

PLANNING DEPT. PCTS.#1 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	MOCKINGBIRD E. CONSTRUCTION	1-12899
2.		
3.		
4.		
	COMM. COURT: December 1,2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> 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: 1-12899

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

Upon the application of:

Mockinbird E. Cons.

Name: Gerardo Cavazos

Address: P.O. Box 8277  
Weslaco TX.  
78599

Phone: (956) 498-7193

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:		
Date Approved:	<u> / /</u>	<u> / /</u>

Water Supplier: North Alamo Water

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

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

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

Jessups lot 11 B1K#1

[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.

Johanna Vallejo  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



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Application No: 1-12899

### 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

Gerardo Cavazos

Known to me [or proved to me in the oath of DC# 15702601 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:

Jessups lot #11 BIK #1"

[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~~]

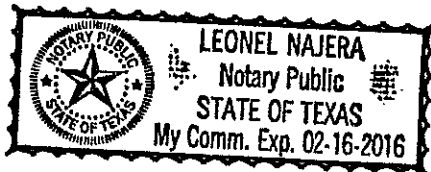
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-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."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on NOVEMBER 19<sup>th</sup>, 2015, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# Chapter 232 Texas LGC Application

APPLICATION NO:  
1-12899  
Nov. 19, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1902 JOE STEPHENS WESLACO TX 78596  
TEL 968-4724 FAX 447-8612

J5250-00-001-0011-00

[ 1 ] OWNER: MOCKINGBIRD EXPRESS CONST.

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
JESSUP LOT 11 BLK 1

P.O. BOX 8277  
WESLACO, TEXAS 78596

Telephone No. 498-7193

LOCATION: 0 FM 88 & MESQUITE

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: EXIST

[ 3 ] WATER SYSTEM: OTHE

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
05-RESIDENTIAL MOVE-IN/RELO. BUILD

[ 10 ] EST. COST OF CONST.: \$20,000

[ 5 ] SIZE OF STRUCTURE: 1,000 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: REST. ZONE X-05

**Special Conditions: No construction allowed over any easements.**  
MUST CUMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
SETBACKS FRONT:25' REAR:15' SIDE:6' SIDE:10'  
MIN. ELV. ABOVE TOP OF NATURAL GROUND 18"

### FOR COUNTY USE ONLY APPLICATION FEES

Leonel Najera  
Prepared by

11/19/15  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Gilbert Pecina  
Leonel Najera  
Approved by

11/17/15  
Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffix: 03500 Pct: 1

Community No.: 480334

Certification of Elevation  
Required: YES  NO  BFE

[Signature]  
Signature of Owner or Applicant

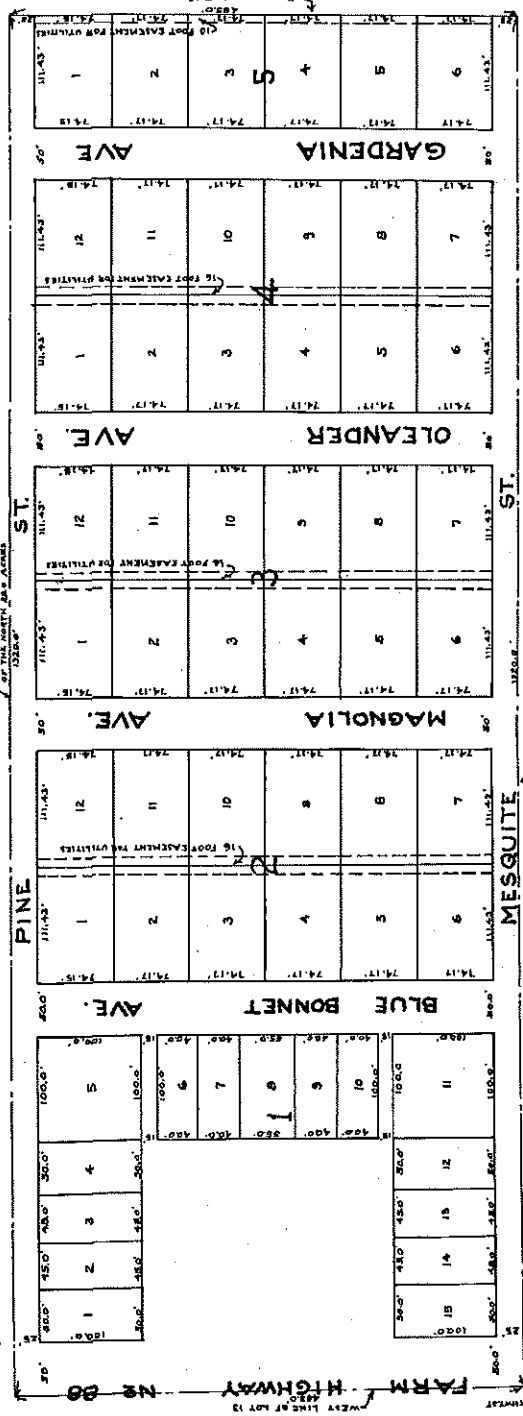
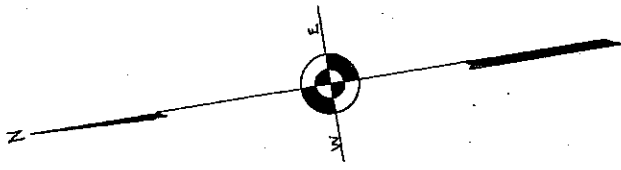
11/19/15  
Date

- 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.

### [ 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.



STATE OF TEXAS  
COUNTY OF HIDALGO

THAT LOREN B. JESSUP OWNER OF THE ABOVE DESCRIBED LANDS, DO HEREBY ADOPT AND DEDICATE A MAP HEREBY SUBMITTED TO THE PUBLIC THE STREETS SHOWN AND DESIGNATED THEREON

I, E. C. DANK, AN ENGINEER DO HEREBY CERTIFY THAT THE FORE GOING MAP OR PLAN IS A FULL TRUE AND CORRECT REPRESENTATION OF THE ABOVE DESCRIBED LANDS AS ACTUALLY SURVEYED AND PLATTED BY ME.

*E. C. Dank*  
ENGINEER

STATE OF TEXAS  
COUNTY OF HIDALGO

ME THIS THE 31<sup>st</sup> DAY OF MAY 1946 A. D.

*Loren B. Jessup*  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO

ME THIS THE 31<sup>st</sup> DAY OF MAY 1946.

*Loren B. Jessup*  
OWNER

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS.

MAP OF  
**JESSUP'S SUBDIVISION**  
SOUTH 15.0 ACRES OF THE NORTH 25.0 ACRES  
LOT 13, BLOCK 59  
OF THE  
MO-TEX. LAND AND IRRIGATION COMPANY SUBDIVISION  
OF THEIR LANDS IN THE  
LOS MESTENAS GRANT  
HIDALGO COUNTY TEXAS.  
SCALE 1 INCH = 60.0 FEET.

Filed June 14, 1946 10:45 A.M.

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.

## GENERAL WARRANTY DEED

Date: June 10, 2014

Grantor: MARIO GONZALEZ and wife, MERELDA GONZALEZ

Grantor's Mailing Address:

24594 FM 88  
Monte Alto, Texas 78538  
Hidalgo County, Texas

Grantee: MOCKINGBIRD EXPRESS CONSTRUCTION, L.L.C., a Texas limited liability company

Grantee's Mailing Address:

P.O. Box 8277  
Weslaco, Texas 78599  
Hidalgo County, Texas

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Lot 11, Block 1, JESSUP'S SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 36, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Restrictive covenants set out in instrument filed for record in Volume 8, Page 36, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Easements, rules, regulations and rights in favor of Delta Lake Irrigation District.

Roadways, easements and restrictions as shown on the map of Jessup's Subdivision, recorded in Volume 8, Page 36, Map Records of Hidalgo County, Texas.

Pipeline easement in favor of Willacy County Water Control and Improvement District No. 1, dated April

GENERAL WARRANTY DEED  
PAGE 1 OF 3

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20, 1939, recorded in Volume 458, Page 137, Deed Records, Hidalgo County, Texas.

Mineral and/or royalty reservation contained in deed dated November 3, 1967, recorded in Volume 1189, Page 179, Deed Records of Hidalgo County, Texas.

Terms, stipulations and conditions contained in instrument executed by Delta Lake Irrigation District dated December 10, 1997, filed December 16, 1997 under Document Number 643146, Official Records of Hidalgo County, Texas.

Visible and apparent easements on or across the property herein described.

Any portion of the property described herein which lies within the limits or boundaries of any public roadway and/or highway.

Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

*[SIGNATURE PAGE SHALL FOLLOW]*

Mario Gonzalez  
MARIO GONZALEZ  
Merelda Gonzalez  
MERELDA GONZALEZ

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 10, 2014, by MARIO GONZALEZ.



Richard A. Cantu  
Notary Public, State of Texas

STATE OF TEXAS )  
COUNTY OF HIDALGO )

This instrument was acknowledged before me on June 10, 2014, by MERELDA GONZALEZ.



Richard A. Cantu  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
LAW OFFICE OF RICHARD A. CANTU, P. C.  
P. O. Box 6149  
McAllen, TX 78502  
File/GF No.:7481-13/138860vltc

AFTER RECORDING RETURN TO:  
LAW OFFICE OF RICHARD A. CANTU, P. C.  
P. O. Box 6149  
McAllen, TX 78502





**MOCKINGBIRD E.  
CONSTRUCTION**

**GERARDO CAVAZOS**

**(956) 498-7193**

**P. O. Box 8277 • Weslaco, Texas 78599 • [gcavazos1@rgv.rr.com](mailto:gcavazos1@rgv.rr.com)**