

PLANNING DEPT. PCTS 2 & 4 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	Joaquin Ochoa III	4-1513
	COMM. COURT: February 26, 2019	



PLANNING DEPARTMENT

Rev. 06-03-15

County of Hidalgo

Main Office
1304 South 25th Street
Edinburg, Texas 78542
956-318-2840
956-318-2844

Precinct No.1 Substation
1902 Joe Stephens Ave.
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

T.J. Arredondo, CFM
Director of Planning

Precinct 1 2 3 4

Application No: 4-1513

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Joaquin Ochoa III

Address: 34651 Lougham Dr
San Manuel, TX

Phone: 956-862-1100

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:	_____	_____
Date Approved:	/ /	/ /

Water Supplier: City of Edinburg, TX

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 339642-001
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Joaquin Ochoa III

Fresh water Farms #3 lot #10 Blk #7

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



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T.J. Arredondo, CFM
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4-1513

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Joaquin Echon III

Known to me [or proved to me in the oath of TX DL # 20691070 or through
(description of federal or state government ID card with photograph and signature)],
who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

34651 Longhorn Dr. San Marcell, TX
Fresh Water Farms #3 lot 10 Bk # 7

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

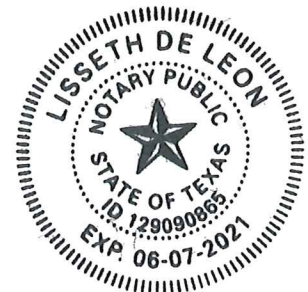
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

Joaquin Echon III (Signature)

SUBSCRIBED AND SWORN TO before me on February 14, 2019, to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: January 18, 2019

Grantor: DANIEL O. RIOS and wife, DOLORES G. RIOS

Grantor's Mailing Address (including county): 104 E. Lark Avenue
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: JOAQUIN OCHOA, III

Grantee's Mailing Address (including county): P.O. Box 3942
Edinburg, Texas 78540
Hidalgo County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS in the principal amount of ONE HUNDRED FIFTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$154,000.00), of which the sum of \$69,500.00 represents a portion of the purchase price of the within described property. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS and by a first-lien deed of trust of even date from Grantee to ALLAN B. POLUNSKY, Trustee.

Property (including any improvements):

Lot 10, Block 7, FRESH WATER FARMS SUBDIVISION NO. 3, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 9, Page 55, Map Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals, in, on, under, or that may be produced from the above-described property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Mineral and/or royalty grant and/or reservation in instrument(s) dated September 15, 1949, recorded in Volume 672, Page 524, Deed Records; and dated November 18, 1949, recorded in Volume 675, Page 182, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated September 26, 1933, recorded in Volume 1, Page 122, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated September 1, 1990, recorded in Volume 2996, Page 137, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated September 1, 1993, recorded under Clerk's File No.369918, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease(s) dated September 1, 1994, recorded under Clerk's File No.411030, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Conveyance of underground water, together with easements for canals, reservoirs, pipe lines, etc., in instrument dated July 22, 1949 recorded in Volume 672, Page 522, Deed Records, Hidalgo County, Texas.

Easement dated April 16, 1935, recorded in Volume 400, Page 632, Deed Records, Hidalgo County, Texas.

Easement and Right of Way Deed dated March 24, 1947, recorded in Volume 610, Page 610, Deed Records, Hidalgo County, Texas.

Right of Way Easement dated December 17, 1952, recorded in Volume 764, Page 6, Deed Records, Hidalgo County, Texas.

Subject to any portion of the land within the limits or boundaries of any public or private roadway and/or highway and the rights of the public thereto.

Underground gas line as per survey dated January 4, 2019, prepared by Pablo Pena, III, R.P.L.S., No. 5242.

Power pole line, power pole and gate along the East side as per survey dated January 4, 2019, prepared by Pablo Pena, III, R.P.L.S., No. 5242.

Encroachment and/or protrusion of fence as per survey dated January 4, 2019, prepared by Pablo Pena, III, R.P.L.S., No. 5242

Taxes for the year 2019 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof forever, except as to the reservations from, and exceptions to conveyance and warranty herein contained.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the sum of \$69,500.00 being a part of the above described ONE HUNDRED FIFTY-FOUR THOUSAND AND NO/100THS DOLLARS (\$154,000.00) note. The first and superior vendor's lien against and the superior title to the Property are retained for the benefit of LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS and are transferred to LIBRA ENTERPRISES, LLC, DBA CONSTRUCTION FINANCIAL SOLUTIONS, without recourse against Grantor.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE TAKES THE PROPERTY "AS IS", EXCEPT FOR THE WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN. GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, LAYOUT, FOOTAGE, EXPENSES, ZONING, OPERATION OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY, AND GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES THAT NO SUCH REPRESENTATIONS HAVE BEEN MADE. GRANTOR MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY, MARKETABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE OR OTHERWISE EXCEPT AS SET FORTH AND LIMITED HEREIN. ANY IMPLIED WARRANTIES ARE EXPRESSLY DISCLAIMED AND EXCLUDED.

When the context requires, singular nouns and pronouns include the plural.

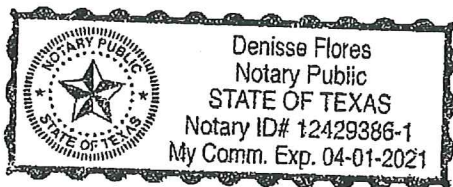
Daniel O. Rios
DANIEL O. RIOS

Dolores G. Rios
DOLORES G. RIOS

(Acknowledgment)

State of Texas §
County of Hidalgo §

This instrument was acknowledged before me on the 21 of January, 2019, by DANIEL O. RIOS and wife, DOLORES G. RIOS.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOAQUIN OCHOA, III

PREPARED BY:
Lewis, Monroe & Peña
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
GF#: 920088; MR:bc



Chapter 232, Texas Local Government Code

2/12/2019 12:31:52 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-1513
Receipt No.: 006091
F7050-03-007-0010-10

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.
Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

- OCHOA JOAQUIN III
P.O. BOX 3942
EDINBURG, TX 78540
(956) 862-1100
(956) 862-1100
- [1] Contractor: SELF
[2] Water System: City of Edinburg
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1800Sq.Ft.
[5] Legal Description: FRESHWATER FARMS #3 LOT 10 BLK 7
7.00AC GR 6.85AC NET
[6] Location: 281 AND FM 186
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$125000
[10] Flood Zone: Zone C


Community Panel Number: 4803340225B
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 300', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH HCPD SETBACKS
AND REGULATIONS
Description: Permit 4-1513
Price: \$30.00
Total Amount.....\$30.00
Method of Payment: Cash
Check/M.O.#:
Payment: \$40
Change Due: \$10.00
Application: maria.cerda
Inspector: peter.hernandez
Receipt: maria.cerda


Cashier

Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

2/12/19
Date

