



**Hidalgo County  
Planning  
Department**

**Raul E. Sesin, PE, CFM**  
*Planning Administrator*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

301 E. State Street  
Pharr, Texas 78577  
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**Precinct No. 1 Substation**

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**Precinct No. 3 Substation**

2401 N. Moorefield Rd.  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

**To: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT**

**From: RAUL E. SESIN, P.E., PLANNING ADMINISTRATOR**

**Date: APRIL 11, 2012**

**Re: LAS ESTRELLAS NO. 3 SUBDIVISION – PCT 3.**

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ON MARCH 6, 2012, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. LETTER OF CREDIT NO.50062-101093950 FROM BORDER CAPITAL BANK IN THE AMOUNT OF \$336,089.40 WAS USED TO SECURE THE FUNDS FOR THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS, PAVING AND DRAINAGE IMPROVEMENTS AND ALL STREET SIGNS.

THE DEVELOPER IS REQUESTING A RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$336,089.40. THIS AMOUNT REFLECTS THE COMPLETION OF THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS, PAVING AND DRAINAGE IMPROVEMENTS AND THE INSTALLTIONA OF ALL STREET SIGNS. ATTACHED IS AN ON-SITE INSPECTION REPORT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT STATING THAT ALL WATER, PAVING AND DRAINAGE IMPROVEMENTS HAVE BEEN COMPLETED AND ALL STREET SIGNS HAVE BEEN INSTALLED.

STAFF HAS NO OBJECTION TO A RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$336,089.40 FOR THE AFOREMENTIONED IMPROVEMENTS.

**\*\*\* END OF MEMORANDUM \*\*\***



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### IRREVOCABLE LETTER OF CREDIT NO 50062-101093950

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

DATE: February 1, 2012

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 Three Hundred Thirty-Six Thousand Eighty-Nine Dollars and 40/100ths (\$ 336,089.40 ) (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 February 1, 2012, 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."

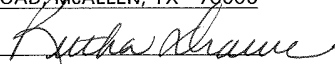
Drafts must be drawn and presented by or on - no later than the maturity date - February 1, 2013, by the close of business of the Issuer of this credit and must specify the date and number of this credit. Drafts will be honored within five calendar days of presentment. We hereby engage all drawers that 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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LAS OSTRERAS No. 3

**ONSITE INSPECTION**

**WATER FACILITIES:**

- Service Lines: HAVE BEEN INSTALLED.
- Meter boxes: HAVE BEEN INSTALLED.
- 30 Year letter: HAS BEEN SUBMITTED
- Fire Hydrant (if applicable): N/A. NOT PROPOSED.

**OSSE / SANITARY SEWER:**

- Sewer Service Lines: N/A NOT PROPOSED
- 30 Year Letter: N/A
- Septic Tanks: OSSE ESCROW
- Health Dept. Inspection Letter: \_\_\_\_\_

**PAVING:**

- Street pavement & curb and gutter: HAVE BEEN CONSTRUCTED.
- Street testing results: PENDING TESTING RESULTS FROM C.E.G. / COUNTY INSPECTOR HAS MONITOR ALL ST. TESTING AND ARE SATISFACTORY.
- Street Signs / Street Name: HAVE NOT BEEN INSTALLED.
- Temporary Turn Around (if applicable): HAVE BEEN CONSTRUCTED
- Share Driveways (if applicable): N/A NOT REQUIRED.
- Type III barricade: HAVE NOT BEEN INSTALLED
- Valley Gutters: HAVE BEEN INSTALLED.

**DRAINAGE:**

- Detention Swales: HAVE BEEN CONSTRUCTED.
- Culvert with Safety Ends: HAVE BEEN INSTALLED.
- Re-grade of Road side Ditch: MILE 5 NORTH ROAD HAS BEEN RE-GRADED.
- Bench Swale System (if applicable): N/A
- Erosion Control Points (if applicable): CONSTRUCTION HAS BEEN COMPLETED; SILT FENCE HAS BEEN REMOVED.
- Overflow structure with RIP - RAP (if applicable): N/A
- Storm Drainage Inlets (if applicable): N/A NOT PROPOSED
- Outfall with RIP - RAP (if applicable): N/A NOT PROPOSED
- Concrete Spill Ways (if applicable): HAVE BE CONSTRUCTED.
- Gridded Down Drain (if applicable): N/A NOT PROPOSED

**OTHER IMPROVEMENTS:**

- Lot Staking: ALL LOTS HAVE BE STAKED.
- Existing Structure On Lots (if applicable): N/A
- Gas Markers (if applicable): N/A
- Lot Sell Advertisement Sign (if applicable): N/A
- Elevated Pad Site (if applicable): N/A NOT PROPOSED.
- Street Lights (if applicable): N/A NOT REQUIRED.
- Buffer Fence (if applicable): N/A NOT PROPOSED.
- Any Other: \_\_\_\_\_

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

*Jair R. Jara*

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

04/05/2012





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**HMCA STREET CORE TESTING**

SUBDIVISION NAME: LAs Estreallas #3 DEVELOPER: Forest A. Runnels jr

SITE LOCATION: S ML & Mission ENGINEER: Christina

CONTRACTOR: Mission Paving LABORATORY: MSG

FIELD SUPERVISOR: Mr. Johnson TECH: Johnny

**STREET TESTING RESULTS:**

CORE No.	STATION No.	STREET NAME & CORE LOCATION	THICKNESS REQUIRED	ACTUAL THICKNESS	RESULTS
1	<del>2+70</del>	Robert Michael St	1.5	1.25	X
2	<del>2+75</del>	Robert Michael St.	1.5	1.5	RETEST #1.
3	7+20	Robert Michael St.	1.5	1.75	✓
4	1+50	Janice Dr.	1.5	1.5	✓
5	4+50	Janice Dr.	1.5	1.5	✓
6	2+50	Marshall St.	1.5	1.75	✓
7	3+50	LakeView Dr.	1.5	1.75	✓

\* *[Signature]* 04/05/2012



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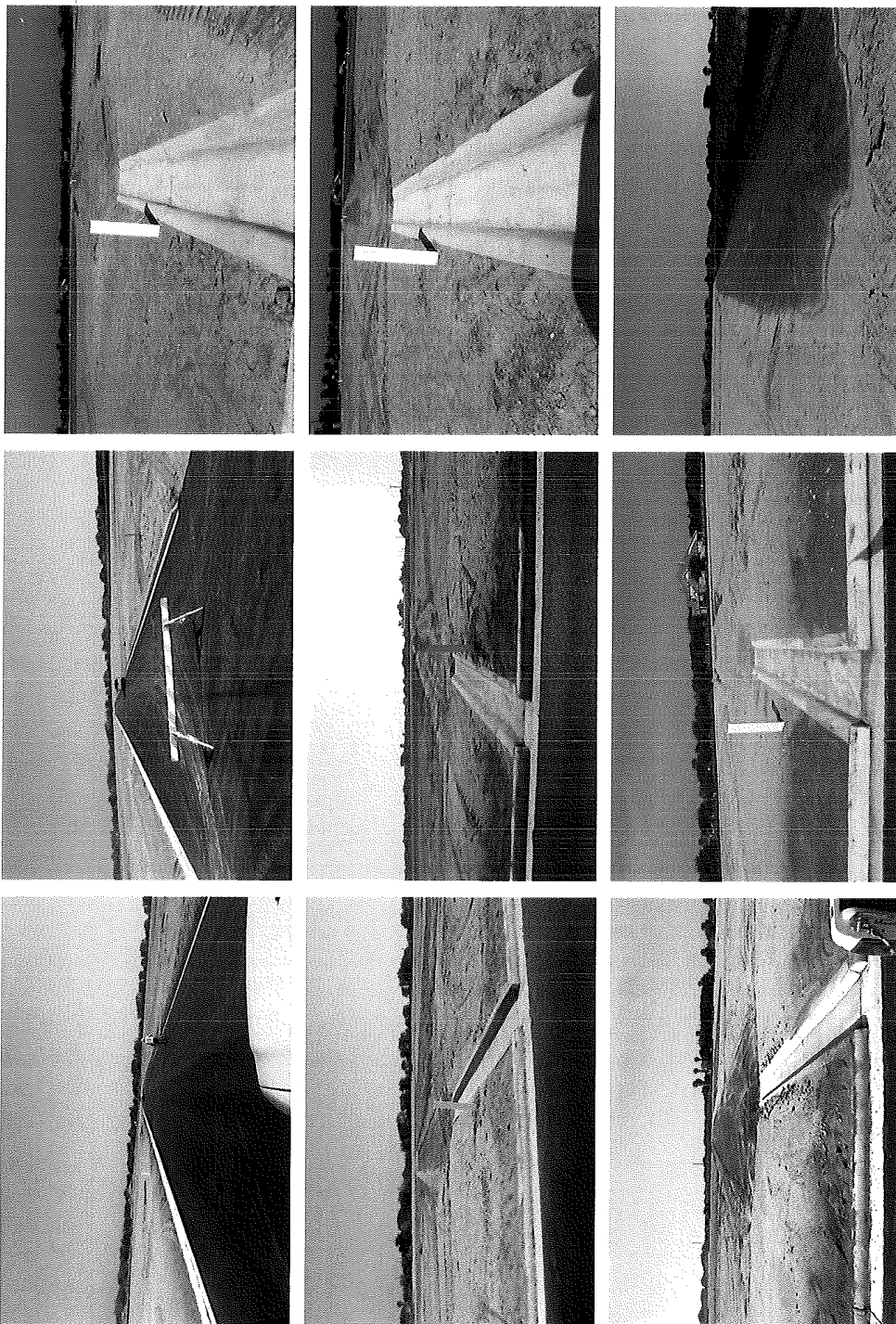
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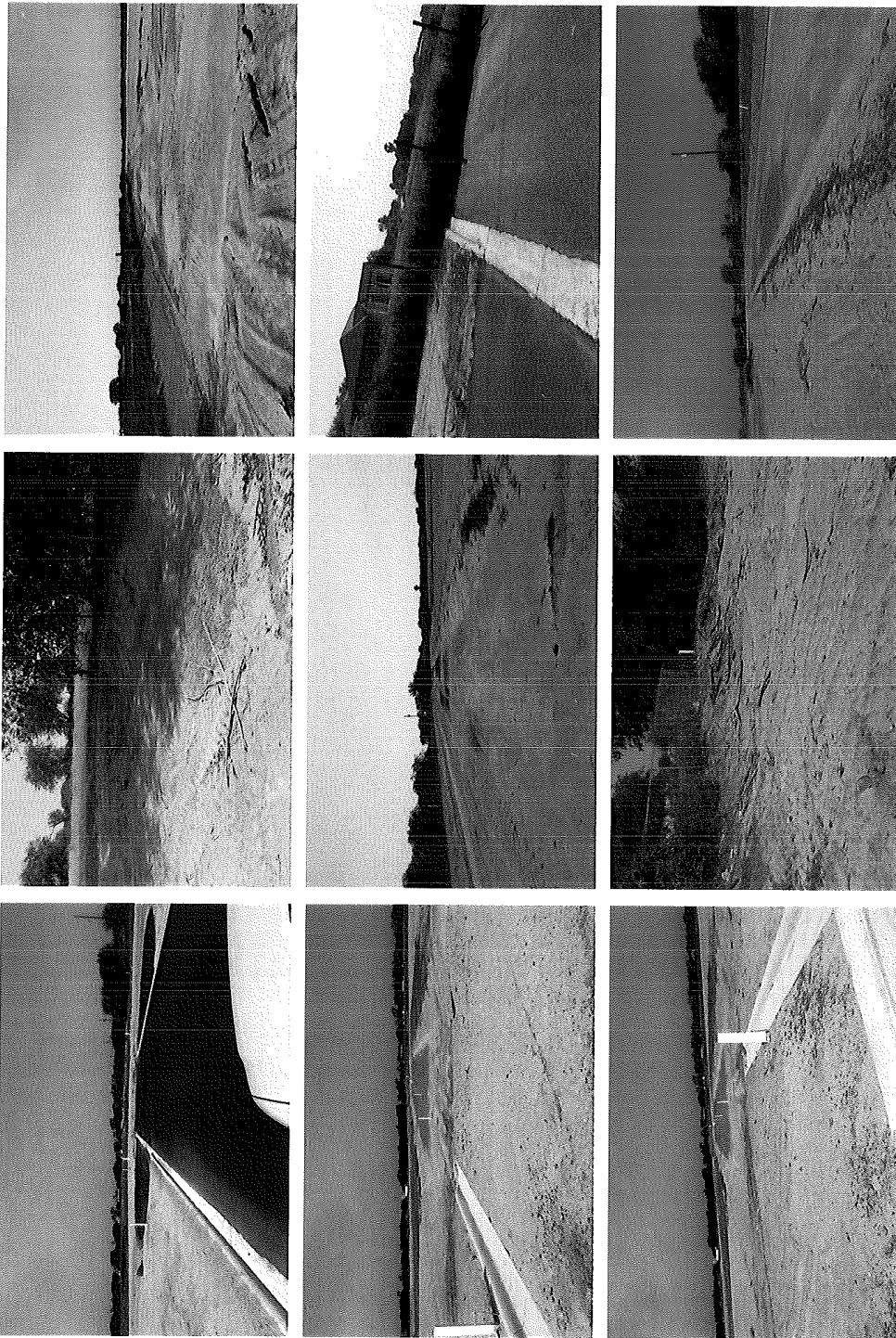
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