



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

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

Engineering Projects Office

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Precinct No. 1 Substation

1902 Joe Stephens Ave.
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Phone (956) 968-4734
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Precinct No. 3 Substation

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

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

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

Date: JULY 11, 2012

Re: BRUSHLINE, LTD SUBDIVISION

ON MARCH 6, 2012, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. LETTER OF CREDIT NO. 50063-101087892 WAS USED TO SECURE THE FUNDS FOR THE PAVING AND DRAINAGE IMPROVEMENTS AND THE INSTALLATION OF EIGHTY FOUR (84) SEPTC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$328,435.00 DOLLARS. THE DEVELOPER HAS COMPLETED ALL OF THE REQUIREMENTS IN ACCORDANCE WITH THE MODEL SUBDIVISION RULES. ATTACHED ARE COPIES OF THE INSPECTION AND STREET TESTING REPORTS FROM THE OUR OFFICE.

STAFF HAS NO OBJECTION TO A PARTIAL RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$328,435.00 FOR THE AFOREMENTIONED IMPROVEMENTS.

BORDER CAPITAL BANK NO. 50063-101087892

ORIGINAL AMOUNT: \$454,435.00
1ST RELEASE: \$328,435.00

BALANCE REMAINING:\$126,000.00

*** END OF MEMORANDUM ***



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IRREVOCABLE LETTER OF CREDIT NO 50063-101087892

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

DATE: February 10, 2012

We hereby authorize you to draw at sight on Border Capital Bank, for the account of BRUSHLINE, LTD, By: CASA VERDE GROUP, LC, its General Partner, By: PATRICIA B. FLETCHER, President (the Customer), up to the aggregate amount of Four Hundred Fifty Four Thousand Four Hundred Thirty Five and no/100ths Dollars (\$454,435.00) (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 February 10, 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 10, 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 *Rutha Drawe*

Printed Name: RUTHA DRAWE

Title: SENIOR VICE PRESIDENT

1801 South McColl Road Post Office Box 5555 McAllen, Texas 78502-5555
Telephone 956-682-2265 Fax 956-972-5417 www.bordercapitalbank.com



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**Brushline LTD Subdivision
ONSITE INSPECTION**

WATER FACILITIES:

- Service Lines: All water services have been installed.
- Meter boxes: All meter boxes have been installed.
- 30 Year letter: Original 30 year letter has been submitted
- Fire Hydrant (if applicable): N/A fire hydrant were not part of the proposed subdivision improvements.

OSSF / SANITARY SEWER:

- Sewer Service Lines: N/A sewer service will be provided by septic tanks
- 30 Year Letter: N/A Subdivision will be serve by septic tanks
- Septic Tanks: Septic tanks have not been installed.
- Health Dept. Inspection Letter: Pending on the completion of the installation of all septic tanks.

PAVING:

- Street pavement & curb and gutter: All Street have been constructed to specification with curb and gutter.
- Street testing results: Street testing results have been submitted from Raba-Kisner Lab. And are satisfactory.
- Street Signs / Street Name: All Street signs have been installed
- Temporary Turn Around (if applicable): N/A not part of the proposed subdivision improvements.
- Share Driveways (if applicable): N/A not part of the proposed subdivision improvements.
- Type III barricade: N/A not part of the proposed subdivision improvements.
- Valley Gutters: N/A not part of the proposed subdivision improvements.

DRAINAGE:

- Detention Swales: All drainage detention swales have been constructed to county specifications.
- Culvert with Safety Ends: Culverts and safety ends at subdivision street entrance have been installed.
- Re-grade of Road side Ditch: Brushline Road has been re-graded to county specifications.
- Gravel Bench Swale System (If Applicable): N/A not part of the proposed subdivision improvements.
- Erosion Control Points (If Applicable): All Erosion control points have been removed.
- Overflow structure with RIP – RAP (If applicable) : Concrete overflow structure have been constructed.
- Storm Drainage Inlets (If Applicable): N/A not part of the proposed subdivision improvements.
- Outfall with RIP - RAP (If Applicable): N/A not part of the proposed subdivision improvements.
- Concrete Spill Ways (If Applicable): N/A not part of the proposed subdivision improvements.
- Gridded Down Drain (If Applicable): N/A not part of the proposed subdivision improvements.

OTHER IMPROVEMENTS:

- Lot Staking : All subdivision lots have been staked
- Existing Structure On Lots (If applicable) : No permanent structures were on site at time of inspection.
- Gas Markers (If applicable): N/A not part of the proposed subdivision improvements.
- Elevated Pad Site (If Applicable) : N/A not part of the proposed subdivision improvements.
- Street Lights (If Applicable): N/A not part of the proposed subdivision improvements.
- Buffer Fence (If Applicable): N/A not part of the proposed subdivision improvements.
- Any Other: _____

INSPECTED BY: _____

DATE: 07-11-2012



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HMAC STREET CORE TESTING

SUBDIVISION NAME: BRUSHLINE LTD DEVELOPER: PAT FLEISHER
 SITE LOCATION: BRUSHLINE ROAD @ ENGINEER: R.E. GARCIA & ASSOC.
7 MILE HWY
 CONTRACTOR: VALLEY PAVING LABORATORY: RABA-KRNER
 FIELD SUPERVISOR: OSCAR TECH: VICTOR SALINAS

STREET TESTING RESULTS:

CORE No.	STATION No.	STREET NAME & CORE LOCATION	THICKNESS REQUIRED	ACTUAL THICKNESS	RESULTS
1	FRONT WY 27	MARTINA ST. N. BOUND	1 1/2"	1 1/2"	✓
2	CLIP WY 34	MARTINA ST @ JAY KEITH	1 1/2"	2"	✓
3	FRONT WY 35	DELAILA ST. S. BOUND.	1 1/2"	1 1/2"	✓
4	FRONT WY 26	DELAILA ST. S. BOUND	1 1/2"	1 1/2"	✓
5	FRONT WY 69	ADRIANA ST. S. BOUND.	1 1/2"	1 1/2"	✓
6	CLIP WY 76	ADRIANA ST @ JAY KEITH	1 1/2"	1 1/2"	✓
7	MID WY 62	INER ST. S. BOUND.	1 1/2"	2"	✓
8	FRONT WY 67	INER ST. N. BOUND.	1 1/2"	1 3/4"	✓
			1 1/2"		
			1 1/2"		
			1 1/2"		
			1 1/2"		

COMMENTS: ALL ASPHALT CORE TESTING ARE SATISFACTORY

COUNTY INSPECTOR [Signature] DATE: 06/07/2012