

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15318

Application for: **Electricity**

Legal Description: An unplatted 0.25 Acre Tract being out of Tract 59-1, Las Lomas Phase I Subdivision, as further described in Vol. 5839, Pg(s). 0368-0372, Web 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. WC1361): ☒ 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: ----- Initial: -----
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 = 01 Non-residential Structures = 0
- ☒ All mandated in-door plumbing observed & compliant
Total mandated structures: 01
- ☐ 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: -----

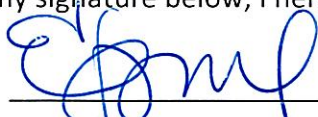
Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(2), LGC**

By: J. Calderon Initial: JC

Attested:

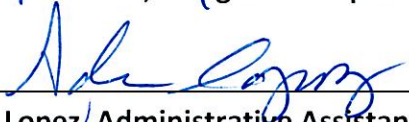
By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.



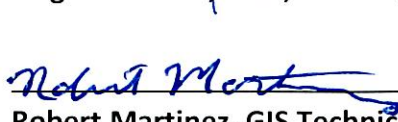
Elva Diana Cantu, Designated Representative



Jorge Calderon, CFM, Planning Director



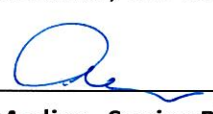
Adela Lopez, Administrative Assistant



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-1361

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, Tract 59-01 - 0.25 Acres

102 Martinez Ln.

ID# 120250023

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 50 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 OS0037612 (Soil Type IV)

Drainfield: ET Beds 8' x 24' (2 rows); Infiltrator CM-1060 - 1,000 gal. dual compartment tank

System designed for: RV

LOR / Small lot 30TAC285.4(b)(1)

Licensee Sabino Manuel Morales Jr & Melissa Morales

Address 1880 Stone Field Ln., Laredo, TX 78045 // sabino_jr@live.com

Telephone (956) 415-4609

Approved by  #35048
TCEQ Designated Representative

Date September 24th, 2025

284358

SURFACE WARRANTY DEED

1 STATE OF TEXAS 1
2 COUNTY OF WEBB 1
KNOW ALL MEN BY THESE PRESENTS:

3 THAT C. R. RUIZ and LEOPOLDO RUIZ, III., residents of Webb County, Texas,
4 who covenant and state that the below described property does not constitute
5 any part of their homestead, for and in consideration of the total consideration
6 of SEVEN THOUSAND SIX HUNDRED AND NO/100 (\$7,600.00) DOLLARS, to the undersigned
7 paid by the grantees herein named, the receipt of which is hereby acknowledged,
8 have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY
9 unto ELOY L. BARRERA and wife, MARGARITA M. BARRERA, of Webb County, Texas,
10 the surface only in and to the following described real property situated in
11 Webb County, Texas, to-wit:

12 Said tracts of land being the SURFACE ONLY out of a part of Tract
13 No. fifty-nine (59) in Survey No. 108 of Ranchito "Las Lomas", as
14 per plat recorded in Volume 3, Page 13-A of the Plat Records of
15 Webb County, Texas, and being a part of the property conveyed to
Grantors herein by Gonzalez Properties, Ltd. by deed dated October
16, 1981 and recorded in the Deed Records of Webb County, Texas,
Bearing filing no. 244251, of the Webb County Clerk's Office.

674 PAGE 514

16 Tract No. 1 contains 0.2500 acre, more or less, and is described by
17 metes and bounds in Exhibit "A" which is hereto attached and made
18 a part hereof for all relevant purposes the same as if fully copied
19 herein at length. This conveyance is subject to a fifteen (15') foot
20 easement on the east side of the property. Although said tract is
conveyed by metes and bounds, a copy of a drawing prepared by Howland
and Medina dated July 17, 1981, is attached hereto, marked Exhibit "C"
and said tract is designated or referred to as Part 59-1 in said drawing.

100.

21 Tract No. 2 contains 0.5000 acre, more or less, and is described by
22 metes and bounds in Exhibits "B-1" and "B-2" hereto attached and made
23 a part hereof for all relevant purposes the same as if fully copied
24 herein at length. This conveyance is also subject to a fifteen (15')
25 foot easement on the west side of the property which is designated as
a private roadway. Although said tract is conveyed by metes and bounds,
a copy of drawing prepared by Howland and Medina dated July 17, 1981
and above referred to in Tract No 1 is attached hereto, marked Exhibit
"C" and said tract is designated or referred to as Parts 59-37 and 59-38
in said drawing.

26 TO HAVE AND TO HOLD the above described premises, together with all and
27 singular the rights and appurtenances thereto in anywise belonging, unto the
28 said grantees, their heirs and assigns forever; and GRANTORS / do hereby bind their
29 heirs, executors and assigns to WARRANT AND FOREVER DEFEND all and singular
30 the said premises unto the said grantees, their heirs and assigns, against
31 every person whomsoever lawfully claiming or to claim the same or any part
32 thereof.

1 This conveyance is hereby made subject to the following exclusion: :

2 All mineral interest, royalty interests and other interests in oil,
3 gas and other minerals are not included in this conveyance.

4 This conveyance is also made and accepted subject to any and all
5 restrictions, easements, reservations and oil & gas leases, if any, affecting
6 the use of the premises conveyed herein, now of record in the County Clerk's
7 Office of Webb County, Texas.

8 There shall also run with the land a restriction whereby neither Grantees
9 nor their heirs and assigns shall at any time have the right to keep any pigs
10 on this land, regardless of whether they may constitute a nuisance or not.
11 Grantees, nor their heirs and assigns, shall at any time use the property in
12 such a manner as to constitute a nuisance. A 15' tract on the east side
13 of Part 59-1 and on the west side of Parts 59-37 and 59-38 have been designated
14 as a private roadway as shown in Exhibit "C" hereto attached, and all of said
15 restrictions and designations shall run with the land.

16 The above described property is being sold as is and without any utility
17 services, such as electricity, water, gas, or telephone services, being promised
18 by Grantors or sellers herein.

19 It is expressly herein understood that Grantors are in no way responsible
20 for the maintenance or repairs to the dedicated county roads which service
21 this tract, or to the 30' private easement road as reflected by Exhibit "C"
22 hereto attached.

23 EXECUTED on this the 24th day of October, a. d., 1981.

24 C. R. RUIZ
25 C. R. RUIZ

26 LEOPOLDO RUIZ, III
27 LEOPOLDO RUIZ, III

28 STATE OF TEXAS I
29 COUNTY OF WEBB I

30 BEFORE ME, the undersigned authority, on this day personally appeared
31 C. R. RUIZ and LEOPOLDO RUIZ, III, known to me to be the persons whose names
32 are subscribed to the foregoing instrument and acknowledged to me that they
each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of October, 1981.

33 Humberto L. Juarez, Jr.
34 Notary Public, Webb County, Texas
35 Humberto L. Juarez, Jr.
36 My commission expires: 12-27-81

Part No. 59-1

A tract of land containing 0.2500 acre, more or less, in Webb County, Texas being out of Survey 108, Abstract 2291 and also being out of Tract No. 59 of "Ranchitos Las Lomas" recorded in Volume 3, Page 13-A of the Webb County Plat Records; this 0.2500 acre tract being more particularly described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " iron rod, the southwest corner of said Tract No. 59 of "Ranchitos Las Lomas", said $\frac{1}{2}$ " iron rod being the southwest corner of this 0.2500 acre tract and the place of beginning of this survey;

THENCE N. $00^{\circ}06'52''$ W. 65.60 feet along the west line of Tract No. 59 to a point, the northwest corner hereof;

THENCE N. $89^{\circ}53'08''$ E. 166.00 feet along the north line of this 0.2500 acre tract to a point, the northeast corner hereof;

THENCE S. $00^{\circ}06'52''$ E. 65.60 feet along the east line of this 0.2500 acre tract and the center-line of a 30 foot wide private access easement to a point, the southeast corner hereof;

THENCE S. $89^{\circ}53'08''$ W. 166.00 feet along the south line of this 0.2500 acre tract and the north line of a 30 foot wide access easement to a $\frac{1}{2}$ " iron rod, the place of beginning.

The east fifteen (15) feet of said property have been designated as a private roadway, said restriction to run with the land.

EXHIBIT "A"

VOL. 674 PAGE 516

Part No. 59-37

0.2500 Acre Tract

A tract of land containing 0.2500 acre, more or less, in Webb County, Texas being out of Survey 108, Abstract 2291 and also being out of Tract No. 59 of "Ranchitos Las Lomas" recorded in Volume 3, Page 13-A of the Webb County Plat Records; this 0.2500 acre tract being more particularly described as follows, to-wit:

BEGINNING at a point on the east line of said Tract No. 59 of "Ranchitos Las Lomas" that bears N. 00°06'52" W. 1049.60 feet from a $\frac{1}{2}$ " iron rod at the southeast corner of Tract No. 59, said point being the southeast corner of this 0.2500 acre tract and the place of beginning of this survey;

THENCE S. 89°53'08" W. 166.00 feet along the south line of this 0.2500 acre tract to a point, the southwest corner hereof;

THENCE N. 00°06'52" E. 65.60 feet along the west line of this 0.2500 acre tract and the center-line of a 30 foot wide private access easement to a point, the northwest corner hereof;

THENCE N. 89°53'08" E. 166.00 feet along the north line of this 0.2500 acre tract to a point, the northeast corner hereof;

THENCE S. 00°06'52" E. 65.60 feet along the east line of Tract No. 59 to a point, the place of beginning.

The west fifteen (15) feet of said property have been designated as a private roadway, said restriction to run with the land.

EXHIBIT B-1

VOL 674 PAGE 517

"Ranchitos Las Lomas"

Part No. 59-38

0.2500 Acre Tract

A tract of land containing 0.2500 acre, more or less, in Webb County, Texas being out of Survey 108, Abstract 2291 and also being out of Tract No. 59 of "Ranchitos Las Lomas" recorded in Volume 3, Page 13-A of the Webb County Plat Records; this 0.2500 acre tract being more particularly described as follows, to-wit:

BEGINNING at a point on the east line of said Tract No. 59 of "Ranchitos Las Lomas" that bears N. 00°06'52" W. 1115.20 feet from a $\frac{1}{2}$ " iron rod at the southeast corner of Tract No. 59, said point being the southeast corner of this 0.2500 acre tract and the place of beginning of this survey;

THENCE S. 89°53'08" W. 166.00 feet along the south line of this 0.2500 acre tract to a point, the southwest corner hereof;

THENCE N. 00°06'52" E. 65.60 feet along the west line of this 0.2500 acre tract and the center-line of a 30 foot wide private access easement to a point, the northwest corner hereof;

THENCE N. 89°53'08" E. 166.00 feet along the north line of this 0.2500 acre tract to a point, the northeast corner hereof;

THENCE S. 00°06'52" E. 65.60 feet along the east line of Tract No. 59 to a point, the place of beginning.

The west fifteen feet of said property have been designated as a private roadway, said designation and restriction to run with the land.

EXHIBIT B-2

FILED 10-27-81 AT 1:31
HENRY FLORES P.M.
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY

VOL 674 PAGE 518

TRACT
No. 67

TRACT No. 66

TRACT
No. 58

TRACT No. 60

166.00	59-20	166.00	59-10
"	59-19	"	59-39
"	59-18	"	59-38 ✓
"	59-17	"	59-37 ✓
"	59-16	"	59-36
"	59-15	"	59-35
"	59-14	"	59-34
"	59-13	"	59-33
"	59-12	"	59-32
"	59-11	"	59-31
"	59-10	"	59-30
"	59-9	"	59-29
"	59-8	"	59-28
"	59-7	"	59-27
"	59-6	"	59-26
"	59-5	"	59-25
"	59-4	"	59-24
"	59-3	"	59-23
"	59-2	"	59-22
✓ 59-1	166.00	59-21	166.00

500' 00" 00' 00" 1.1212 0.5

1.1212 0.5

5.89° 53' 08" W

30' Wide Access Easement

TRACT
No. 5

TRACT No. 1

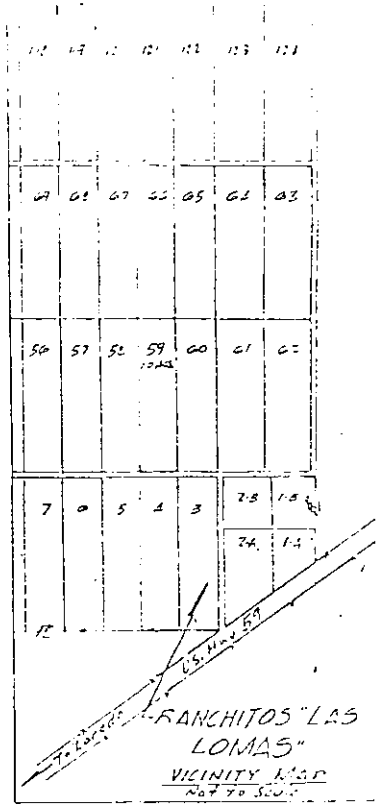
TRACT No. 3

TRACT
2-5

Howland E. Medina
P. O. Box 97
Lubbock, Texas 79404
201/11/1981

701/11/1981

EXHIBIT "C"



SCALE: 1" = 100'

VOL 674 PAGE 519

BY
DEPUTY
HENRY FLORES CO CLERK
WEBB COUNTY, TEXAS

17100