

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15039

Application for: **Electricity**

Legal Description: an unplatted 1.013 acs tract of land, located in Porcion 31, Abstract 3116, known as Lot 05, Gaona Subdivision, as further described in Vol. 5819, Pgs. 672-677, 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. WC1333): ☒ 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: RV
By: G. Saldana Initial: GS
By: V. Villarreal Initial: RV
By: E. Cantu Initial: EC
By: ----- Initial: -----
By: J. Calderon Initial: JC
By: ----- Initial: -----
By: V. Villarreal Initial: RV
By: G. Saldana Initial: GS

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: RM
By: E. Garza Initial: EG
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

Victoria Villarreal
Victoria Villarreal, Senior Planner

Ernesto Garza
Ernesto Garza, Field Designated Representative

Elva Diana Cantu
Elva Diana Cantu, Designated Representative

Robert Martinez
Robert Martinez, GIS Technician I

Gabriela Saldana
Gabriela Saldana, Administrative Assistant

THE STATE OF TEXAS, I
COUNTY OF WEBB. I

188413

WHEREAS, by Warranty Deed with Vendor's Lien dated July 19, 1969, T. J. Guajardo of Webb County, Texas, did grant, sell and convey unto Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, the following described real property in Webb County, Texas, to-wit:

THE SURFACE ONLY of 32.94 acres of land out of Jose Trevino Porcion 31, Abstract 3116, and Antonio Trevino Porcion 32, Abstract 296, Webb County, Texas, also being out of that certain tract identified as Part C-2 of the Adela Bruni Share 1 of the original partition of the A. M. Bruni Estate, said Part C-2 being shown on that certain map certified to by E. J. Foster, Registered Public Surveyor and which map is filed in Webb County Plat Records in Volume 2, Page 143; said tract also being tract designated as Share No. 3 of that certain Partition Map prepared and certified to by the said E. J. Foster and which map is recorded in Volume 2, Page 196 of the Webb County Plat Records; said Share 3 called to contain 33.33 acres, LESS and EXCEPT the part thereof that has heretofore been sold to the State of Texas for right-of-way of State Highway No. 359; this 32.94 acres is in accordance with a re-survey on the ground on July 3, 1969, by C. V. Howland, Jr., Registered Public Surveyor and being more particularly described by metes and bounds in said Warranty Deed with Vendor's Lien recorded in the Deed Records of Webb County, Texas, in Volume 384, on Pages 359-362 to which said deed reference is here made for all purposes; and

WHEREAS, in such deed a vendor's lien was retained to secure the payment of a certain Promissory Note dated July 19, 1969, executed by the above named grantees and payable to T. J. Guajardo in Laredo, Texas, bearing interest thereon from date until maturity at the rate of eight and one-half per cent ($8\frac{1}{2}\%$) per annum. The principal and interest of said note being due and payable in one hundred and twenty (120) monthly installments of THREE HUNDRED AND

SEVENTY-ONE AND 97/100 DOLLARS (\$371.97) each with first installment being due and payable on the 5th day of September, 1969, and the succeeding installments being due and payable on the 5th day of each consecutive calendar month thereafter until the entire amount of said note, both principal and interest are fully paid; said note is further secured by deed of trust covering the above described property dated July 19, 1969, given by Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona and Angel Cuellar and wife, Julieta G. Cuellar, to Charles R. Borchers, as Trustee to secure the payment of the above described note to T. J. Guajardo, which deed of trust lien is of record in Volume 156, Pages 491-495 of the Deed of Trust Records of Webb County, Texas; and

WHEREAS, the above described note and the vendor's lien and deed of trust lien securing said note was by T. J. Guajardo by written Assignment dated July 22, 1969, duly assigned and transferred by the said T. J. Guajardo to Dean Sanditen and filed for record in the office of the County Clerk of Webb County, Texas, in the Deed of Trust Records in Volume 156, on Pages 496-497 of ~~the~~ the Deed of Trust Records of Webb County, Texas; and

WHEREAS, the above described promissory note and vendor's lien and deed of trust lien was by Dean Sanditen by his written assignment and transfer dated the 3rd day of July, A. D., 1972, transferred and assigned to Raul E. Gaona of the County of Bexar and State of Texas and being of record in the Deed of Trust Records of Webb County, Texas, in Volume 188 on Pages 148-150 to which record reference is here made for all purposes; and

WHEREAS, Raul E. Gaona is now the legal holder and owner of

said note of Raul Gaona and wife, Isabel R. Gaona, Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, and Angel Cuellar and wife, Julieta G. Cuellar, and said vendor's lien and deed of trust lien securing the payment of said note; and

WHEREAS, Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, have requested a partial release of said liens only insofar as they affect the following described four (4) lots of land with access easements out of the above described 32.94 acres of land out of Jose Trevino Porcion 31, Abstract 3116 and Antonio Trevino Porcion 32, Abstract 296, Webb County, Texas; said four lots being described as follows:

The surface only of Lot No. 3 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

Beginning at an iron stake, which bears North 208.71 ft. from 2" galvanized iron pipe being the recognized southwest corner of Share 3 of Part C-2 of Adela Bruni Share 1, and the Southwest corner hereof;

Thence on bearing North along the common property limits of Shares 2 and 3 a distance of 208.71 ft. to an iron stake for the Northwest corner hereof;

Thence on bearing East along common property line of Lots 3 and 5 a distance of 211.5 ft. to an iron stake for the northeast corner hereof;

Thence on bearing South along the east limits of this Lot 3 a distance of 208.71 ft. to an iron stake for the southeast corner hereof;

Thence on bearing West along the common property line of Lots 3 and 1 a distance of 211.5 ft. to the point of beginning and on the East of said Lot No. 3 a dedicated 55 foot wide access easement extending on a South bearing to the Right-of-Way limits of U. S. Highway 359.

The surface only of Lot No. 4 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

Beginning at an iron stake which bears North 208.71 ft. and 266.5 ft. East from the 2" galvanized iron pipe being the recognized southwest corner of Share 3 of Part C-2 of Adela Bruni Share 1, and the southwest corner hereof;

Thence on bearing North along the west limits of this Lot 4 a distance of 208.71 ft. to an iron stake for the northwest corner hereof;

Thence on bearing East along the common property line of Lots 4 and 6 a distance of 211.5 ft. to an iron stake for the northeast corner hereof;

Thence on bearing South along the east limits of Share 3 and of this Lot 4 a distance of 208.71 ft. to an iron stake for the southeast corner hereof;

Thence on bearing West along the common property line of Lots 4 and 2 a distance of 211.5 ft. to the point of beginning and on the West of said Lot No. 4 a dedicated 55 foot wide access easement extending on a South bearing to the Right-of-Way limits of U. S. Highway 359.

The surface only of Lot No. 5 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

Beginning at an iron stake which bears North 417.42 ft. from 2" galvanized iron pipe being the recognized southwest corner of Share 3 of Part C-2 of Adela Bruni Share 1, and the southwest corner hereof;

Thence on bearing North along the common property limits of Shares 2 and 3 a distance of 208.71 ft. to an iron stake for the northwest corner hereof;

Thence on bearing East along the common property line of Lots 5 and 7 a distance of 211.5 ft. to an iron stake for the northeast corner hereof;

Thence on bearing South along the east limits of this Lot 5 a distance of 208.71 ft. to an iron stake for the southeast corner hereof;

Thence on bearing West along the common property line of Lots 5 and 3 a distance of 211.5 ft. to the point of beginning and on the East of said Lot No. 5 a dedicated 55 foot wide access easement extending on South bearing to the Right-of-Way limits of U. S. Highway 359.

The surface only of Lot No. 6 containing 1.013 acres of land, being more particularly described by metes and bounds, to-wit:

Beginning at an iron stake which bears North 417.42 ft. and 266.5 ft. East from a 2" galvanized iron pipe being the recognized southwest corner of Share 3 of Part C-2 of Adela Bruni Share 1, and the southwest corner hereof;

Thence on bearing North along the West limits of this Lot 6 a distance of 208.71 ft. to an iron stake for the northwest corner hereof;

Thence on bearing East along the common property line of Lots 6 and 8 a distance of 211.5 ft. to an iron stake for the northeast corner hereof;

Thence on bearing South along the east limits of Share 3 and of this Lot 6 a distance of 208.71 ft. to an iron stake for the southeast corner hereof;

Thence on bearing West along the common property line of Lots 6 and 4 a distance of 211.5 ft. to the point of beginning and on

the West of said Lot No. 6 a dedicated 55 foot wide access easement extending on a South bearing to the Right-of-Way limits of U. S. Highway 359.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, Raul E. Gaona, for and in consideration of the sum of ONE DOLLAR (\$1.00) to me in hand paid by Hector J. Gaona and wife, Anna Jane Gaona, Santiago Gonzalez and wife, Graciela G. Gonzalez, Raul Gaona and wife, Isabel R. Gaona, and Angel Cuellar and wife, Julieta G. Cuellar, the receipt of which is hereby acknowledged, do by these presents RELEASE from the liens, operation and effect thereof the said vendor's lien and deed of trust only insofar as such liens affect the surface only of Lots 3, 4, 5 and 6 each containing 1.013 acres, above described together with the dedicated 55 foot wide right-of-way easement described with each said lot.

This release shall not discharge the liens, operation or effect of said Vendor's Lien and Deed of Trust on any of the other property described therein or subject thereto and said Vendor's Lien and said Deed of Trust shall continue as security for the payment of the unpaid balance of the indebtedness evidenced by the promissory note described therein and for the performance of all of the covenants and conditions thereof.

Witness my hand this 4th day of September, 1972.

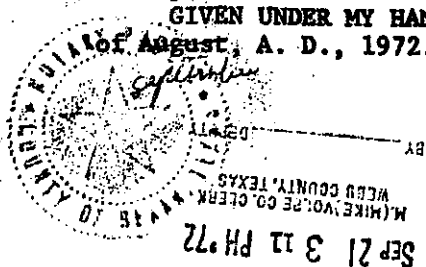
Raul E. Gaona
Raul E. Gaona

THE STATE OF TEXAS, I
COUNTY OF BEXAR.

BEFORE ME, the undersigned authority, on this day personally appeared Raul E. Gaona, 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 4th day of September, A. D., 1972.

Evelyn Parker
Notary Public in and for Bexar County,
Texas.



**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 §



DOC #1559022, OPR 5844 / 0723 - 0725
Doc Type: AFFIDAVIT
Record Date: 06/03/2025 01:26:24 PM
Fees: \$29.00, Recorded By: AAM
Margie Ramirez Ibarra, Webb County Clerk

AFFIDAVIT OF Andrea Esmeralda Romero (ID 15039)

SUBJECT PROPERTY: an unplatted 1.013 acre tract of land, located in Porcion 31, Abstract 3116, known as Lot 05, Gaona Subdivision as further described in Vol. 5819, Pgs. 672-677, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Andrea Esmeralda Romero and under oath depose and said as follows:

"My name is Andrea Esmeralda Romero, 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 red-brick house, 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:

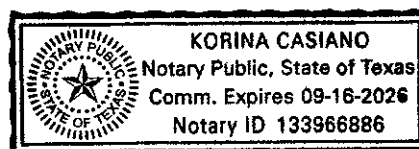
1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 09/21/1972 in Vol. 190, Pgs. 441-445, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant 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-1333 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."

Andrea Esmeralda Romero

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Andrea Esmeralda Romero on the 21 day of May, 2025.

NOTARY PUBLIC, STATE OF TEXAS



RANCH ROAD 6086G

RANCH ROAD 6086F

-  Dwelling
-  Non-residential structure requiring connection services
-  Non-residential structure

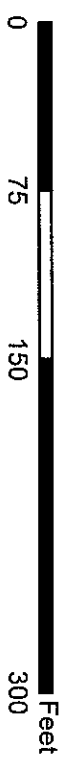
OSSF
WC-1333

Structure 1

Electrical meter

Water well

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.



Andrea Romero
Gaona - Lot 5
162 Ranch Road 6086F

RECORDER'S MEMORANDUM FOR
PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR
SATISFACTORY RECORDATION.
ID# 15039



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-1333

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: Gaona Subdivision, Lot 05 - unplatted 1.013 Acres
162 Ranch Road 6086F
ID# 14227

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 525 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

S.E.: Rafael Cisneros OS0010710; Installer: Victor Alfonso Ontiveros OS0037612(Soil Type III)

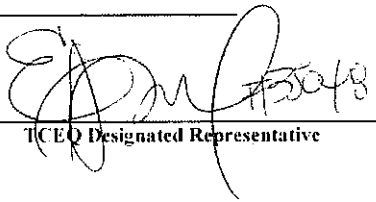
Drainfield: 335 LF Leaching Chambers (5 rows); Infiltrator CM-1530 1,500 gal. two compartment tank

System designed for & connected to a 5 bedroom house (5,002 SF)

Licensee Andrea Esmeralda Romero Sanchez

Address 3909 Aidin St., Laredo, TX 78045 / romero.andy@gmail.com

Telephone (956) 949-0694

Approved by 
TCEQ Designated Representative

Date May 2nd, 2005

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



Site Information:

General location: **HWY 359** Tax Parcel ID: **207269** ID: **15039**

Subdivision/Colonia Name: **Gaona Subdivision**

Lot(s)/Tracts(s): **05** Block: _____ Phase/Unit: _____ Area: **44,126 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: **2**

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): **Andrea Esmeralda Romero**

Name of Contact Person: **Miguel Romero**

Mailing address: **3909 Aidin St.** City: **Laredo** State/zip: **TX/78045**

Phone: _____ (work) _____ (home) **956-949-0694**(cell) **956-413-0639**(other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **05/12/2025**

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

Structure No. 1 – Brick/block structure

☒ Residential ☐ Non-Residential ☐ Commercial

E911 Address: **162 Ranch Road 6084F**

Occupant: **owner**

Comments: **Dwelling**

Structure No. 2 – N/A

☐ Residential ☒ Non-Residential ☐ Commercial

E911 Address: **N/A**

Occupant: **N/A**

Comments: _____

Structure No. 3 – N/A

☐ Residential ☐ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: _____

Structure No. 4 – N/A

☐ Residential ☐ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: _____

Structure No. 5 – N/A

☐ Residential ☐ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: _____

Structure No. 6 – N/A

☐ Residential ☐ Non-Residential ☐ Commercial

E911 Address: _____

Occupant: _____

Comments: _____