

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 15782

Application for: **Electricity**

Legal Description: an unplatted 2.0 acre tract, more or less, out of and part of Porcion 32, Abstract 296, also known as Tract 24-E, Old Milwaukee West Subdivision, as further described in Vol. 383, Pgs. 326-331, 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. WC1395): ☒ 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: _____

By: G. Saldana Initial: _____

By: V. Villarreal Initial: _____

By: E. Cantu Initial: EC

By: E. Cantu Initial: EC

By: J. Calderon Initial: JC

By: _____ Initial: _____

By: V. Villarreal Initial: _____

By: V. Villarreal Initial: _____

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 = 2
- ☒ 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: A. Lopez Initial: _____

By: A. Lopez Initial: _____

By: E. Cantu Initial: EC

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.

Gabriela Saldana, Administrative Assistant

Adela Lopez, GIS Technician I

Elva Diana Cantu, Designated Representative

Victoria Villarreal, Senior Planner

Jorge Calderon, CFM, Planning Director

NOTICE

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

286118

DEED OF TRUST

THE STATE OF TEXAS
COUNTY OF WEBB

KNOW ALL MEN BY THESE PRESENTS:

That WE, MARIA ISABEL HINOJOSA, a feme sole, of Webb County, Texas,
and FRANCISCO HINOJOSA, a married man,

California
of San Mateo County, ~~TEXAS~~ hereinafter called Grantors (whether one or more) for the purpose of securing
the indebtedness hereinafter described, and in consideration of the sum of TEN DOLLARS (\$10.00) to us in hand paid by the
Trustee hereinafter named, the receipt of which is hereby acknowledged, and for the further consideration of the uses, purposes
and trusts hereinafter set forth, have granted, sold and conveyed, and by these presents do grant, sell and convey unto
JOSE VELA, JR., Trustee, of Webb County, Texas, and his
substitutes or successors, all of the following described property situated in Webb County,
Texas, to-wit:

A 2.0 acre tract of land out of a 358.4
acre tract shown as "Pt. E-1" in Volume
2, page 143, of the Webb County Plat
Records. Said 358.4 acres is out of the
A.M. Bruni Estate Share No. 1, Porcion
32, Antonio Trevino, Original Grantee,
Abstract No. 296. All of the above
mentioned is situated in Webb County,
Texas, and is better described by metes
and bounds in Exhibit "A", hereto
attached and made a part hereof for
all purposes.

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TO HAVE AND TO HOLD the above described property, together with the rights, privileges and appurtenances thereto
belonging unto the said Trustee, and to his substitutes or successors forever. And Grantors do hereby bind themselves, their heirs,
executors, administrators and assigns to warrant and forever defend the said premises unto the said Trustee, his substitutes or
successors and assigns forever, against the claim, or claims, of all persons claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST to secure payment of one (1) promissory note of even
date herewith in the principal sum of ELEVEN THOUSAND AND NO/100THS

Dollars (\$ 11,000.00)

executed by Grantors, payable to the order of ANITA R. AGUILAR, a feme sole

in the City of Laredo, Webb County, Texas as follows, to-wit:

In monthly installments as provided therein.

bearing interest as therein stipulated, providing for acceleration of maturity and for Attorney's fees;

Should Grantors do and perform all of the covenants and agreements herein contained, and make prompt payment of said indebtedness as the same shall become due and payable, then this conveyance shall become null and void and of no further force and effect, and shall be released at the expense of Grantors, by the holder thereof, hereinafter called Beneficiary (whether one or more).

Grantors covenant and agree as follows:

That they are lawfully seized of said property, and have the right to convey the same; that said property is free from all liens and encumbrances, except as herein provided.

To protect the title and possession of said property and to pay when due all taxes and assessments now existing or hereafter levied or assessed upon said property, or the interest therein created by this Deed of Trust, and to preserve and maintain the lien hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty.

To keep the improvements on said property in good repair and condition, and not to permit or commit any waste thereof; to keep said buildings occupied so as not to impair the insurance carried thereon.

To insure and keep insured all improvements now or hereafter created upon said property against loss or damage by fire and windstorm, and any other hazard or hazards as may be reasonably required from time to time by Beneficiary during the term of the indebtedness hereby secured, to the extent of the original amount of the indebtedness hereby secured, or to the extent of the full insurable value of said improvements, whichever is the lesser, in such form and with such Insurance Company or Companies as may be approved by Beneficiary, and to deliver to Beneficiary the policies of such insurance having attached to said policies such mortgage indemnity clause as Beneficiary shall direct; to deliver renewals of such policies to Beneficiary at least ten (10) days before any such insurance policies shall expire; any proceeds which Beneficiary may receive under any such policy, or policies, may be applied by Beneficiary, at his option, to reduce the indebtedness hereby secured, whether then matured or to mature in the future, and in such manner as Beneficiary may elect, or Beneficiary may permit Grantors to use said proceeds to repair or replace all improvements damaged or destroyed and covered by said policy.

That in the event Grantors shall fail to keep the improvements on the property hereby conveyed in good repair and condition, or to pay promptly when due all taxes and assessments, as aforesaid, or to preserve the prior lien of this Deed of Trust on said property, or to keep the buildings and improvements insured, as aforesaid, or to deliver the policy, or policies, of insurance or the renewal thereof to Beneficiary, as aforesaid, then Beneficiary may, at his option, but without being required to do so, make such repairs, pay such taxes and assessments, purchase any tax, title thereon, remove any prior liens, and prosecute or defend any suits in relation to the preservation of the prior lien of this Deed of Trust on said property, or insure and keep insured the improvements thereon in an amount not to exceed that above stipulated; that any sums which may be so paid out by Beneficiary and all sums paid for insurance premiums, as aforesaid, including the costs, expenses and Attorney's fees paid in any suit affecting said property when necessary to protect the lien hereof shall bear interest from the dates of such payments at ten per cent (10%) per annum, and shall be paid by Grantors to Beneficiary upon demand, at the same place at which the above described note is payable, and shall be deemed a part of the debt hereby secured and recoverable as such in all respects.

That in the event of default in the payment of any installment, principal or interest, of the note hereby secured, in accordance with the terms thereof, or of a breach of any of the covenants herein contained to be performed by Grantors, then and in any of such events Beneficiary may elect, Grantors hereby expressly waiving presentment and demand for payment, to declare the entire principal indebtedness hereby secured with all interest accrued thereon and all other sums hereby secured immediately due and payable, and in the event of default in the payment of said indebtedness when due or declared due, it shall thereupon, or at any time thereafter, be the duty of the Trustee, or his successor or substitute as hereinafter provided, at the request of Beneficiary (which request is hereby conclusively presumed), to enforce this trust; and after advertising the time, place and terms of the sale of the above described and conveyed property, then subject to the lien hereof, for at least twenty-one (21) days preceding the date of sale by posting written or printed notice thereof at the Courthouse door of the county where said real property is situated, which notice may be posted by the Trustee acting, or by any person acting for him, and the Beneficiary (the holder of the indebtedness secured hereby) has, at least twenty-one (21) days preceding the date of sale, served written or printed notice of the proposed sale by certified mail on each debtor obligated to pay the indebtedness secured by this Deed of Trust according to the records of Beneficiary, by the deposit of such notice, enclosed in a postpaid wrapper, properly addressed to such debtor at debtor's most recent address as shown by the records of Beneficiary, in a post office or official depository under the care and custody of the United States Postal Service, the Trustee shall sell the above described property, then subject to the lien hereof, at public auction in accordance with such notice at the Courthouse door of said county where such real property is situated; [provided where said real property is situated in more than one county, the notice to be posted as herein provided shall be posted at the Courthouse door of each of such counties where said real property is situated, and said above described and conveyed property may be sold at the Courthouse door of any one of such counties, and the notices so posted shall designate the county where the property will be sold], on the first Tuesday in any month between the hours of ten o'clock A.M. and four o'clock P.M., to the highest bidder for cash, selling all of the property as an entirety or in such parcels as the Trustee acting may elect, and make due conveyance to the Purchaser or Purchasers, with general warranty binding Grantors, their heirs and assigns; and out of the money arising from such sale, the Trustee acting shall pay first, all the expenses of advertising the sale and making the conveyance, including a commission of five per cent (5%) to himself, which commission shall be due and owing in addition to the Attorney's fees provided for in said note, and then to Beneficiary the full amount of principal, interest, Attorney's fees and other charges due and unpaid on said note and all other indebtedness secured hereby, rendering the balance of the sales price, if any, to Grantors, their heirs or assigns; and the recitals in the conveyance to the Purchaser or Purchasers shall be full and conclusive evidence of the truth of the matters therein stated, and all prerequisites to said sale shall be presumed to have been performed, and such sale and conveyance shall be conclusive against Grantors, their heirs and assigns.

It is agreed that in the event a foreclosure hereunder should be commenced by the Trustee, or his substitute or successor, Beneficiary may at any time before the sale of said property direct the said Trustee to abandon the sale, and may then institute suit for the collection of said note, and for the foreclosure of this Deed of Trust lien; it is further agreed that if Beneficiary should institute a suit for the collection thereof, and for a foreclosure of this Deed of Trust lien, that he may at any time before the entry of a final judgment in said suit dismiss the same, and require the Trustee, his substitute or successor to sell the property in accordance with the provisions of this Deed of Trust.

Beneficiary shall have the right to purchase at any sale of the property, being the highest bidder and to have the amount for which such property is sold credited on the debt then owing.

Beneficiary in any event is hereby authorized to appoint a substitute trustee, or a successor trustee, to act instead of the Trustee named herein without other formality than the designation in writing of a substitute or successor trustee; and the authority hereby conferred shall extend to the appointment of other successor and substitute trustees successively until the indebtedness hereby secured has been paid in full, or until said property is sold hereunder, and each substitute and successor trustee shall succeed to all of the rights and powers of the original trustee named herein.

In the event any sale is made of the above described property, or any portion thereof, under the terms of this Deed of Trust, Grantors, their heirs and assigns, shall forthwith upon the making of such sale surrender and deliver possession of the property so sold to the Purchaser at such sale, and in the event of their failure to do so they shall thereupon from and after the making of such sale be and continue as tenants at will of such Purchaser, and in the event of their failure to surrender possession of said

property upon demand, the Purchaser, his heirs or assigns, shall be entitled to institute and maintain an action for forcible detainer of said property in the Justice of the Peace Court in the Justice Precinct in which such property, or any part thereof, is situated.

It is agreed that the lien hereby created shall take precedence over and be a prior lien to any other lien of any character whether vendor's, materialmen's or mechanic's lien hereafter created on the above described property, and in the event the proceeds of the indebtedness secured hereby as set forth herein are used to pay off and satisfy any liens heretofore existing on said property, then Beneficiary is, and shall be, subrogated to all of the rights, liens and remedies of the holders of the indebtedness so paid.

It is further agreed that if Grantors, their heirs or assigns, while the owner of the hereinabove described property, should commit an act of bankruptcy, or authorize the filing of a voluntary petition in bankruptcy, or should an act of bankruptcy be committed and involuntary proceedings instituted or threatened, or should the property hereinabove described be taken over by a Receiver for Grantors, their heirs or assigns, the note hereinabove described shall, at the option of Beneficiary, immediately become due and payable, and the acting Trustee may then proceed to sell the same under the provisions of this Deed of Trust.

As further security for the payment of the hereinabove described indebtedness, Grantors hereby transfer, assign, and convey unto Beneficiary all rents issuing or to hereafter issue from said real property, and in the event of any default in the payment of said note or hereunder, Beneficiary, his agent or representative, is hereby authorized, at his option, to collect said rents, or if such property is vacant to rent the same and collect the rents, and apply the same, less the reasonable costs and expenses of collection thereof, to the payment of said indebtedness, whether then matured or to mature in the future, and in such manner as Beneficiary may elect. The collection of said rents by Beneficiary shall not constitute a waiver of his right to accelerate the maturity of said indebtedness nor of his right to proceed with the enforcement of this Deed of Trust.

It is agreed that an extension, or extensions, may be made of the time of payment of all, or any part, of the indebtedness secured hereby, and that any part of the above described real property may be released from this lien without altering or affecting the priority of the lien created by this Deed of Trust in favor of any junior encumbrancer, mortgagee or purchaser, or any person acquiring an interest in the property hereby conveyed, or any part thereof; it being the intention of the parties hereto to preserve this lien on the property herein described and all improvements thereon, and that may be hereafter constructed thereon, first and superior to any liens that may be placed thereon, or that may be fixed, given or imposed by law thereon after the execution of this instrument notwithstanding any such extension of the time of payment, or the release of a portion of said property from this lien.

In the event any portion of the indebtedness hereinabove described cannot be lawfully secured by this Deed of Trust lien on said real property, it is agreed that the first payments made on said indebtedness shall be applied to the discharge of that portion of said indebtedness.

Beneficiary shall be entitled to receive any and all sums which may become payable to Grantors for the condemnation of the hereinabove described real property, or any part thereof, for public or quasi-public use, or by virtue of private sale in lieu thereof, and any sums which may be awarded or become payable to Grantors for damages caused by public works or construction on or near the said property. All such sums are hereby assigned to Beneficiary, who may, after deducting therefrom all expenses actually incurred, including attorney's fees, release same to Grantors or apply the same to the reduction of the indebtedness hereby secured, whether then matured or to mature in the future, or on any money obligation hereunder, as and in such manner as Beneficiary may elect. Beneficiary shall not be, in any event or circumstances, liable or responsible for failure to collect, or exercise diligence in the collection of, any such sums.

Nothing herein or in said note contained shall ever entitle Beneficiary, upon the arising of any contingency whatsoever, to receive or collect interest in excess of the highest rate allowed by the laws of the State of Texas on the principal indebtedness hereby secured or on any money obligation hereunder and in no event shall Grantors be obligated to pay interest thereon in excess of such rate.

If this Deed of Trust is executed by only one person or by a corporation the plural reference to Grantors shall be held to include the singular and all of the covenants and agreements herein undertaken to be performed by and the rights conferred upon the respective Grantors named herein, shall be binding upon and inure to the benefit of not only said parties respectively but also their respective heirs, executors, administrators, grantees, successors and assigns.

Grantors expressly represent that this Deed of Trust and the Note hereby secured are given for the following purpose, to-wit:

The indebtedness, the payment of which is hereby secured, is in part payment of the purchase price of the real property herein described, and is also secured by a vendor's lien thereon retained in deed of even date herewith to the undersigned, and this Deed of Trust is given as additional security for the payment of said indebtedness.

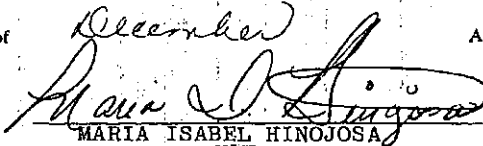
EXECUTED this

10th

day of

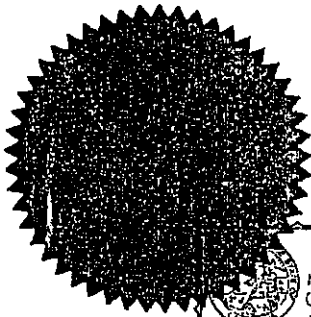
December

A. D. 19 81


MARIA ISABEL HINOJOSA


FRANCISCO HINOJOSA

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Cowdery's Form No. 36—(Acknowledgment—General)
(C. C. Sec. 1189) (Printed 6-1-68) B471-1200F

STATE OF CALIFORNIA,
San Francisco County of San Francisco } ss.
On this 30th day of Nov in the year one thousand nine
hundred and 81 before me, Maria C. Mathus
a Notary Public, State of California, duly commissioned and sworn, personally appeared
Francisco Hinojosa
known to me to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the San Francisco County of San Francisco the day and
year in this certificate first above written.

OFFICIAL SEAL
MARIA C. MATHUS
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO
My Comm. Expires July 22, 1985

Maria C. Mathus
Notary Public, State of California
My Commission Expires July 22, 1985

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(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared MARIA ISABEL HINOJOSA, a feme sole,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

10th day of December, A.D. 1981

Leticia L. Guadalupe
Notary Public in and for Webb County, Texas.

My commission expires 5-22-1985

(Printed or stamped name of notary)

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(Acknowledgment)

THE STATE OF ~~TEXAS~~ CALIFORNIA
COUNTY OF ~~SAN MATEO~~ SAN FRANCISCO

Before me, the undersigned authority, on this day personally appeared FRANCISCO HINOJOSA, a married man,

I 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 on this the

30th day of Nov., A.D. 1981



Maria C. Mathus
Notary Public in and for San Francisco County, California

My commission expires 7/22, 1985

(Printed or stamped name of notary)

(Corporate Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

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

a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

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)

Tract 24E
2.0 Acres
Porcion 32
A.M. Bruni Estate
Partition "E-1"
November 25- 1978

A 2.0 acre tract of land out of a 358.4 acre tract shown as "Pt. E-1" in Volume 2 page 143 of the Webb County Plat Records. Said 358.4 acres is out of the A.M. Bruni Estate Share No. 1, Porcion 32, Antonio Trevino, Original Grantee Abstract No. 296. All the above mentioned is situated in Webb County, Texas and is hereunder better described by me and bounds as follows to wit;

BEGINNING survey at the Southwest corner of said 358.4 acre tract "Pt. E-1"; same being the Southeast corner of "Pt. D-1" also out of Share No. 1 and same being a point on the Common line of Porcion 32 and 33; then going on a bearing S 89-55-56 E., along common line of Porcion 23 and 33, 616.06 feet to the East boundry line and the Southeast corner of a 25 foot egress and ingress easement; Then N 00-04-04 E.; 911.68 feet along east line of mentioned 25 foot easement, the Southwest corner of this tract designated as tract 24E and the POINT OF BEGINNING.

THENCE, N. 00-04-04 E.; 303.89 feet (West boundry line) along East line of mentioned 25 foot easement to the Northwest corner hereof;

THENCE, S. 89-55-56 E.; 286.68 feet (North boundry line) along South boundry line of Tract 23E to the Northwest corner hereof;

THENCE, S. 00-04-04 W.; 303.89 Feet (East boundry line) to the Southeast corner hereof;

THENCE, N. 89-55-56 W.; 286.68 feet (South boundry line) along the North boundry line of Tract 23E, to the Southwest corner and the POINT OF BEGINNING.

E X H I B I T "A"

FILED

DEC 21 1978
HENRY FLORES CO. CLERK
WEBB COUNTY, TEXAS
BY

RECORDER'S MEMORANDUM
All or parts of this text on this page
was not clearly legible for satisfactory
recording.

FILED: 12-21-81 AT 9:41
HENRY FLORES
COUNTY CLERK, WEBB COUNTY, TEXAS
BY _____ DEPUTY.

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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-1395

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:

Old Milwaukee West, Tract 24-E - unplatted 2.00 Acres

275 Ranch Road 6086D

ID# 120260009

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 OS0037612 (Soil Type II)

Drainfield: 114 LF Leaching Chambers (2 rows); Infiltrator CM-1060 - 1,000 gal dual-compartment tank

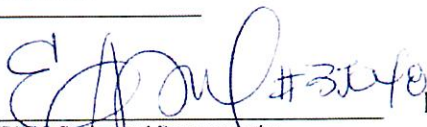
System designed and connected to: 2 bedroom dwelling (1,110 SF)

Licensee Francisco Hinojosa & Maria Isabel Hinojosa

Address 1607 Denmark Ln., Laredo, TX 78045 // miramirez380@gmail.com

Telephone (956) 206-7048

Approved by


TCEC Designated Representative

Date

March 4th, 2020