

## Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15275

Application for: **Electricity**

Legal Description: An unplatted 1.0 acre tract, known as the Southeastern part of Tract 15, Las Lomas Phase I Subdivision, as further described in Vol. 1189, Pgs. 0753-0754, 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. WC1366): ☒ 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: A. Medina Initial: AM  
By: A. Lopez Initial: AL  
By: A. Medina Initial: AM  
By: E. Cantu Initial: EC  
By: ----- Initial: -----  
By: J. Calderon Initial: JC  
By: ----- Initial: -----  
By: A. Medina Initial: AM  
By: A. Medina Initial: AM

### 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**

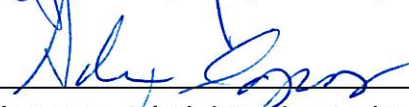
By: J. Calderon Initial: JC

### Attested:

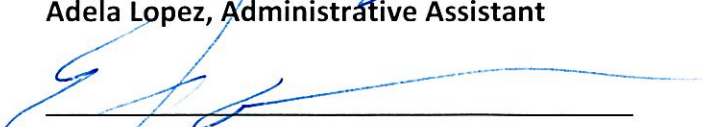
By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.

  
Elva Diana Cantu, Designated Representative

  
Jorge Calderon, CFM, Planning Director

  
Adela Lopez, Administrative Assistant

  
Robert Martinez, GIS Technician I

  
Ernesto Garza, Field Designated Representative

  
Abigail Medina, Senior Planner



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-1366

### 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:** Las Lomas Sec I, Southeastern Part of Tract 15 - 1.00 Unplatted Ac  
175 Ranch Road 7130E  
ID# 120250028

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: Victor Alfonso Ontiveros OS00037612 (Soil Type III)

Drainfield: 141 LF Leaching Chambers (3 rows); Infiltrator CM-1060 - 1,000 gal. dual compartment tank

System designed & connected to: 2 Bedroom House (720 SF)

**Licensee** Mario Alberto Flores & Eliza Flores

**Address** 112 W. Locust St., Laredo, TX 78040 // maflores@icloud.com

**Telephone** (956) 251-8623

**Approved by**  TCEQ Designated Representative

**Date** September 5th, 2025

## WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF WEBB

355713

KNOW ALL MEN BY THESE PRESENTS  
By \_\_\_\_\_ Deputy

REC AUG 15 PM 3:08  
WEBB COUNTY, TEXAS

HENRY FLORES  
COUNTY CLERK  
FILED

That Steven Schoyen of the County of Webb and State of Texas for and in consideration of \$ 10.00 and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, AND by these presents does GRANT, SELL AND CONVEY unto

Mario Alberto Flores and Eliza Flores

of the County of Webb and State of Texas, all of the following described real property in Webb County, Texas, to-wit; Beginning at the N.E. corner of tract 15 out of Survey 108, Ranchitos Las Lomas in Webb County Texas; Thence S. 791.57 Feet to a point for the N.E. corner of the tract herein;

Thence W. 166.00 Feet to a point for the N.W. corner;

Thence S. 263.97 Feet to a point for the S.W. corner;

Thence E. 166.00 Feet to a point for the S.E. of this tract.

Thence; 263.97 Feet N. back to the N.E. corner

1 acre more or less.

Grantor retains a 15 foot road easement along the W. boundary out of this

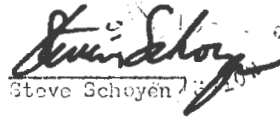
1 Acre tract. The Surface only, no Mineral Rights.

To Have and to Hold the above described premisis, together with all and singular the rights and appurtenances therto in anywise belonging unto the Said Grantees their heirs and assigns forever; and he does hereby bind himself, his heirs, Successors and assigns to Warranty and Forever Defend all and Singular the said premisis unto the said grantees their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

1. This conveyance is of the surface only; no minerals included.
2. This conveyance is subject to recorded easements and restrictions of said property, if any.

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Executed this 17<sup>th</sup> day of June, A. D. 1986

  
Steve Schoyen

Before me personally appeared Steven Schoyen who is personally known to me and on February 19, 1986 he did execute the above in my presence for the purpose therein stated.

6-17-86

DATE

  
Martha Alicia Cadena  
Notary Public for Webb County, TX.

WARRANTY DEED  
STEVEN SCHUYEN  
P.O. BOX 1451  
Laredo, Texas 78040

FILED 8-15-1986  
HENRY FLORES AT 3:08 P.M.  
COUNTY CLERK, WEBB COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

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