



## 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  
Fax (956) 318-2844

**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: MARCH 27, 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, TESTING FEE AND THE INSTALLATION OF FIFTY TWO (52) SEPTIC TANK SYSTEMS. A PARTIAL RELEASE OF LETTER OF CREDIT WAS APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON FEBUARY 26, 2013 IN THE AMOUNT OF \$189,006.00.

THE DEVELOPER IS REQUESTING A RELEASE FOR THE REMAINING AMOUNT ON THE LETTER OF CREDIT AND IS RESTRUCTURING/REPLACING IT WITH A CASH DEPOSIT IN THE AMOUNT OF SEVENTY EIGHT THOUSAND DOLLARS TO SECURE THE INSTALLATION OF ALL SEPTIC TANK SYSTEMS.

STAFF HAS NO OBJECTION TO THE RELEASE OF LETTER OF CREDIT IN THE AMOUNT OF \$78,000.00 IN CONJUNCTION WITH THE REPLACEMENT OF A CASH DEPOSIT IN THE AMOUNT OF \$78,000.00.

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

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

BALANCE \$ 0

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$ 78,000.00
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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

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. _____	Date <u>March 22</u> 20 <u>13</u>
<b>TOTAL</b>	Received by: <u>CWL Limited</u> \$ <u>78,000.00</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____	<u>Seventy eight thousand and 00/100</u> Dollars
<b>TOTAL</b>	Subdivision: <u>Las Estrellas PHIZ</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank <u>52</u> <u>78,000.00</u> Other _____	Cash _____ Check # _____ M.O. # <u>0121796</u>
<b>TOTAL</b> <u>78,000.00</u>	Received by: <u>[Signature]</u>
THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2 & 4 <b>RECEIPT</b> N° <u>57226</u> - 2/4 COUNTY AUDITOR'S FORM RE-PD-001	
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

Z6GT4982	01 / 8	0121796
	<b>CWL LIMITED</b> <b>LAS ESTRELLAS IV 52 SEPTIC RESERVATIOI</b> <small>REMITTER</small>	<small>Post Office Box 6555 McAllen, Texas 78502-5555</small> <small>MEMBER FDIC</small>
	<small>PAY TO THE ORDER OF</small> <u>HIDALGO COUNTY</u>	<small>DATE</small> <u>03/22/13</u> <small>88-1161/1149</small> <small>00</small> \$ <u>78,000.00</u>
<small>US\$</small> <b>SEVENTY EIGHT THOUSAND and 00/100***USDollars</b> <b>CASHIER'S CHECK</b>	<small>TWO SIGNATURES REQUIRED \$100,000.00 AND OVER</small> <u>[Signature]</u> <small>AUTHORIZED SIGNATURE</small>	<small>Details on Back</small> <small>Security Features Included</small>
<small>FOR INQUIRIES CALL 956-682-2265</small>		
<small>⑈0121796⑈ ⑆1149116161⑆ ⑈99 0010 1⑈</small>		