




PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E.
Planning Administrator

TO: JUDGE RENE RAMIREZ
COUNTY COMMISSIONER'S COURT

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

DATE: FEBRUARY 09, 2010

RE: SAN JACINTO ESTATES PHASE 5 SUBDIVISION – PCT. 1

ON JUNE 22, 2009, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. LETTER OF CREDIT NO. 4674 WAS USED TO SECURE THE FUNDS FOR SIXTY ONE (61) SEPTIC TANK SYSTEMS. A CASH DEPOSIT IN THE AMOUNT OF \$3,355.00 WAS ALSO USED TO SECURE SIXTY ONE (61) OSSF PERMIT FEES.

THE DEVELOPER IS REQUESTING A PARTIAL RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$6,600.00 DOLLARS. THIS AMOUNT REFLECTS THE COMPLETION OF THE INSTALLATION OF SIX ADDITIONAL SEPTIC TANK SYSTEMS. THE DEVELOPER IS ALSO REQUESTING A REIMBURSEMENT IN THE AMOUNT OF \$330.00. THIS AMOUNT REFLECTS THE SIX ADDITIONAL OSSF PERMITS ISSUED. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT EIGHTEEN SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED, AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO A PARTIAL RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$6,600.00 AND A REIMBURSEMENT FOR \$330.00 FOR THE AFOREMENTIONED IMPROVEMENTS.

SECURITY FIRST CREDIT UNION NO. 4674

ORIGINAL AMOUNT	\$ 67,100.00
1 ST RELEASE	\$ 13,200.00
2 ND RELEASE	<u>\$ 6,600.00</u>
BALANCE	\$ 47,300.00

CASH DEPOSIT

ORIGINAL AMOUNT	\$3,355.00
1 ST REIMBURSEMENT	\$ 660.00
2 ND REIMBURSEMENT	<u>\$ 330.00</u>
BALANCE	\$2,365.00



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IRREVOCABLE LETTER OF CREDIT NO. 4674

TO: J.D. Salinas, III County Judge (in his official capacity) Hidalgo County, Texas

DATE: MAY 22, 2009

We hereby authorize you to draw at sight on Security First Credit Union for the account of Jacinto Garza (the Customer), up to the aggregate amount of Sixty Seven Thousand One Hundred Dollars and No Cents DOLLARS (\$ 67,100.00) (the Stated Amount) available by our draft, accompanied by a certification by the county judge, any county commissioner, or the county treasurer that the following condition exists:

"A Condition of Draw exists under Subdivision Construction Agreement dated 5-22-09 20, by and between Subdivider and the County of Hidalgo (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."

Drafts must be drawn and presented by or on MAY 22, 2009 by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that drafts drawn and presented in accordance with this credit shall be duly honored. Partial draws are permitted 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 or reduction letter which exhausts this credit, the original of this credit will be surrendered to us.

Except as expressly stated, this credit shall be subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce (Publication No. 500).

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

Issuer: Security First Credit Union

Address of Issuer: 2505 W. Lincoln Harlingen, Tx 78552

Signature of Issuer's Authorized Officer Nelda Maciel

Printed Name: Nelda Maciel

Title: Member Service Representative

1

Subdivision Name: San Jacinto Estates No. 5



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3269

SAN JACINTO ENTERPRISES, LLC

(956) 565-9813
2100 W. EXPRESSWAY 83
MERCEDES, TX 78570



88-2141-1149

6/10/2009

PAY TO THE ORDER OF

Hidalgo County

\$ **3,355.00

Three Thousand Three Hundred Fifty-Five and 00/100***** DOLLARS

Hidalgo County

Security features. Details on back.

MEMO San Jacinto Estates No. 5

[Signature]
AUTHORIZED SIGNATURE

⑈003269⑈ ⑆114921415⑆ ⑈0140010157⑈

HIDALGO COUNTY PLANNING DEPARTMENT

○ UTILITY CERTIFICATE REVIEW FEE	
Acct # - 1100-341-30-210-003-0-000	
Permit No. _____	
TOTAL	_____

Date JUNE 16 2009

Received of: SAN JACINTO ENTERPRISES, LLC \$ 3,355.00

○ SUBDIVISION FEES	
Acct # - 1100-341-30-210-001-0-000	
Filing/Review Fee	_____
2% Inspection Fee	_____
Maps	_____
Subd. Rules Book	_____
Other	<u>055F PERMITS</u>
TOTAL	<u>3,355.00</u>

THREE THOUSANDS THREE HUNDRED AND FIFTY FIVE ⁰⁰/₁₀₀ Dollars

Subdivision: SAN JACINTO ESTATES No. 5

○ ESCROW	
Acct # - 1100-211-00-000-018-0-000	
1/3 Paving	_____
Septic Tank	<u>3,355.00</u>
Other	_____
TOTAL	<u>3,355.00</u>

Cash _____ Check # 3269 M.O. # _____



Received by: *[Signature]*

THE STATE OF TEXAS
COUNTY OF HIDALGO

Precinct No. 2
RECEIPT
Nº 60829 -2

White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

COUNTY AUDITOR'S FORM RE-PD-001



Raul E. Sesin, P.E.
Planning Administrator

PLANNING DEPARTMENT

County Of Hidalgo



Hidalgo County Health and Human Services Department

1304 S. 25th Ave. • 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 8, 2010

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

RE: SAN JACINTO ESTATES NO. 5

Dear Mr. Sesin:

According to our records **18** of the septic tank systems for SAN JACINTO ESTATES a lot **61** subdivision, located on **MILE 13 ½ AND MILE 4 WEST** have been installed. They have been inspected and can be expected to function satisfactory.

Sincerely,

Chardo Ramos,
Asst. Chief Inspector