

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	Rosalinda Coronado	4-15282
	COMM. COURT: APRIL 19, 2016	



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

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 4-15282

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

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

Name: Rosalinda Coronado

Address: 8805 Carmen Avila
Edinburg, TX 78539

Phone: 956-207-3905

Water Supplier: North Alamo Water Supply

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

Account/ESI No.: N/A
 Temporary Pole Permanent Service

regarding the land described as:

Evergreen Valley Estate Lot #133 PH 2

on _____, 20____, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 03/15/05);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by [Signature]);
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by [Signature]);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

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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REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Rosalinda Coronado
Address: 8805 Carmen Avila Rd
Edinburg, Tx 78539
Phone: 956-207-3905

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Evergreen Estates Lot #133 Dh 2

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

Rosalinda Coronado 3/2/16
Requesting Party (Signature) Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

4/13/16
Date

[Signature]
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:
4-15282
Mar. 9, 2016

COUNTY OF HIDALGO
PLANNING DEPARTMENT
1304 S. 25th Ave EDINBURG TX 78539
TEL 318-2840 FAX 318-2844

E8250-02-000-0133-00

[1] OWNER: CORONADO, ROSALINDA

8805 CARMEN AVILA RD
EDINBURG, TX 78542

Telephone No. 207-3905

[7] LEGAL DESC./NAME OF SUBDIVISION
EVERGREEN VALLEY EST. PH 2
LOT-133

LOCATION: 0 VALVERDE & DAVIS

[2] CONTRACTOR: SELF

[8] SEWAGE: INSTA

[3] WATER SYSTEM: N AL

[9] CONSTRUCTION TYPE: BLOC

[4] PURPOSE OF APPLICATION: NEW RESIDENCE
25- RESIDENTIAL NEW SINGLE DWELLING

[10] EST. COST OF CONST.: \$50,000

[5] SIZE OF STRUCTURE: 2,702 Sq. Ft.

[11] SPECIAL FLOOD HAZARD AREA: YES
 NO

[6] USE OF BUILDING: RESIDENTIAL BLOCK HOUSE

Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY, STATE, CITY, FEMA
REGULATIONS FRONT-50' REAR-35' SIDES-6'

FOR COUNTY USE ONLY APPLICATION FEES

OTHER _____
TOTAL AMOUNT \$30.00

Light Water

Flood Zone: NO
Panel No. /Suffix: 480334 Pct: 4

Community No.: 0325-A

Certification of Elevation
Required: YES NO BFE

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

Rodolfo Pico
Prepared by 3-9-16
Date

Rodolfo Pico
Approved by 3-7-16
Date

Rosalinda Coronado
Signature of Owner or Applicant 3/9/16
Date

[NOTICE]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID 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 ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE 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 OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

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.

ASSUMPTION DEED

Date: December 3, 2010

Grantor: JOE E. VEGA and wife, GRABIELLA SAVITAS VEGA

Grantor's Mailing Address: 213 W. San Diego
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: ROSALINDA CORONADO

Grantee's Mailing Address: 3502 Paseo Del Rey
Edinburg, Texas 78542
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and Grantee's assumption of the unpaid principal and earned interest on a note in the original principal sum of \$17,700.00 dated April 7, 2006, executed by JOE E. VEGA and payable to the order of EVERGREEN VALLEY, INC., A TEXAS CORPORATION. The note is secured by a vendor's lien retained in a deed of even date therewith, from EVERGREEN VALLEY, INC., A TEXAS CORPORATION to JOE E. VEGA, and additionally secured by a deed of trust dated April 7, 2006, from JOE E. VEGA to NANCY SCURLOCK, Trustee, recorded as Document Number 1616174, Official Records of Hidalgo County, Texas. As further consideration Grantee promises to keep and perform all of the covenants and obligations of the Grantors named in that deed of trust and to indemnify Grantor herein against any damages caused by Grantee's breach of their obligation under this assumption. Grantor assigns to Grantee both the casualty insurance policy on the property, if any, and all funds on deposit for payment of taxes and insurance premiums.

Property (Including any improvements):

Lot One Hundred Thirty-three (133), EVERGREEN VALLEY ESTATES, PHASE II, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 47, Pages 85-97, Map Records, Hidalgo County, Texas.

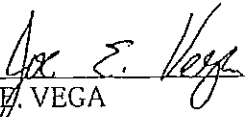
Reservations from and Exceptions to Conveyance and Warranty:

Liens securing the indebtedness assumed hereunder; easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements all rights, obligations, and other matters emanating from and existing by reason of the creation, establishments, maintenance, and operation of the Irrigation or Improvement District in which the property is located; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, 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 hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby 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, except as to the reservations from and exceptions to conveyance and warranty.

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

THIS DOCUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY GRANTOR AND GRANTEE AND WITHOUT THE BENEFIT OF A SURVEY, TAX INVESTIGATION, TITLE INSURANCE POLICY OR TITLE EXAMINATION TO THE PROPERTY. PREPARER MAKES NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF THE TITLE TO THE PROPERTY OR THE SUFFICIENCY OF THE LEGAL DESCRIPTION.



JOE E. VEGA

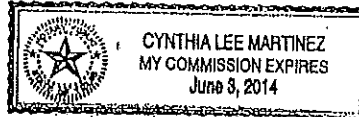


GRABIELLA SAVITAS VEGA

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 3rd day of December, 2010, by JOE
E. VEGA and wife, GRABIELLA SAVITAS VEGA

Cynthia L. Martinez
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
ROSALINDA CORONADO
3502 Paseo del Rey
Edinburg, Texas 78542

PREPARED IN THE LAW OFFICE OF
LEWIS, MONROE & PEÑA
Attorneys At Law
3111 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
FILE NO.: 767238