



**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: APRIL 21, 2010

RE: PUEBLO DE PALMAS @ MILE 4 PHASE I SUBDIVISION – PCT. 3

ON MARCH 30, 2010, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. LETTER OF CREDIT NO. 247 WAS USED TO SECURE THE FUNDS FOR THE PAVING ON-SITE IMPROVEMENTS, STREET SIGNS AND THE INSTALLATION OF ALL SEPTIC TANK SYSTEM.

THE DEVELOPER IS REQUESTING A RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$224,772.85 DOLLARS. 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 ONE HUNDRED FIVE (105) SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED, AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO A RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$224,772.85 FOR THE AFOREMENTIONED IMPROVEMENTS.



# PLANNING DEPARTMENT

## County Of Hidalgo

Raul E. Sesin, P.E.  
Planning Administrator



Your Kind of Bank. Your Kind of Banker

### IRREVOCABLE LETTER OF CREDIT NO 247

TO: County Judge (in his or her official capacity), Hidalgo County, Texas

DATE: March 3, 2010

We hereby authorize you to draw at sight on Rio Bank for the account of **G & D FINANCIAL SERVICES L.P. BY J. GARY FRISBY, PRESIDENT, G&D FINANCE CO., INC. ITS SOLE GENERAL PARTNER** (The "Customer"), up to the aggregate amount of **Two Hundred Twenty-Four Thousand, Seven hundred Seventy-Two Dollars and Eighty-Five Cents (\$224,772.85)** (The "Stated Amount") available by our draft, accompanied by a certification by the County Planning Department or County Judge that the following condition exists:

"A Condition of Draw exists under the Subdivision Construction Agreement dated \_\_\_\_\_ by and between Subdivider and 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 this Agreement."

Draft must be drawn and presented by or on April 21, 2011 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 accordance with this credit shall be duly honored. Partial draws are permitted and the letter or 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 and 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 (1983 Revision), International Chamber of Commerce (Publication No. 400).

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

Issuer: Rio Bank  
Address of Issuer: P.O. Box 4169, McAllen, Texas 78502-4169

Officer: Thomas Davidson, Senior Vice President

Authorized Signature: 

Corporate Headquarters • 1655 N. 23rd • McAllen, Texas • 78501  
(956) 631-7890 • Fax (956) 630-2329 / (956) 630-0862  
Mailing Address: P.O. Box 4169 • McAllen, Texas 78502



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Planning Administrator



## Hidalgo County Health and Human Services Department

1304 S. 25th Street • Edinburg, Texas 78542  
Tel: (956) 383-6221 • Fax: (956) 383-8864

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

Eduardo Olivarez  
Chief Administrative Officer

April 21, 2010

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

**RE: PUEBLO DE PALMAS AT 4 MILE PHASE 1**

Dear Mr. Sesin:

According to our records the septic tank systems for **PUEBLO DE PALMAS AT 4 MILE a 105** lot subdivision, located on **4 MILE & TOMGILL ROAD** have been installed. They have been inspected and can be expected to function satisfactory.

Sincerely,

Chardo Ramos,  
Asst. Chief Inspector