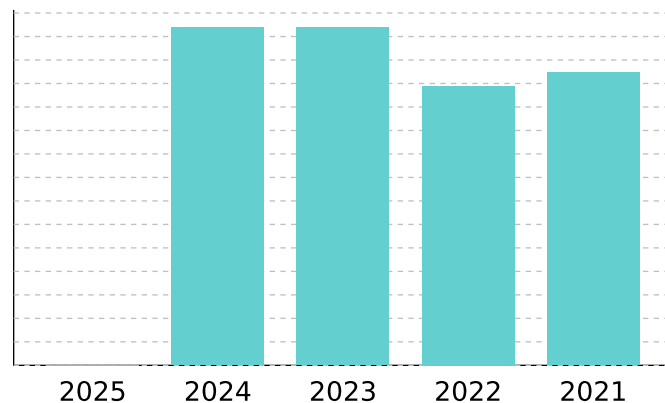


### VALUES

#### CURRENT VALUES

Land Homesite: N/A  
 Land Non-Homesite: N/A  
 Special Use Land Market: N/A  
 Total Land: N/A  
  
 Improvement Homesite: N/A  
 Improvement Non-Homesite: N/A  
 Total Improvement: N/A  
  
 Market: N/A  
 Special Use Exclusion (-): N/A  
 Appraised: N/A  
 Value Limitation Adjustment (-): N/A  
  
 Net Appraised: N/A

#### VALUE HISTORY



#### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$77,512	\$282,038	\$0	\$359,550	\$0	\$359,550
2023	\$63,538	\$296,012	\$0	\$359,550	\$9,467	\$350,083
2022	\$63,538	\$233,651	\$0	\$297,189	\$0	\$297,189
2021	\$43,834	\$267,846	\$0	\$311,680	\$0	\$311,680

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
C1	CITY OF LAREDO	N/A	N/A	N/A
G3	WEBB COUNTY	N/A	N/A	N/A
J2	LAREDO COLLEGE	N/A	N/A	N/A
S1	LAREDO ISD	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

Improvement #1: **Residential** Improvement Value: **N/A** Main Area: **4,763**  
 State Code: **B1** Description: **APARTMENTS** Gross Building Area: **8,701**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
APT	Multiple Apartment	APT		0	2020	2020	2,503
MA2	2nd Story Main Area	APT		0	2020	2020	2,260
CON	Concrete Parking	APT		0	2020	2020	3,488
OP	Open Porch	APT		0	2020	2020	210
OP	Open Porch	APT		0	2020	2020	72
OP	Open Porch	APT		0	2020	2020	42
OP	Open Porch	APT		0	2020	2020	42
BAL	Balcony	APT		0	2020	2020	42
BAL	Balcony	APT		0	2020	2020	42

### Improvement Features

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
W_REG2	WESTERN DIVISION	0.1993	8,680	\$8.93	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/10/24	GWD	GENERAL WARRANTY	*	TREBOL INVESTMENTS LLC		5728	0041	1541276
5/13/19	GWD	GENERAL WARRANTY	DOVALINA CARLOS H	*		4600	148	1360769



1414  
B: 253  
Ls 5

1417  
B: 252  
Ls 6

1410  
B: 252  
Ls 5

1219  
B: 251  
Ls 8 & 6

1217  
B: 251  
Ls 8 & 6

1420  
B: 251  
Ls 5

1413  
B: 250  
Ls 6

1418  
B: 250  
Ls 6

1408 1/2  
B: 253  
Ls 3

1409  
B: 252  
Ls 4

1404  
B: 252  
Ls 3

1407  
B: 251  
Ls 4

1410  
B: 251  
Ls 3

1407  
B: 250  
Ls 4

1412  
B: 250  
Ls 3

1402  
B: 253  
Ls 1

1401  
B: 252  
Ls 2

1312  
B: 252  
Ls 2

1402  
B: 252  
Ls 1

1403  
B: 251  
Ls 2

506  
B: 251  
Ls 1

1120  
B: 250  
Ls 2

1118  
B: 250  
Ls 2

1402  
B: 250  
Ls 1

COKE ST

1320  
B: 228  
Ls 9

1319  
B: 229  
Ls 12

1318  
B: 229  
Ls 7

1319  
B: 230  
Ls 8

1320  
B: 230  
Ls 7

1319  
B: 231  
Ls 8

1111  
B: 231  
Ls 7

1318  
B: 228  
Ls 7

1317  
B: 229  
Ls 10

1316  
B: 229  
Ls 5

1313  
B: 230  
Ls 6

1318  
B: 230  
Ls 5

1315  
B: 231  
Ls 6

1314  
B: 231  
Ls 5

1316  
B: 228  
Ls 6

1315  
B: 229  
Ls 8

1313  
B: 229  
Ls 6

1312  
B: 229  
Ls 3

1311  
B: 230  
Ls 4

1310  
B: 230  
Ls 3

1309  
B: 231  
Ls 4

1102  
B: 231  
Ls 3

1314  
B: 228  
Ls 3

1311  
B: 229  
Ls 4

1310  
B: 229  
Ls 3

1309  
B: 230  
Ls 4

1302  
B: 230  
Ls 1

1120  
B: 231  
Ls 2

1118  
B: 231  
Ls 2

1102  
B: 231  
Ls 1

1302  
B: 228  
Ls 1

1320  
B: 229  
Ls 2

1308  
B: 229  
Ls 1

1302  
B: 229  
Ls 1

1220  
B: 230  
Ls 2

1206  
B: 230  
Ls 2

SCOTT ST

1220  
B: 210  
Ls 7B

1219  
B: 211  
Ls 8

1311  
B: 211  
Ls 8

1311  
B: 211  
Ls 7

1220  
B: 211  
Ls 7

B: 212  
Ls 8

B: 212  
Ls 7

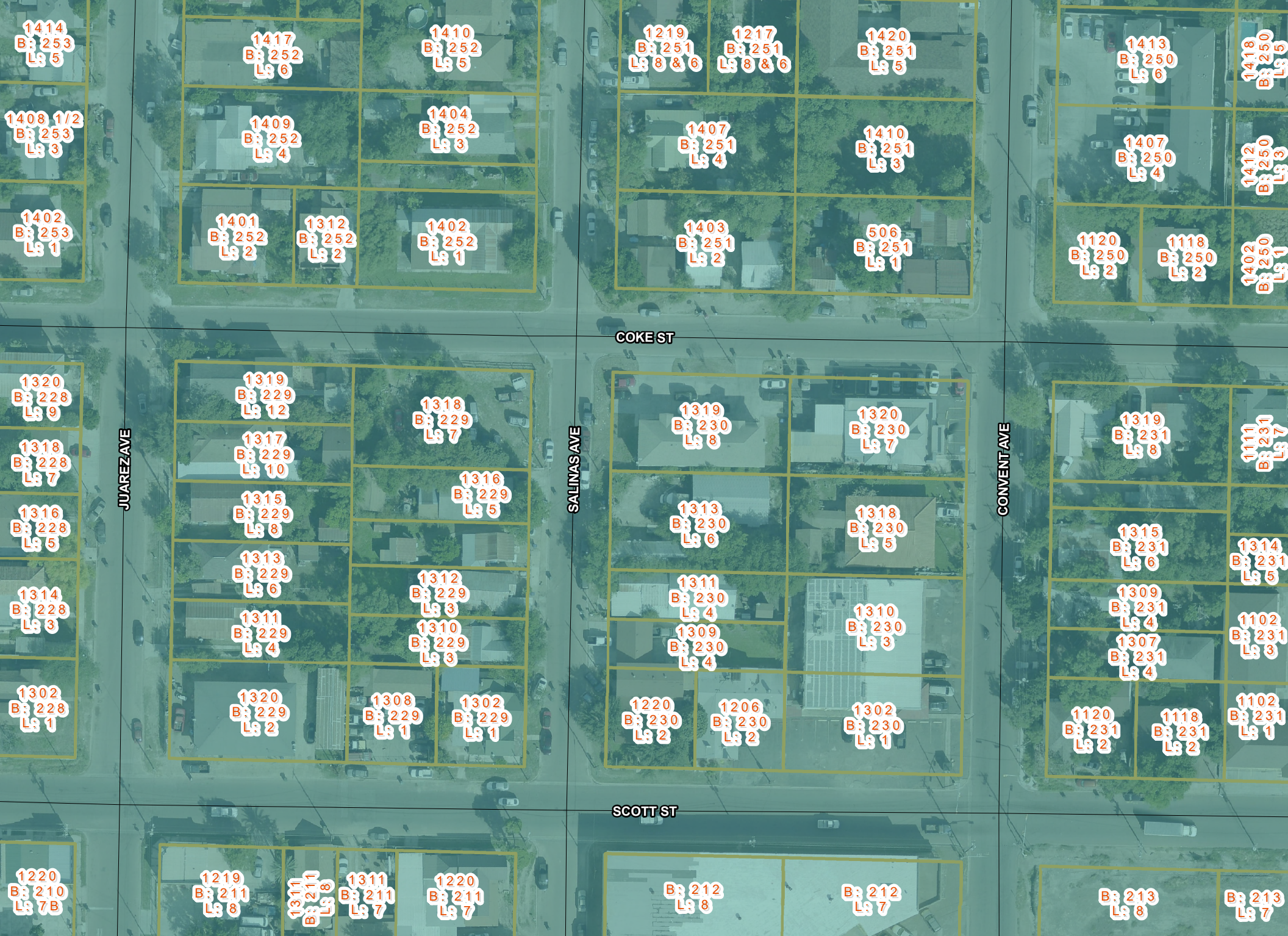
B: 213  
Ls 8

B: 213  
Ls 7

JUAREZ AVE

SALINAS AVE

CONVENT AVE



1414  
B: 253  
L: 5

1417  
B: 252  
L: 6

1410  
B: 252  
L: 5

1219  
B: 251  
L: 8 & 6

1217  
B: 251  
L: 8 & 6

1420  
B: 251  
L: 5

1413  
B: 250  
L: 6

1418  
B: 250  
L: 6

1408 1/2  
B: 253  
L: 3

1409  
B: 252  
L: 4

1404  
B: 252  
L: 3

1407  
B: 251  
L: 4

1410  
B: 251  
L: 3

1407  
B: 250  
L: 4

1412  
B: 250  
L: 3

1402  
B: 253  
L: 1

1401  
B: 252  
L: 2

1312  
B: 252  
L: 2

1402  
B: 252  
L: 1

1403  
B: 251  
L: 2

506  
B: 251  
L: 1

1120  
B: 250  
L: 2

1118  
B: 250  
L: 2

1402  
B: 250  
L: 1

COKE ST

1320  
B: 228  
L: 9

1319  
B: 229  
L: 12

1318  
B: 229  
L: 7

1319  
B: 230  
L: 8

1320  
B: 230  
L: 7

1319  
B: 231  
L: 8

1111  
B: 231  
L: 7

1318  
B: 228  
L: 7

1317  
B: 229  
L: 10

1316  
B: 229  
L: 5

1313  
B: 230  
L: 6

1318  
B: 230  
L: 5

1315  
B: 231  
L: 6

1314  
B: 231  
L: 5

1316  
B: 228  
L: 5

1315  
B: 229  
L: 8

1313  
B: 229  
L: 6

1312  
B: 229  
L: 3

1311  
B: 230  
L: 4

1310  
B: 230  
L: 3

1309  
B: 231  
L: 4

1102  
B: 231  
L: 3

1314  
B: 228  
L: 3

1311  
B: 229  
L: 4

1310  
B: 229  
L: 3

1309  
B: 230  
L: 4

1307  
B: 231  
L: 4

1302  
B: 228  
L: 1

1320  
B: 229  
L: 2

1308  
B: 229  
L: 1

1302  
B: 229  
L: 1

1220  
B: 230  
L: 2

1206  
B: 230  
L: 2

1302  
B: 230  
L: 1

1120  
B: 231  
L: 2

1118  
B: 231  
L: 2

1102  
B: 231  
L: 1

SCOTT ST

1220  
B: 210  
L: 7B

1219  
B: 211  
L: 8

1311  
B: 211  
L: 8

1311  
B: 211  
L: 7

1220  
B: 211  
L: 7

B: 212  
L: 8

B: 212  
L: 7

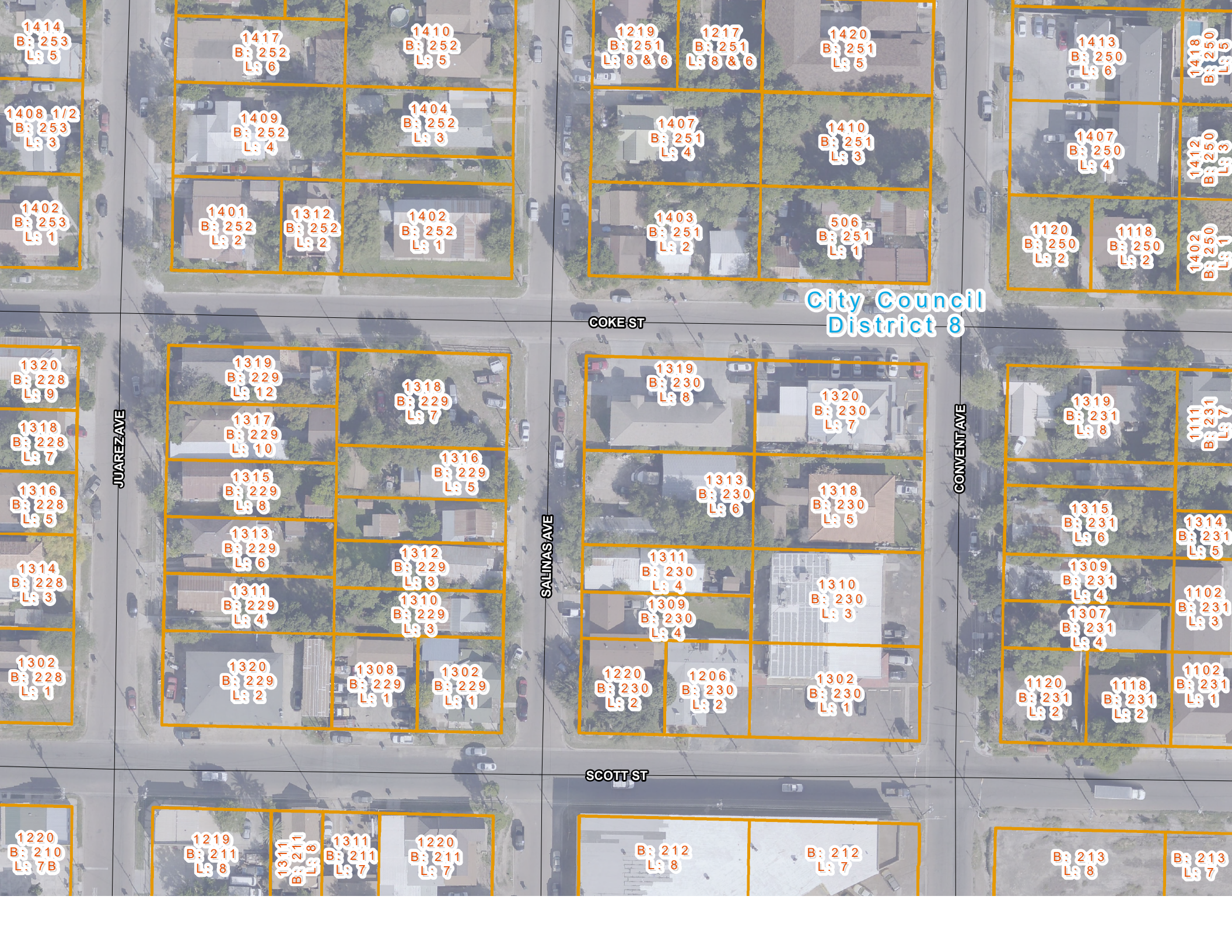
B: 213  
L: 8

B: 213  
L: 7

JUAREZ AVE

SALINAS AVE

CONVENT AVE



City Council District 8

1414  
B: 253  
L: 5

1417  
B: 252  
L: 6

1410  
B: 252  
L: 5

1219  
B: 251  
L: 8 & 6

1217  
B: 251  
L: 8 & 6

1420  
B: 251  
L: 5

1413  
B: 250  
L: 6

1418  
B: 250  
L: 6

1408 1/2  
B: 253  
L: 3

1409  
B: 252  
L: 4

1404  
B: 252  
L: 3

1407  
B: 251  
L: 4

1410  
B: 251  
L: 3

1407  
B: 250  
L: 4

1412  
B: 250  
L: 3

1402  
B: 253  
L: 1

1401  
B: 252  
L: 2

1312  
B: 252  
L: 2

1402  
B: 252  
L: 1

1403  
B: 251  
L: 2

506  
B: 251  
L: 1

1120  
B: 250  
L: 2

1118  
B: 250  
L: 2

1402  
B: 250  
L: 1

COKE ST

1320  
B: 228  
L: 9

1319  
B: 229  
L: 12

1318  
B: 229  
L: 7

1319  
B: 230  
L: 8

1320  
B: 230  
L: 7

1319  
B: 231  
L: 8

1111  
B: 231  
L: 7

1318  
B: 228  
L: 7

1317  
B: 229  
L: 10

1316  
B: 229  
L: 5

1313  
B: 230  
L: 6

1318  
B: 230  
L: 5

1315  
B: 231  
L: 6

1314  
B: 231  
L: 5

1316  
B: 228  
L: 5

1315  
B: 229  
L: 8

1313  
B: 229  
L: 6

1312  
B: 229  
L: 3

1311  
B: 230  
L: 4

1310  
B: 230  
L: 3

1309  
B: 231  
L: 4

1102  
B: 231  
L: 3

1314  
B: 228  
L: 3

1311  
B: 229  
L: 4

1310  
B: 229  
L: 3

1309  
B: 230  
L: 4

1302  
B: 230  
L: 1

1307  
B: 231  
L: 4

1102  
B: 231  
L: 1

1302  
B: 228  
L: 1

1320  
B: 229  
L: 2

1308  
B: 229  
L: 1

1302  
B: 229  
L: 1

1220  
B: 230  
L: 2

1206  
B: 230  
L: 2

1302  
B: 230  
L: 1

1120  
B: 231  
L: 2

1118  
B: 231  
L: 2

1102  
B: 231  
L: 1

SCOTT ST

1220  
B: 210  
L: 7B

1219  
B: 211  
L: 8

1311  
B: 211  
L: 8

1311  
B: 211  
L: 7

1220  
B: 211  
L: 7

B: 212  
L: 8

B: 212  
L: 7

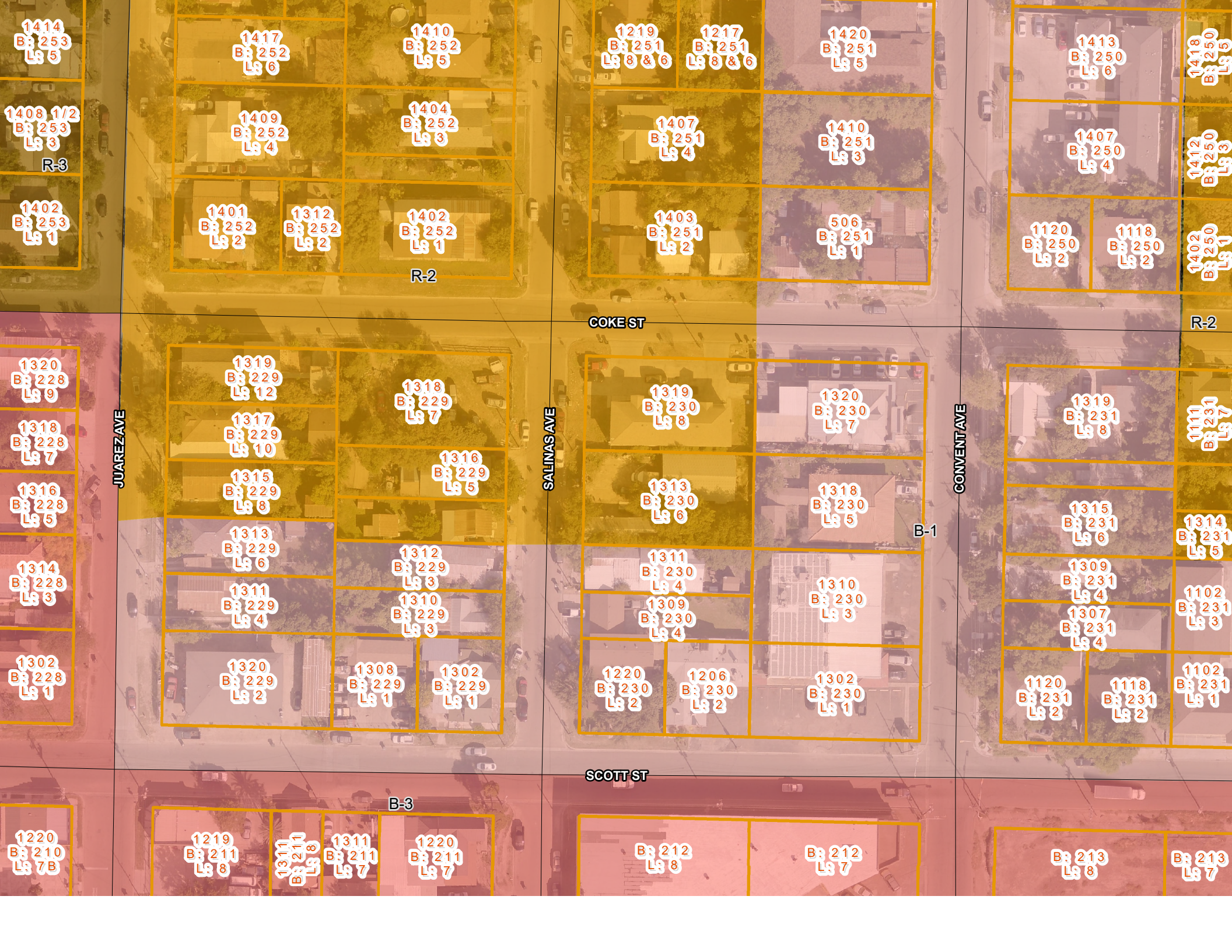
B: 213  
L: 8

B: 213  
L: 7

JUAREZ AVE

SALINAS AVE

CONVENT AVE



1414  
B: 253  
Ls 5

1417  
B: 252  
Ls 6

1410  
B: 252  
Ls 5

1219  
B: 251  
Ls 8 & 6

1217  
B: 251  
Ls 8 & 6

1420  
B: 251  
Ls 5

1413  
B: 250  
Ls 6

1418  
B: 250  
Ls 6

1408 1/2  
B: 253  
Ls 3  
R-3

1409  
B: 252  
Ls 4

1404  
B: 252  
Ls 3

1407  
B: 251  
Ls 4

1410  
B: 251  
Ls 3

1407  
B: 250  
Ls 4

1412  
B: 250  
Ls 3

1402  
B: 253  
Ls 1

1401  
B: 252  
Ls 2

1312  
B: 252  
Ls 2

1402  
B: 252  
Ls 1

1403  
B: 251  
Ls 2

506  
B: 251  
Ls 1

1120  
B: 250  
Ls 2

1118  
B: 250  
Ls 2

1402  
B: 250  
Ls 1

R-2

R-2

COKE ST

1320  
B: 228  
Ls 9

1319  
B: 229  
Ls 12

1318  
B: 229  
Ls 7

1319  
B: 230  
Ls 8

1320  
B: 230  
Ls 7

1319  
B: 231  
Ls 8

1111  
B: 231  
Ls 7

1318  
B: 228  
Ls 7

1317  
B: 229  
Ls 10

1316  
B: 229  
Ls 5

1313  
B: 230  
Ls 6

1318  
B: 230  
Ls 5

1315  
B: 231  
Ls 6

1314  
B: 231  
Ls 5

1316  
B: 228  
Ls 6

1315  
B: 229  
Ls 8

1313  
B: 229  
Ls 6

1312  
B: 229  
Ls 3

1311  
B: 230  
Ls 4

1310  
B: 230  
Ls 3

1309  
B: 231  
Ls 4

1102  
B: 231  
Ls 3

1314  
B: 228  
Ls 3

1311  
B: 229  
Ls 4

1310  
B: 229  
Ls 3

1309  
B: 230  
Ls 4

1302  
B: 230  
Ls 1

1307  
B: 231  
Ls 4

1102  
B: 231  
Ls 1

1302  
B: 228  
Ls 1

1320  
B: 229  
Ls 2

1308  
B: 229  
Ls 1

1302  
B: 229  
Ls 1

1220  
B: 230  
Ls 2

1206  
B: 230  
Ls 2

1302  
B: 230  
Ls 1

1120  
B: 231  
Ls 2

1118  
B: 231  
Ls 2

1102  
B: 231  
Ls 1

B-1

JUAREZ AVE

SALINAS AVE

CONVENT AVE

SCOTT ST

B-3

1220  
B: 210  
Ls 7B

1219  
B: 211  
Ls 8

1311  
B: 211  
Ls 8

1311  
B: 211  
Ls 7

1220  
B: 211  
Ls 7

B: 212  
Ls 8

B: 212  
Ls 7

B: 213  
Ls 8

B: 213  
Ls 7

**From:** [Sara A. Flores](#)  
**To:** [colrow](#)  
**Cc:** [Roland H. Lozano, Jr.](#); [Biridiana E. Garcia](#); [Dora A. Maldonado](#)  
**Subject:** RE: NEZ 1318 Salinas Ave - Tax Status  
**Date:** Wednesday, November 27, 2024 3:16:01 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image007.png](#)

Good Afternoon,

The city taxes have been paid, please see below:

```
TX400I01                               City of Laredo                               11/27/24
                                         Account History Inquiry                               15:13:35

Account ID, location ID :           19670           19670
Parcel number . . . . . : 105-00229-070-      -
Alternate ID . . . . . :
Address . . . . . : 1318 SALINAS AVE
Owner name . . . . . : *
Type options, press Enter.
5=View detail

  Opt  Date      Type      Code Year Roll Period      Amount  Tax receipt
  -    -    -    -    -    -    -    -    -    -
  -    10/15/24  PAYMENT TX                639.09- 0037462
  -    10/01/24  BILL                24      R      1      639.09  2439302
  -    12/04/23  PAYMENT TX                288.71- 0167169
  -    > 10/01/23  BILL                23      R      1      621.68  2341824
  -    9/27/23   CR BASE  OTHR  23      R      1      332.97-
```

There are no pending city liens on the acct.

Sincerely,

*Sara Flores*

City of Laredo Tax Dept.– Misc. Receivables Division  
Physical Address: 1102 Bob Bullock Loop Laredo, TX 78043  
Mailing Address: PO Box 6548, Laredo, TX 78042-6548  
Tel: (956) 727-6409  
Fax: (956) 727-6410



**From:** colrow <colrow@ci.laredo.tx.us>  
**Sent:** Tuesday, November 26, 2024 4:22 PM



**To:** Sara A. Flores <sflores@ci.laredo.tx.us>; Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>;  
Biridiana E. Garcia <begarcia@ci.laredo.tx.us>  
**Cc:** Roland H. Lozano, Jr. <rlozano1@ci.laredo.tx.us>  
**Subject:** NEZ 1318 Salinas Ave - Tax Status

Good Afternoon,

Can you please check the tax status for 1318 Salinas Ave – Lot 7, Block 229, Subdivision Western Division ?

Can you also check if this property has any city, weed, board-up, demolition, Paving, order of Demolition Liens on Trebol Investments?

Thank you,

*Irlanda V. Flores*  
Administrative Assistant



City of Laredo | Building Development Services | 1413 Houston St., Laredo, TX 78040  
956.794.1625 [Right of Way-Press Option #5](https://www.ci.laredo.tx.us) | [colrow@ci.laredo.tx.us](mailto:colrow@ci.laredo.tx.us)

**\*\*\*COMING SOON\*\*\***

Effective September 22, 2024, the City Council approved Ordinance numbers 2024-O-148, 2024-O-149, 2024-O-150, 2024-O-151, and 2024-O-152, to upgrade to the 2021 ICC Codes as follows:

- 2021 International Building Code
- 2021 International Mechanical Code
- 2021 International Residential Code
- 2021 International Property Maintenance Code
- 2021 International Energy Conservation Code
- 2021 International Existing Building Code
- 2012 Texas Accessibility Standards
- 2020 National Electrical Code of the National Fire Protection Association
- 2021 International Fire Code
- 2018 International Swimming Pool and Spa Code
- 2021 International Plumbing Electrical Code
- 2021 International Fuel Gas Code
- 2021 International Private Sewage Disposal Code
- 2021 Building Valuation Construction Cost Table (Commercial Only)

A grace period will be given to comply with 2021 ICC Codes, ending on December 31, 2024

**Please email your application to:**  
**Roland H. Lozano, Jr. at [rlozano1@ci.laredo.tx.us](mailto:rlozano1@ci.laredo.tx.us)**  
**Building Development Services Department**  
1413 Huston Street, Laredo, Texas 78040  
P: 956.794.1625 F: 956.795.2998

Electronic version of this form is available on the City of Laredo website. For more information on the NEZ program, please visit our website at [www.cityoflaredo.com/building](http://www.cityoflaredo.com/building)

**For Office Use Only**

Application No. 24-13883 In which NEZ? 8 Council District 8

Application Completed Date: 11/07/24 Conform with Zoning?  Yes  No

Type:  Single Family  Multi-Family  Commercial  Industrial  Community Facilities  Mixed Use

Applicant is Property Owner  Yes  No

WEEBCAD Account No. 164165

Consistent with the NEZ plan?  Yes  No Meet Mixed-Use Definition  Yes  N/A  No

Minimum Capital Investment?  Yes  No City liens on this property?  Yes  No

Rehabilitation at or higher than 25%?  Yes  N/A  No City liens other properties?  Yes  N/A  No

Tax current on this property?  Yes  No

Tax Current on other properties  Yes  No

**This Property**

**Other Properties**

Weed Liens  Yes  No

Yes  N/A  No

Board-up/open structure liens  Yes  No

Yes  N/A  No

Demolition liens  Yes  No

Yes  N/A  No

Paving liens  Yes  No

Yes  N/A  No

Order of Demolition  Yes  No

Yes  N/A  No

Tax Department Certified?  Yes  No Date certification issued: 11/27/24

Name: Sara Flores

Referred to: Vanessa Guerra Received by: Irlanda Flores  
Building Department Director Staff

 **Texas** USA

DRIVER LICENSE

Director: *Steven C. McRae*

**DRIVER LICENSE**



4d. DL: **01935404**

3. DOB: **01/21/1965**

1. **ALVAREZ**

9. Class: **C**

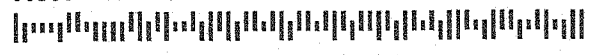
4b. Exp: **01/21/2030**

4a. Iss: **08/02/2021**



**IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

003641.609015.235146.19478 1 MB 0.622 532



TREBOL INVESTMENTS LLC  
RAMIRO ALONSO ALVAREZ MBR  
308 JORDAN DR  
LAREDO TX 78041

003641

Date of this notice: 09-04-2024

Employer Identification Number:  
61-2213582

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 61-2213582. This EIN will identify your entity, accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please visit, [www.irs.gov/einnotrequested](http://www.irs.gov/einnotrequested).

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2025

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is TREB. You will need to provide this information, along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. If you do not need to write us, do not complete, and return this stub.

Thank you for your cooperation.



003641

Keep this part for your records.

CP 575 B (Rev. 1-2022)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 B

0236505885

Your Telephone Number ( ) Best Time to Call

DATE OF THIS NOTICE: 09-04-2024  
EMPLOYER IDENTIFICATION NUMBER: 61-2213582  
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

TREBOL INVESTMENTS LLC  
RAMIRO ALONSO ALVAREZ MBR  
308 JORDAN DR  
LAREDO TX 78041

