

PLANNING DEPT. PCTS 1 WATER SERVICE AVAILABILITY		
	APPLICANT	APPLICATION NO.
1.	VIDAL CORONADO	1-588
	COMM. COURT: JULY 3, 2018	



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: 1-588

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

Upon the application of:

Name: Vidal Coronado

Address: 10401 N.
Mile 6 West
Weslaco TX 78599

Phone: 956 472 8239

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

Water Supplier: NAWSC

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

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

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

Big John Lot # 8

[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



PLANNING DEPARTMENT
County of Hidalgo

Rev. 06-03-15

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956-318-2840	956-968-4734	956-205-7045
956-318-2844	956-973-7850	956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM
Director of Planning

Application No: 1-588

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

Big John Vidal Coronado

Known to me [or proved to me in the oath of TX ID # 12392156 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:

Big John lot #8"

[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]

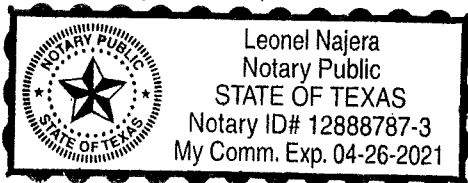
~~3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."~~

-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."~~

Leonel Najera (Signature)

SUBSCRIBED AND SWORN TO before me on JUNE 18TH, 2018, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Recording requested by: _____
When recorded, mail to: _____

Name: VIDAL CORONADO
Address: 10401 N MILE 6 WEST
City: WESLACO
State/Zip: TEXAS 78599

Space above reserved for use by Recorder's Office

Document prepared by:
Name Alma Martinez
Address 11201 N. Mile 6W
City/State/Zip Weslaco, TX. 78599

Property Tax Parcel/Account Number: B2930-00-000-0008-00

WARRANTY DEED

This Warranty Deed is made on December 5, 2017, between
ARTURO MORENO, Grantor, of 1222 E. POLK,
City of HARLINGEN, State of TEXAS,
and Vidal Coronado, Grantee, of 10401 N. Mile 6 W,
City of Weslaco, State of Texas 78599.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at LOT EIGHT (8) OF BIG JOHN SUBDIVISION, City of WESLACO, State of TEXAS:

LOT EIGHT (8), OF THE BIG JOHN SUBDIVISION, A RESUBDIVISION OF THE SOUTH 15 ACRES OF FARM TRACT 400, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID HIDALGO COUNTY, TEXAS.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2017 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 12-5-17

Arturo Moreno
Signature of Grantor

Arturo Moreno
Name of Grantor

[Signature]
Signature of Witness #1

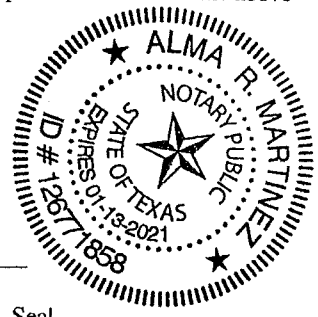
OSCAR MARTINEZ
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Citlali Martinez
Printed Name of Witness #2

State of TEXAS County of Hidalgo
On 12/5/2017, the Grantor, ARTURO MORENO,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above
document and that he/she signed the above document in my presence.

[Signature]
Notary Signature



Notary Public,
In and for the County of Hidalgo State of TEXAS

My commission expires: 1/13/2021

Seal

Send all tax statements to Grantee.



Chapter 232, Texas Local Government Code

4/19/2018 12:33:19 PM

COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office
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Ph: 956-318-2840
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Permit No.: Permit 1-588

Receipt No.: 002386

B2930-00-000-0008-00

CORONADO VIDAL
10401 N. MILE 6 W.
WESLACO, TX 78599
(956) 616-7945
(956) 472-8239

Community Panel Number: 4803340450C
Precinct: 1
Certification of Elevation Required: No
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: must comply with all county setbacks & regulations
Description: Permit 1-588
Price: \$30.00

- [1] Contractor: SELF
- [2] Water System: North Alamo WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 681Sq.Ft.
- [5] Legal Description: BIG JOHN LOT 8
- [6] Location: mile 6 & mile 14 1/2
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$35000
- [10] Flood Zone: Zone X

Total Amount.....\$30.00

Method of Payment: Check
Check/M.O.#: 2909
Payment: \$30.00
Change Due: \$0.00
Application: alyssa ulloa
Inspector: leo najera
Receipt: leo najera

Cashier

Date

4/19/18

property # 125567

[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

4/19/2018
Date

BIG JOHN SUBDIVISION
OWNER'S STATEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF HIDALGO

THE UNDERSIGNED OWNER OF THE LAND DESCRIBED BY THIS PLAT, BEING A SUBDIVISION OF THE SOUTHERNMOST 15 ACRES OUT OF FARM TRACT 400, BLOCK 156, WEST AND ADJACENT TO THE LAND GRANT, GRAND SUBDIVISION RECORDS OF HIDALGO COUNTY, TEXAS, HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DESIGNATE SUCH SUBDIVISION AS BIG JOHN SUBDIVISION, A SUBDIVISION SUBDIVIDED INTO 26 LOTS.

STEWART DRIVE IS HEREBY DEDICATED TO THE PUBLIC FOREVER AS A PUBLIC DRIVE 15 FEET WIDE. THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE HIDALGO AND CAMERON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9 FOR DRAINAGE PURPOSES.

EXECUTED THIS 2ND DAY OF JUNE, 1983.

BY GEORGE LOOKINGBILL

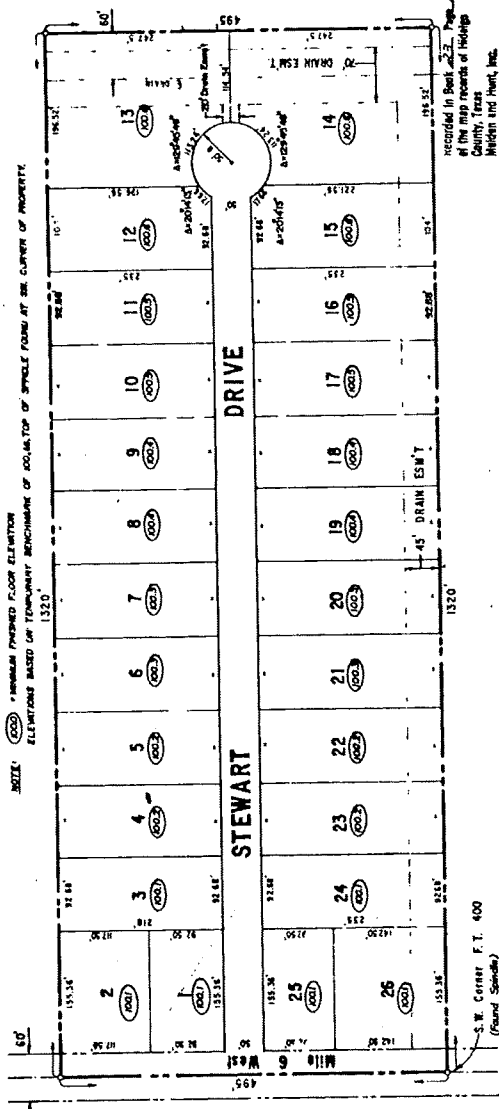
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE LOOKINGBILL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2ND DAY OF JUNE, 1983.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

CHECKED BY: _____
DATE: _____



BIG JOHN SUBDIVISION

ENGINEER'S CERTIFICATION:

A DRAINAGE PLAN HAS BEEN SUBMITTED TO COMMISSIONER'S COURT UNDER SEPARATE COVER.

George E. Sturton
GEORGE E. STURTON, P.E.

SURVEYOR'S CERTIFICATE

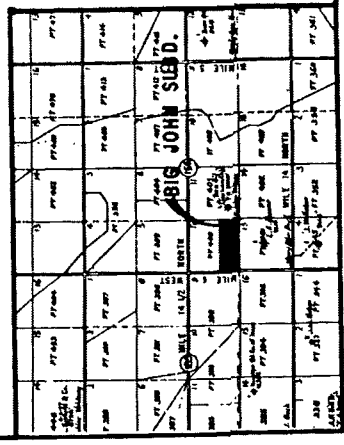
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF A TRUE AND ACCURATE SURVEY MADE ON THE GROUND UNDER MY DIRECTION OF THE ABOVE DESCRIBED PROPERTY SITUATED IN THE STATE OF TEXAS, COUNTY OF HIDALGO.

THE SOUTHERNMOST 15 ACRES OUT OF FARM TRACT 400, BLOCK 156, WEST AND ADJACENT TO THE LAND GRANT, GRAND SUBDIVISION RECORDS OF HIDALGO COUNTY, TEXAS, HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DESIGNATE SUCH SUBDIVISION AS BIG JOHN SUBDIVISION, A SUBDIVISION SUBDIVIDED INTO 26 LOTS.

ALL LOTS EXCEED 7000 SQ. FT. IN AREA.

George E. Sturton
GEORGE E. STURTON, P.E.
TEXAS REGISTRATION #5911

SCALE 1" = 100'



QUANTITY OF RUNOFF CALCULATION

TOTAL Q = AI²/F
F = 3
I = 2
A = 153 Acres
Q = (0-85) (13-3) (2)/3 = 7.8 c.f.s.

100 Year Storm: This subdivision lies within Zone C area of minimal flooding bearing the lowest insurance risk. This does not lie within a recognized 100 year flood plain.

Area of minimal flooding (20mm C)

There is no anticipated high water level caused by rising water. The land 1 mile West of site may rise to elevation 100, same datum.