



COUNTY OF WEBB
CERTIFICATION REGARDING THE CONNECTION OF UTILITIES
Determinations required pursuant to Sections 232.029(c)(2) of the
Texas Local Government Code

Legal description of property: **an unplatted 4.9880 acs tract of land, more or less, known as Tract 10, Ranchitos Los Minerales and Annex, as further described in Vol. 519, Pgs. 408-414, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **307 Sulfur Mine Rd.**

Recorded on **07/12/1976** and filed in Volume **0519**, Pages **408-414**, of the Webb County Deed Records.

Requested by: **Cesar Castilleja (ID 11340)**

Pursuant to the provisions of Section 232.029(c)(2), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

1. The subdivided land has been determined to be a "**lot of record**" (as defined by **232.021(6-a), TLGC**) established by a conveyance instrument from the original subdivider **prior to September 1, 1989**;
2. The tract of land **has not been further subdivided since September 1, 1989**;
3. The residence has adequate sewer services provided through a permitted on-site sewage facility under license and registration no. **WC1098**; and
4. No residential dwellings have been approved through this certificate.

For authorization under this section, the Court relied on the following documents:

- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **08/24/1976** and filed in Volume **0519**, Pages **408-414**, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Copy of on-site sewage facility license and registration no. **WC1098**.

Subject to the above-described determinations, the following utility connection(s) are authorized:

water sewer electricity gas


LIMITATIONS: Connection limited to one meter

Reviewed and recommended for approval by:




 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the September day of 13th, 2021.

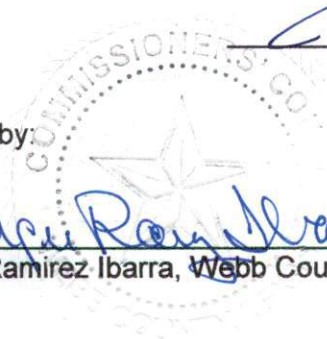


 Hon. Tano E. Tijerina
 Webb County Judge

Attested by:



 Margie Ramirez Ibarra, Webb County Clerk



BY:  DEPUTY
 2021 SEP 14 AM 9:48
 WEBB COUNTY, TEXAS
 MARGIE R. IBARRA
 COUNTY CLERK
 FILED

Compliance & Inspection Certifications Relating to Utility Application Approvals

Issue ID: 11340

Application for: **Water (w/OSSF) Electricity**

Legal Description: an unplatted 4.9880 acs tract of land, more or less, known as Tract 10, Ranchitos Los Minerales and Annex, as further described in Vol. 519, Pgs. 408-414, 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. WC1098): 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: C. Holguin Initial: CH
 By: L. Torres Initial: LT
 By: C. Holguin Initial: CH
 By: E. Cantu Initial: EDC
 By: ----- Initial: -----
 By: J. Calderon Initial: EDC by Dora
 By: ----- Initial: -----
 By: C. Holguin Initial: CH
 By: L. Torres Initial: LT

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 = 1
- All mandated in-door plumbing observed & compliant
Total mandated structures: 2
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: D. Rangel Initial: D.R
 By: D. Rangel Initial: D.R
 By: ----- Initial: -----
 By: ----- Initial: -----

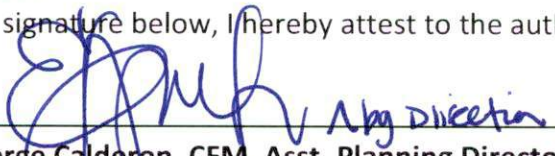
Staff Recommendation/Determination

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


By: J. Calderon Initial: EDC by Dora

Attested:

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



 Jorge Calderon, CFM, Asst. Planning Director



 Elva Diana Cantu, Designated Representative



 Cesiah Holguin, Senior Planner



 Dorian Rangel, GIS Technician I



 Lilly Torres, Administrative Assistant

**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 §

AFFIDAVIT OF Cesar Castilleja (ID11304)

SUBJECT PROPERTY: an unplatted 4.9880 acs tract of land, more or less, known as Tract 10, Ranchitos Los Minerales and Annex, as further described in Vol. 519, Pgs. 408-414, Webb County Deed Records; said site is further identified by GPS coordinates of Lat. 27°39'0.487"N, Long 99°36'53.575"W.

Before me, the undersigned Notary Public, on this day personally appeared Cesar Castilleja and under oath deposed and said as follows:

"My name is Cesar Castilleja. 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 house with outside restroom, 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 08/24/1976 in Vol. 0519, Pgs. 408-414, 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 # WC1098 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."

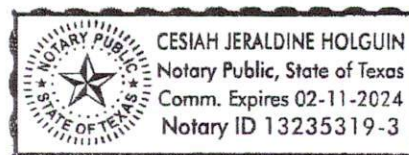


Cesar Castilleja

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Cesar Castilleja on the 24 day of August, 2021.



NOTARY PUBLIC, STATE OF TEXAS





**Webb County
Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4173-E §

NAME OF APPLICANT Cesar Castilleja (owner/applicant) ID 11340

PHYSICAL ADDRESS OR E911 ADDRESS: 307 Sulfur Mine Rd.

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (**EXISTING HOUSE TO BE SERVICED BY EXISTING OSSF**) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:

an unplatted 4.9880 acs tract of land, more or less, known as Tract 10, Ranchitos Los Minerales and Annex, as further described in Vol. 519, Pgs. 408-414, Webb County Deed Records; said site is further identified by GPS coordinates of Lat. 27°38'59.936"N, Long 99°36'54.596"W.

Lot/Tract No.	Block No.	Section No.	Name of Subdivision
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THE COUNTY FLOODPLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

N/A

WARNING:

The flood hazard boundary maps and other flood data used by the County Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Webb County, the County Floodplain Administrator or any officer or employee of the County of Webb in the event flooding or flood damage does occur.

Signature of County Floodplain Administrator

Date of Issuance:

09/07/2021



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St, Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

CONDITIONS AFFECTING WATER & SEWER SERVICE CONNECTIONS

To: Customer Services
City of Laredo Water Utilities

Date: 9/7/2021

Subject Property: Tract 10, Los Minerales and Annex (ID# 11340)
Property Owner(s): Cesar Castilleja

Tax Parcel ID: 218219 Area: 213,979.79 sq. ft. Vacant Lot? No Is property platted? No

Existing Structures:

Address	Use	Description	Plumbing Installed?	Connection
307 Sulfur Mine Rd.	Residential	wooden built house	Yes	Mandatory
307 Sulfur Mine Rd.	Non-Residential	wooden built restroom	Yes	Mandatory

Total Existing Structures: 2 Total mandatory connection(s) 2

Comments:

Conditions/Limitations:

- All dwellings and any non-residential structure with plumbing or wastewater discharge facilities located on the tract **MUST** be connected to an organized sewer system subject to the following conditions:
 - NO OSSF is allowed on the tract. Any existing OSSF on the tract **MUST** be properly closed, vacated and disposed in accordance with the state law and local regulations.
 - Compliance with the licensing conditions established by OSSF License No. **WC1098**
- NO additional dwellings or service meters may be placed or constructed on the site until a development permit has been authorized and a plat or replat of the property has been approved and recorded.
- Utility services ARE NOT TRANSFERABLE in the event the tract is further subdivided by sale or lease UNLESS a plat or replat of the property has been approved and recorded.
- The property is subject to the conditions and limitations defined in the ***“Owner’s Affidavit Regarding Property Development Limitations and the Provision of Water and Sewer Services”*** executed on **8/24/21** and any executed acknowledgement regarding utility connection and existing on-site waste disposal facilities.

Based on the above-referenced stipulations, this property is authorized for connection to water and/or sewer services pursuant to the following authority: **Certification under Sec. 232.029(c)(2), LGC.**

Reviewed and Approved By:



Rhonda M Tiffin, CFM
Planning Director/Floodplain Administrator

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



Site Information:

General location: **FM 1472** Tax Parcel ID: **218219** ID: **11340**

Subdivision/Colonia Name: **Los Minerales and Annex**

Lot(s)/Tracts(s): **10** Block: _____ Phase/Unit: _____ Area: **213,979.79** sq. ft.

Is property platted? **No** If not, identify basis of exception: _____

Vacant Lot? **No** If not vacant, Total number of all Structures: **2**

Total Residential: **1** Total Non-residential: **1** Total Commercial: **0**

Is any portion of the property within the Laredo city limits? **No**

Property Owner Information:

Name(s) of owner(s): **Cesar Castilleja**

Name of Contact Person: **Cesar Castilleja**

Mailing address: **2101 Mallorca Dr.** City: **Laredo** State/zip: **TX/78046**

Phone: _____ (work) _____ (home) **956-334-6749**(cell) _____ (other)

Existing Structure and Occupant Information:

Date of last on-site inspection: **08/20/2021**

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

Structure No. 1 – Wood frame structure

Residential Non-Residential Commercial

E911 Address: **307 Sulfur Mine Rd.**

Occupant: **owner**

Comments: _____

Structure No. 2 – Wood frame structure

Residential Non-Residential Commercial

E911 Address: **307 Sulfur Mine Rd.**

Occupant: **N/A**

Comments: **outside restroom**

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: _____



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

License No.: WC-1098

**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: Los Minerales and Annex, Tract 10 (unplatted 4.988 Acres)
307 Sulfur Mine Rd.
ID# 11231

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:

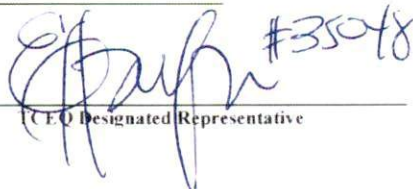
Q (waste water flow rate) limited to 180 Gallons per Day.
In the event that Q exceeds allowed limit, this license and registration will be invalidated.

Norwesco Legacy two compartment 1,000 gal. tank
Disposal system: Leaching chambers
Connected structure: 2 BR House

Licensee Cesar Castilleja

Address 2101 Mallorca Dr., Laredo, TX 78045

Telephone (956) 334-6749

Approved by  #35048 **Date** August 20, 2021
CEO Designated Representative

Southern Sanitation

No. 10540

220 Guadalupe
 P.O. Box 333 • Laredo, Texas 78042
 (956) 723-3333 • Fax (956) 723-7775

SERVICE AGREEMENT Non-Hazardous Waste

Customer Acct No. _____
 Effective Date _____

Account Name Cesar Castilleja
 Service Address 307 Sulfur Mine Rd
 City Laredo TX
 Telephone: 956-612-5803 Fax: _____
 Contact: Cesar Castilleja

Billing Name CESAR CASTILLEJA
 Billing Address 307 SULFUR MINE RD
 City LAREDO State TX Zip 78049
 Telephone: 956-334-6747 Fax: _____
 Contact: CESAR CASTILLEJA

EQUIPMENT AND SERVICE

Quantity	Size	Frequency	Scheduled Pickup Days
1	4yd	2xwk	

SPECIAL INSTRUCTIONS:

THE UNDERSIGNED INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF CUSTOMER, ACKNOWLEDGES THAT HE/SHE HAS READ AND UNDERSTANDS THE TERMS OF THIS AGREEMENT ON REVERSE SIDE AND THAT HE/SHE HAS THE AUTHORITY TO SIGN ON BEHALF OF CUSTOMER.

CUSTOMER

(Authorized Signature)
 Name (Print) CESAR CASTILLEJA
 Title _____
 Address 307 SULFUR MINE RD
 TDL # 00895989 Date 8-18-21
 TIN: _____

SERVICE CHARGES

Service Charge per Month \$ 103.00
 Delivery Charge \$ 35.00
 Extra Service Charge \$ 30.00 Requested
 \$ 4% surcharge
 All service charges are plus tax.

SOUTHERN SANITATION

(Authorized Signature)
 Name (Print) Daniel Vallego
 Date 8-18-21

STATE OF TEXAS
COUNTY OF WEBB

§

KNOW ALL MEN BY THESE PRESENTS:

§

222771

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THAT I, RODOLFO SALINAS, JR., of the County of Webb and State of Texas, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to the undersigned paid by the granteé herein named, the receipt of which is hereby acknowledged, and the further consideration of the payment by the grantee herein of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) ----- DOLLARS, as evidenced by one certain promissory note, of even date herewith, in the principal sum of SEVEN THOUSAND AND NO/100 ----- DOLLARS, payable to Rodolfo Salinas, Jr., over a period of ten (10) years, with interest as therein stated, both principal and interest payable at Laredo, Webb County, Texas, and said note containing the usual default, acceleration of maturity and attorney's fees clauses and being secured by the vendor's lien

herein retained and the deed of trust below mentioned, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto

... CESAR LUIS CANTU AND WIFE, CYNTHIA MARIE CANTU, (hereinafter referred to as "grantee" whether one or more) of the County of Webb and State of Texas, all of the following described real property situated in Webb County, Texas, to-wit:

4.9880 acres described in Exhibit "G" attached hereto and made a part hereof. There is specifically excluded herefrom a 3/4 non-participating royalty interest, but there is herein granted a non-exclusive permanent right of ingress and egress over all roads shown on Plat of Ranchitos IV - Los Minerales, out of Porcion Number 10, Webb County, Texas, shown on Exhibit "A" hereto attached.

FILED

AUG 24 3 41 PM '76

M. HENRI VOLPE CO. CLERK
WEBB COUNTY, TEXAS

BY _____ DEPUTY

SUBJECT to all oil, gas and mineral leases and reservations of record, and less and except all water rights appertaining thereto.

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TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof; however, the vendor's lien and superior title are retained against the above-described premises for the security and until the full and final payment of the above-described promissory note, when and whereupon this deed shall become absolute.

As additional security for the payment of the above described note, the grantee herein has executed this day a deed of trust to H. C. Hall, III, Trustee.

Executed at Laredo, Texas, on this the 12th day of ^{July}~~June~~, 1976.



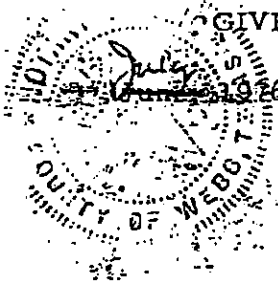
RODOLFO SALINAS, JR.

STATE OF TEXAS §

COUNTY OF WEBB §

BEFORE ME, the undersigned authority, on this day personally appeared RODOLFO SALINAS, JR., 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.

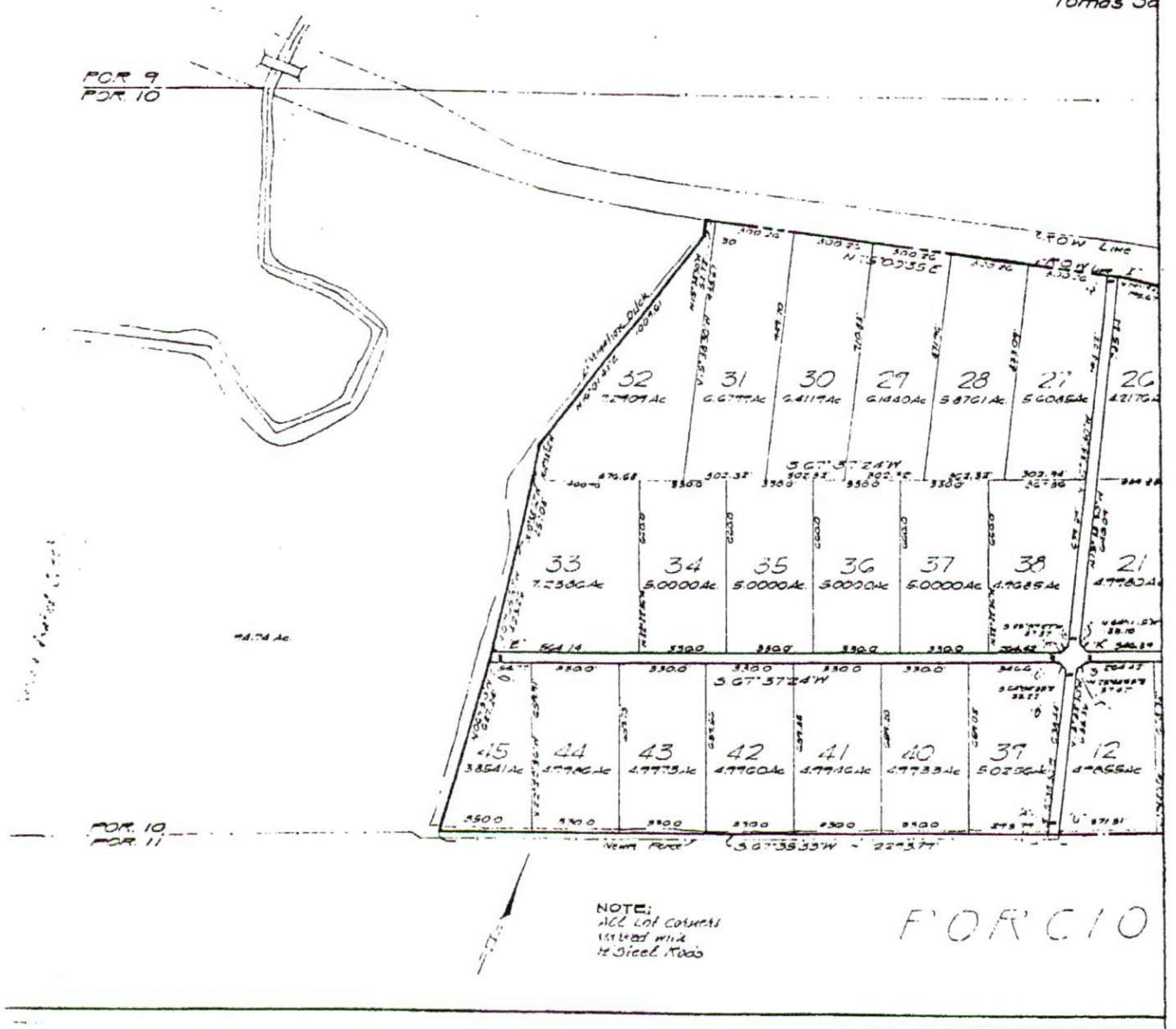
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 12th day of



Julia T. Jones
Notary Public, Webb County, Texas

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Ranchita
238.7743 ACRE
Tomas Sa



AS IV - Los Minerales
TRACT OUT OF FORCION No. 10
anchez - Original Grantee

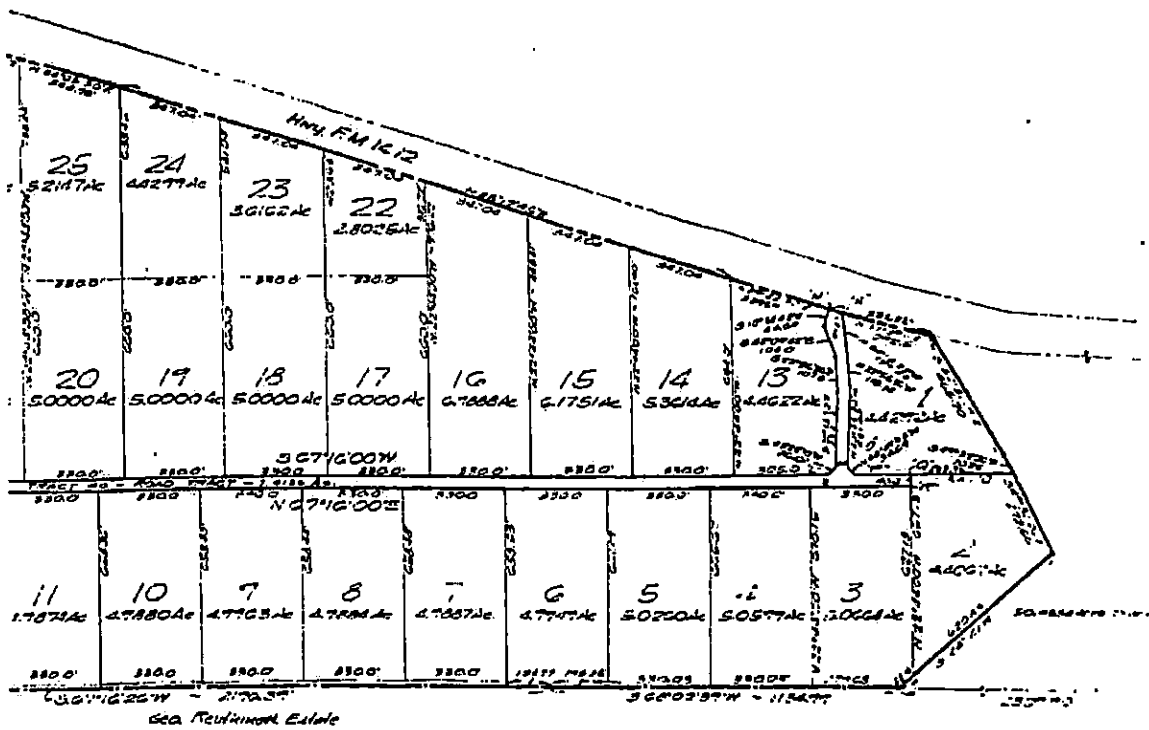
EXHIBIT "A"

ABSTRACT 200
Harris County, Texas

1904-1905 & 1906
C. V. HAMILTON & COMPANY
SURVEYORS & ENGINEERS
LUBBOCK, TEXAS

Richter & Wilson

FORCION



N 11

STATE OF TEXAS:
COUNTY OF HARRIS:
I, C. V. HAMILTON, a Registered Public Surveyor, do hereby certify
that the foregoing Survey was made on the several dates and locations
the several of which are collected within section
this 12th day of June, 1916.

Witness my hand and seal
this 12th day of June, 1916.

Exhibit B

(Tract 10)

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A tract of land containing 4.9880 acres, more or less, in Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Original Grantee, Abstract 280, being out of a 584.598 acre tract that comprises First and Third Tracts described in a deed from C.H. Griffith and wife to Sam Yates and Ricardo E. Longoria recorded in Volume 426, Pages 276-281 of the Webb County Deed Records; also being out of a 362.2426 acre tract described in deed dated June 15, 1976 from Sam Yates and Jack E. Blanco to Rodolfo Salinas, Jr. recorded in Volume 514 Pages 1004 et seq of the Deed Records of Webb County, Texas, this 4.9880 acre tract being more particularly described as follows, to-wit:

Commencing for a tie at a $\frac{1}{2}$ " steel rod designated as corner "R" in the description of a 7.4126 acre tract in which said Rodolfo Salinas, Jr. has granted an easement for ingress and egress to purchasers of portions of said 362.2426 acre tract, said easement being of record in the Webb County Deed Records;

THENCE S. 67°16'00" W. 2310.0 feet with the southeast line of Tract 46 to a $\frac{1}{2}$ " steel rod, the northwest corner of Tract 9 and the northeast and beginning corner of this tract;

THENCE S. 22°44'00" E. 658.40 feet with the southwest line of Tract 9 to a $\frac{1}{2}$ " steel rod under fence on the occupied common boundary line of Porcion 10 and Porcion 11, also being the southeast line of said 362.2426 acre tract, said rod being the southwest corner of Tract 9 and the southeast corner of this tract;

THENCE S. 67°16'26" W. 330.0 feet with fence and said occupied common boundary line of Porcion 10 and Porcion 11 to a $\frac{1}{2}$ " steel rod, the southeast corner of Tract 11 and the southwest corner of this tract;

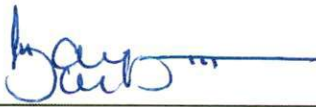
THENCE N. 22°44'00" W. 658.36 feet with the northeast line of Tract 11 to a $\frac{1}{2}$ " steel rod on the southeast line of Tract 46, the northeast corner of Tract 11 and the northwest corner of this tract;

THENCE N. 67°16'00" E. 330.0 feet with southeast line of Tract 46 to the place of beginning.

**Laredo/Webb County EDAP Project
Row Acquisition Statement**

By my signature, I hereby certify that all necessary rights-of-way have been acquired from the property owners as necessary for the delivery of water and sewer services for the following:

10 Los Minerales and Annex
Lot Block Subdivision



Signature

Mario Santos III, Engineering Project Manager

Printed Name and Title

By signing this document I (Mario Santos III) do not have the authority to approve or disapprove any water or sewer services. I am only verifying that the property owner dedicated the proposed Roadway Right-Of-Way and Public Utility Easement and recorded with Volume 1478, Page 444 in Webb County Official Public Records.

STATEMENT OF NON-PARTICIPATION

By my signature, I hereby certify that the property owners/lien holders on the following property have **not** executed all documents necessary for the delivery of water and sewer services in the implementation of the Laredo/Webb County EDAP Project:

10 Los Minerales and Annex
Lot Block Subdivision

Signature

Printed Name and Title

DOC#: 813724

DOC#: 813724

ROAD WAY RIGHT OF WAY
AND PUBLIC UTILITY EASEMENT

Recorded
OCT. 20, 2003 AT 03:26PM

Signed: 
MARGIE R. IBARRA
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF WEBB

§
KNOW ALL MEN BY THESE PRESENTS:
§

THAT THE UNDERSIGNED, CESAR LUIS CANTU and wife, CYNTHIA MARIE CANTU, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, CONVEYED and DEDICATED, and by these presents does hereby GRANT, SELL, CONVEY and DEDICATE unto THE COUNTY OF WEBB, a political subdivision of the State of Texas, its successors and assigns, herein referred to as "Grantee," an easement for public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas, water, cable and electric lines), in perpetuity, in, under and across the following described property in Webb County, Texas:

1478
444

- (1) A tract of land of 3,300 square feet, more or less, out of Tract No. 10, Ranchitos IV Los Minerales, an unrecorded Subdivision of Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee, as depicted on, and as described by metes and bounds in, the attached Exhibit "A"; and
- (2) All Grantor's easement rights in that tract of land containing 7.4126 acres, designated as Tract 46 of Ranchitos IV Los Minerales, and dedicated as a private roadway and easement by Rodolfo Salinas, Jr., as described in Volume 516, Page 64, of the Deed Records of Webb County, Texas, it being intended by the Grantor to convey to Grantee any and all easement rights in said tract of land which are appurtenant to Tract No. 10, Ranchitos IV Los Minerales, an unrecorded Subdivision of Webb County, Texas, situated in Porcion No. 10, Abstract 280, Tomas Sanchez, original grantee.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Webb County, Texas.

TO HAVE AND TO HOLD the above described Easement, unto the said Grantee, and Grantee's

successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND said easement and right-of-way for a public roadway and public utilities, unto the said Grantee, Grantee's successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

EXECUTED this 20th day of May, 2002.


CESAR LUIS CANTU

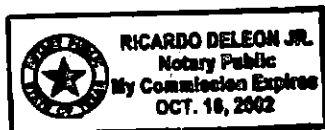

CYNTHIA MARIE CANTU

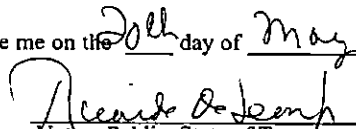
Grantee's Mailing Address:
Webb County
c/o Hon. Mercurio Martinez, Jr.
County Judge
1000 Houston
Laredo, Webb County, Texas 78040

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on the 20th day of May, 2002 by CESAR LUIS CANTU.



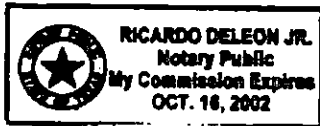

Notary Public, State of Texas

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STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on the 20th day of May, 2002 by
CYNTHIA MARIE CANTU.



Ricardo DeLeon Jr.
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Robert A. Saldaña
Law Offices of Francisco J. Saldaña, Jr.
217 W. Village Blvd, Suite No. 3
Laredo, Texas 78041

1478 446

**LEGAL DESCRIPTION
3,300 SQUARE FEET, MORE OR LESS,
TRACT OF LAND
OUT OF TRACT 10,
RANCHITOS IV LOS MINERALES
WEBB COUNTY, TEXAS**

All of that certain tract or parcel of land containing 3,300 square feet, more or less, of land out of Tract 10, Ranchitos IV Los Minerales, an unrecorded Subdivision of Webb County, Texas; situated in Porcion 10, Abstract 280, Tomas Sanchez original Grantee. Said Tract 10 being described in a deed to Ceasar Luis and Cynthia Marie Cantu as recorded in Volume 519, Page 408, Webb County Deed Records. Said 3,300 square feet, more or less, consisting of a strip of land 10 feet wide adjoining and contiguous with a tract of land designate and dedicated as a private roadway and easement by Rodolfo Salinas, Jr. and described in Volume 516, Page 64, Webb County Deed Records and being further described by metas and bounds as follows:

"BEGINNING" at a point, the Northeast corner of Tract 10, Ranchitos IV Los Minerales, an unrecorded Subdivision of Webb County, Texas, and being herein termed "THE POINT OF BEGINNING".

Thence, S 22°44'00" E, along the common boundary line of Tracts 9 and 10, Ranchitos IV Los Minerales, a distance of 10.00 feet to a point for the Eastern corner of this tract.

Thence, S 67°16'00" W, along a line 10 feet from and paralleling the Northern line of Tract 10, and the Southern Boundary line of the aforementioned private roadway and easement, a distance of 330.00 feet to a point for the Southern corner of this tract.

Thence, N 22°44'00" W, along the common boundary line of Tract 10 and 11, a distance of 10.00 feet to a point being the Northwest corner of said Tract 10 and the Northeast corner of Tract 11 for the Northwest corner of this tract.

Thence, N 67°16'00" E, along the Northern boundary line of said Tract 10 and the Southern boundary line of the aforementioned private roadway and easement, a distance of 330.00 feet to return to and close at the "POINT OF BEGINNING" and containing a total of 3,300 square feet, more or less, of land within the confines of the above described tract.

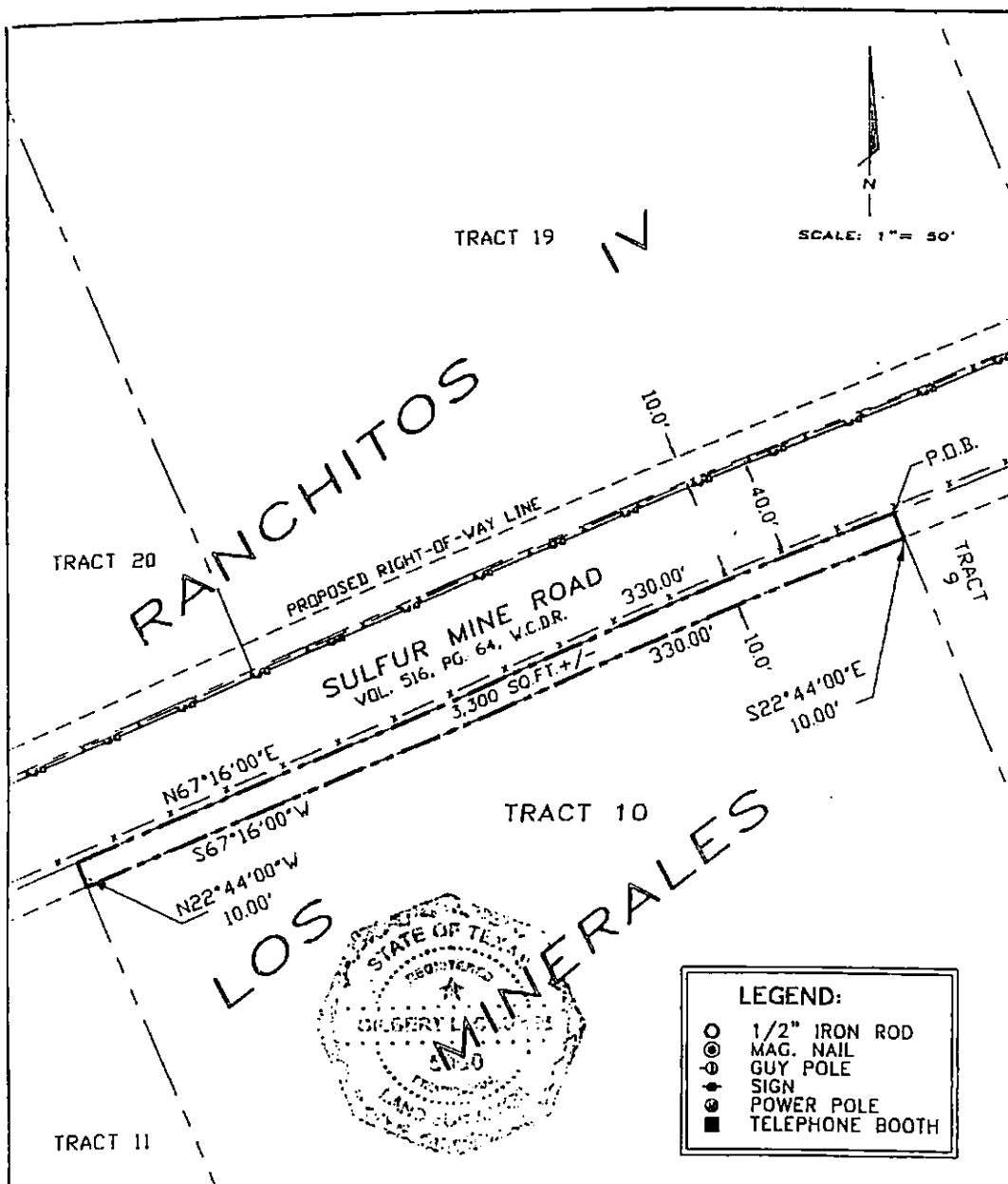
*** BASIS OF BEARING for this legal description is the Southern line of a tract of land designate and dedicated as a private roadway and easement by Rodolfo Salinas, Jr. and described in Volume 516, Page 64, Webb County Deed Records.

I, the undersigned, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that foregoing description was prepared from an actual survey of the subject property on the ground by crews under my direction and to the best of my knowledge and ability is true and correct


GILBERT L. CADE, III., R.P.L.S. NO. 5060 APR 6 DATE

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447





SCALE: 1" = 50'

1478
448



LEGEND:	
○	1/2" IRON ROD
⊙	MAG. NAIL
⊕	GUY POLE
⊙	SIGN
⊙	POWER POLE
■	TELEPHONE BOOTH

BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHERN BOUNDARY LINE OF A TRACT OF LAND DESIGNATED AND DEDICATED AS A PRIVATE ROAD WAY AND CASEMENT BY RODOLFO SALINAS, JR. AND DESCRIBED IN VOLUME 516, PAGE 64, WEBB, COUNTY DEED RECORDS.

FINANCED THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OF THE STATE OF TEXAS. THE PREPARATIONS OF THIS DOCUMENT WAS FINANCED THROUGH PROVISION OF A TEXAS COMMUNITY DEVELOPMENT PROGRAM GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LEGAL DESCRIPTION
3,300 SQUARE FEET +/-
OUT OF
TRACT 10
RANCHITOS IV LOS MINERALES
AN UNRECORDED SUBDIVISION OF
WEBB COUNTY, TEXAS

THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS IN CONJUNCTION WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FURNISHED FINANCIAL SUPPORT TO THE ACTIVITY DESCRIBED IN THIS PUBLICATION WHICH DOES NOT NECESSARILY INDICATED THE CONCURRENCE OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS OR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITH THE STATEMENT OR CONCLUSION CONTAINED IN THIS PUBLICATION

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND AND RECORDED INFORMATION.
Gilbert L. Cade III
APR 04 2002
GILBERT L. CADE III, R.P.L.S. No. 5060 DATE

MEJIA ENGINEERING COMPANY
1202 HOUSTON ST. - SUITE 200
LAREDO, TEXAS 78040
OFFICE: (956) 725-5057 FAX: (956) 725-7070

FILE NAME: G:/A/839/ROW	DATE: 01/22/02
FILE NAME: LOT 10	SHEET 9 of 77