



Raul E. Sesin, P.E.  
Planning Administrator

# PLANNING DEPARTMENT

County Of Hidalgo

TO: JUDGE JUAN D. SALINAS, III  
COUNTY COMMISSIONER'S COURT

FROM: RAUL E. SESIN, P.E., PLANNING ADMINISTRATOR

DATE: FEBRUARY 13, 2008

RE: PUEBLO DE PALMAS PH. 7 SUBDIVISION – PCT. 3

ON JANUARY 14, 2008, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE LETTER OF CREDIT NO. 3031-S WAS USED TO SECURE THE FUNDS FOR THE PAVING IMPROVEMENTS, STREET SIGNS AND THE INSTALLATION OF EIGHTY EIGHT (88) SEPTIC TANKS SYSTEMS.

SINCE THE APPROVAL, THE DEVELOPER HAS COMPLETED ALL OF THE REQUIREMENTS IN ACCORDANCE WITH THE MODEL SUBDIVISION RULES. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT EIGHTY EIGHT (88) SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED, AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO THE RELEASE OF LETTER OF CREDIT NO. 3031-S IN THE AMOUNT OF \$252,704.85 FOR THE AFOREMENTIONED IMPROVEMENTS.



# PLANNING DEPARTMENT

## County Of Hidalgo

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### TEXAS STATE BANK

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 3031-S

**TO: Hidalgo County Judge**  
**The Honorable J. D. Salinas**  
100 E. Cano, Suite 202  
Edinburg, TX 78530

**DATE: December 3, 2007**

**SUBDIVISION NAME: Pueblo de Palmas # 7**

**EXPIRATION DATE: November 29, 2008**

We hereby authorize you to draw at sight on Texas State Bank for the account of JGF Enterprises, L. P. (the Subdivider), P. O. Box 1000, Mission, Texas 78573 up to the aggregate amount of Two Hundred Fifty Two Thousand Seven Hundred Four and 85/100<sup>th</sup> (\$252,704.85 USD) available by your draft(s) accompanied by a certification by the County Planning Commission or County Judge that the following condition exists:

1) "A condition of draw exists under the Subdivision Construction Agreement dated (enter date of agreement), by and between Subdivider and the Hidalgo County (the Agreement). County is in substantial compliance with the terms of said Agreement and has calculated the amount of this draft in accordance with the terms of the Agreement."

Partial drawings are allowed and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the stated amount of this credit, and upon any draw, reduction letter, cancellation, or maturity that exhausts this credit, the original of this credit will be surrendered to us.

Drafts must be drawn and presented on or by November 29, 2008, at the close of business of the Issuer of this credit. All draft(s) drawn under this standby letter of credit must be marked "Drawn Under Texas State Bank Irrevocable Standby Letter of Credit No. 3031-S, Dated December 3, 2007", and be presented to Texas State Bank, 3900 North Tenth Street, Attention: Letter of Credit Department, 4th Floor, McAllen, Texas 78501. Drafts will be honored within five calendar days of presentment.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600.

We hereby engage all drawers that draft(s) drawn under this credit and presented to Issuer in compliance with the terms and conditions of this credit will be duly honored. Presentation must be made on or before the expiration date.

This letter of credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

TEXAS STATE BANK

By: 

Mark Voss  
Executive Vice President

P.O. Box 550, Mission, Texas 78573-0550 • (956) 585 - 4801 • Fax (956) 585 - 1341



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County Of Hidalgo



## Hidalgo County Health and Human Services Department

1304 S. 25th Street • Edinburg, Texas 78539  
Tel: (956) 383-6221 • Fax: (956) 383-8864

Iván Meléndez, M.D., M.B.A.  
Health Authority / Chief Physician

Eduardo Olivarez  
Chief Administrative Officer

February 13, 2008

Hidalgo County Planning Department  
Mr. Raul E. Sesin  
1304 S. 25 Th St.  
Edinburg, TX 78539

**RE: PUEBLO DE PALMAS # 7**

Dear Mr. Sesin:

According to our records the septic tank systems for **PUEBLO DE PALMAS # 7** a **88** lot subdivision, located on **COCONUT PALM DRIVE AND MILE 6**, have been installed. They have been inspected and can be expected to function satisfactory.

Sincerely,

Chardo Ramos,  
Asst. Chief Inspector

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