



## 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  
Phone (956) 318-2840  
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**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

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

TO: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT

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

DATE: FEBRUARY 13, 2013

RE: LAS ESTRELLAS SUBDIVISION NO. 4 – PCT. 3

ON JANUARY 29, 2013 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A LETTER OF CREDIT IN THE AMOUNT OF \$267,006.00 WAS USED TO SECURE THE FUNDS FOR THE PAVING IMPROVEMENTS, STREET SIGNS, STREET TESTINGS AND THE INSTALLATION OF FIFTY TWO (52) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$189,006.00. ATTACHED IS AN ON-SITE INSPECTION REPORT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT STATING THAT ALL PAVING IMPROVEMENTS AND STREET SIGNS HAVE BEEN CONSTRUCTED. STREET TESTINGS HAVE BEEN PROVIDED TO OUR DEPARTMENT.

STAFF HAS NO OBJECTION TO THE PARTIAL RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$189,006.00 FOR THE AFOREMENTIONED IMPROVEMENTS.

**LETTER OF CREDIT NO. 50064-101098071**

ORIGINAL AMOUNT	\$ 267,006.00
1 <sup>ST</sup> PARTIAL RELEASE	\$ 189,006.00
BALANCE	\$ 78,000.00



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### IRREVOCABLE LETTER OF CREDIT NO 50064-101098071

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

DATE: December 13, 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 Two Hundred Sixty-Seven Thousand Six and No/100ths (\$ 267,006.00 ) (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 December 13, 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 - December 13, 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: JOE BROWN

Title: PRESIDENT/CEO

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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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Planning Administrator

### PLANNING DEPARTMENT

COUNTY OF HIDALGO

1304 South 25<sup>th</sup> Street

Edinburg, Texas 78539

Tel. (956) 318-2840 • Fax. (956) 318-2844

[www.co.hidalgo.tx.us](http://www.co.hidalgo.tx.us)

## LAS ESTRELLAS No.4 SUBDIVISION

### **ONSITE INSPECTION**

#### WATER FACILITIES:

- Service Lines: Water services lines have been installed.
- Meter boxes: All water meter boxes have been installed.
- 30 Year letter: Original 30 year water services agreement from Agua SUD has been submitted.
- Fire Hydrant (if applicable): N/A Fire hydrants were not part this proposed subdivision development

#### OSSF / SANITARY SEWER:

- Sewer Service Lines: N/A sewer service will be provided by OSSF.
- 30 Year Letter: N/A sewer service will be provided by OSSF.
- Septic Tanks: Financial warranty has been submitted to secure the installation of 52 OSSF'S.
- Health Dept. Inspection Letter: Final approval and inspection letter from the HCHD has been submitted.

#### PAVING:

- Street pavement & curb and gutter: Construction of all streets with curb & gutter has been completed.
- Street testing results: Street testing results from Millennium Engineering have been submitted and are satisfactory.
- Street Signs / Street Name: All street signs have been installed.
- Temporary Turn Around (if applicable): Temp-Turnaround has been constructed with lay down curb.
- Share Driveways (if applicable): N/A Share driveways were not part this proposed subdivision development
- Type III barricade: Barricade has been installed at Bagley Drive dead end.
- Valley Gutter: Valley gutter has been constructed as shown on as-built plans.

#### DRAINAGE:

- Detention Swales: All detention swales have been constructed and are satisfactory with county specs.
- Excavation of Drain Ditch: N/A detention will be accomplished via detention swales.
- Culvert with Safety Ends: Culverts with safety ends were installed at both subdivision entrances and at share driveways.
- Re-grade of Road side Ditch: Minnesota Road side ditch has been re-constructed to county specifications.
- Gravel Bench Swale System (if Applicable): N/A Bench system is not part this proposed subdivision development.
- Erosion Control Points (if Applicable): Erosion control points are still in place at curb inlets and type "C-C" inlets.
- Overflow structure with RIP - RAP (if applicable): All 3 Overflow structures have been constructed as specify on plans.
- Storm Drainage Inlets (if Applicable): All type "A" inlets and type "C-C" have been installed as specify on as-built plans.
- Outfall with RIP - RAP (if Applicable): Outfall with concrete head wall has been constructed.
- Concrete Spill Way (if Applicable): N/A spill ways were not part this proposed subdivision development.

#### OTHER IMPROVEMENTS:

- Lot Staking: All lot corners have been staked with an Iron Rod and labeled with a surveyor's top.
- Existing Structure On Lots (if applicable): No structures on site.
- Gas Markers (if applicable): N/A No gas line spotted on this subdivision.
- Lot Sale Advertisement Sign (if Applicable): No advertisement sign of lots for sell was spotted onsite.
- Street Lights (if Applicable): N/A No street lights were proposed for this subdivision development.
- Buffer Fence (if Applicable): Fence has been installed along the rear of lots 11 through 18.
- Overgrown Gras: Most of all the subdivision property appeared to be cleared.
- Pile of Brush Debris: No bush / debris on subdivision property.
- ROW clearance: Power poles have been moved to new ROW line.
- Other: Flood zone are has been file and approved by FEMA via a Letter Of Map Revision based on Fill (LOMR -F)

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

DATE: **02/13/2013**