




**PLANNING DEPARTMENT**  
**County Of Hidalgo**

Raul E. Sesin, P.E.  
Planning Administrator

TO: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT

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

DATE: FEBRUARY 29, 2012

RE: LAS ESTRELLAS SUBDIVISION NO. 1 – PCT. 3

ON DECEMBER 20, 2012, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A LETTER OF CREDIT IN THE AMOUNT OF \$229,010.20 WAS USED TO SECURE THE FUNDS FOR THE WATER IMPROVEMENTS, PAVING & DRAINAGE IMPROVEMENTS AND THE INSTALLATION OF TWENTY SIX (26) SEPTIC TANK SYSTEMS. A SEPARATE CASH DEPOSIT IS IN PLACE FOR THE INSTALLATION OF ALL STREET SIGNS.

THE DEVELOPER IS REQUESTING A RELEASE OF LETTER OF CREDIT AND IS RESTRUCTURING/REPLACING THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF THIRTY NINE THOUSAND DOLLARS TO SECURE THE INSTALLATION OF ALL SEPTIC TANK SYSTEMS. ATTACHED IS AN ON-SITE INSPECTION REPORT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT STATING THAT ALL WATER IMPROVEMENTS, PAVING AND DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED.

STAFF HAS NO OBJECTION TO THE RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$229,010.20. FOR THE AFOREMENTIONED IMPROVEMENTS.

**LETTER OF CREDIT NO. 50060-101092611**

ORIGINAL AMOUNT \$ 229,010.20

BALANCE \$ 0

**CASH DEPOSIT**

ORIGINAL AMOUNT \$ 39,000.00

BALANCE \$ 39,000.00



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### IRREVOCABLE LETTER OF CREDIT NO 50060-101092611

TO: Ramon Garcia County Judge (in his official capacity) Hidalgo County, Texas

DATE: November 3, 2011

We hereby authorize you to draw at sight on Border Capital Bank, for the account of CWL LIMITED By: THREE LLC, its General Partner, By: Forrest N. Runnels Jr., Vice-President (the Customer), up to the aggregate amount of Two Hundred Twenty Nine Thousand Ten Dollars and 20/100ths DOLLARS (\$ 229,010.20 ) (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 November 3, 2011, 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."

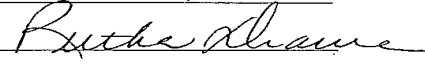
Drafts must be drawn and presented by or on - no later than the maturity date - November 3, 2012, by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that 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: BORDER CAPITAL BANK

Address of Issuer: 1801 S. McCOLL ROAD, McALLEN, TX 78503

Signature of Issuer's Authorized Officer 

Printed Name: RUTHA DRAWE

Title: SENIOR VICE PRESIDENT

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1801 South McColl Road Post Office Box 5555 McAllen, Texas 78502-5555  
Telephone 956-682-2265 Fax 956-972-5417 [www.bordercapitalbank.com](http://www.bordercapitalbank.com)



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HIDALGO COUNTY PLANNING DEPARTMENT	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ <b>TOTAL</b> _____	Date <u>Feb. 28</u> 20 <u>12</u> Received of: <u>CWL Limited</u> \$ <u>39,000.00</u> <u>thirty nine thousand</u> Dollars
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ <b>TOTAL</b> _____	Subdivision: <u>Las Estrellas No. 1</u> Cash _____ Check # <u>01911</u> M.O. # _____ Received by: <u>Gen. L. Castillo</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>39,000.00</u> Other _____ <b>TOTAL</b> <u>39,000.00</u>	Precinct No. 2 & 4 <b>RECEIPT</b> N <sup>o</sup> 66047 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001

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

26GT4982	01 / 7	0119711
 REMITTER CWL LIMITED	 <b>Border Capital Bank</b> MEMBER FDIC <small>Post Office Box 5555 McAllen, Texas 78502-5555</small>	DATE <u>02/27/12</u> 88-1161/1149
	PAY TO THE ORDER OF HIDALGO COUNTY	\$ <u>***39,000.00***</u>
THIRTY NINE THOUSAND and 00/100***USDollars <b>CASHIER'S CHECK</b>		TWO SIGNATURES REQUIRED \$100,000.00 AND OVER  AUTHORIZED SIGNATURE
FOR INQUIRIES CALL 956-682-2265 Re: Las Estrellas I-Septic Cash Escrow		
@0119711 @114911616 @99 0010 1		



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## PLANNING DEPARTMENT

COUNTY OF HIDALGO  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78539

Raul E. Sesin, P.E.  
Planning Administrator

I. Tel. (956) 318-2840 • Fax. (956) 318-2844  
[www.co.hidalgo.tx.us](http://www.co.hidalgo.tx.us)

LAS ESTRELLAS PHS I

### ONSITE INSPECTION

#### WATER FACILITIES:

- Service Lines: INSTALLED.
- Meter boxes: INSTALLED
- 30 Year letter: SUBMITTED
- Fire Hydrant (if applicable): ESCROW TO THE CITY OF MISSION

#### OSSF / SANITARY SEWER:

- Sewer Service Lines: N/A
- 30 Year Letter: N/A
- Septic Tanks: ESCROW - NOT INSTALLED
- Health Dept. Inspection Letter: 1

#### PAVING:

- Street pavement & curb and gutter: \_\_\_\_\_
- Street testing results: ~~NAT INSTALLED~~ TOMORROW @ 3:00
- Street Signs / Street Name: NOT INSTALLED (FAILED)
- Temporary Turn Around (if applicable): CONSTRUCTED TO SPECS.
- Share Driveways (if applicable): N/A
- Type III barricade: NOT INSTALLED (FAILED)
- Valley Gutters: CONSTRUCTED



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### DRAINAGE:

- Detention Swales: CONSTRUCTED
- Culvert with Safety Ends: INSTALLED
- Re-grade of Road side Ditch: RE-GRADED
- Bench Swale System ( If Applicable): CONSTRUCTED
- Erosion Control Points ( If Applicable) : INSTALLED
- Overflow structure with RIP – RAP (If applicable) : N/A
- Storm Drainage Inlets ( If Applicable): N/A
- Outfall with RIP - RAP ( If Applicable): N/A
- Concrete Spill Ways (If Applicable): CONSTRUCTED
- Gridded Down Drain ( If Applicable): N/A

### OTHER IMPROVEMENTS:

- Lot Staking : ALL LOTS HAVE BEEN STAKED.
- Existing Structure On Lots (If applicable) : N/A
- Gas Markers (If applicable): N/A
- Lot Sell Advertisement Sign (If Applicable) : NO SIGN ON SITE
- Elevated Pad Site ( If Applicable) : N/A
- Street Lights ( If Applicable): N/A
- Buffer Fence ( If Applicable): N/A
- Any Other: ELECTRIC COMP. ARE INSTALLING POWER POLES

INSPECTED BY: \_\_\_\_\_

*Joel R. [Signature]*

DATE: \_\_\_\_\_

02/24/2020