



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

301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
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Precinct No. 1 Substation

1902 Joe Stephens Ave.
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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: SEPTEMBER 11, 2013

RE: MGM GRAND RANCHES PHASE 3 SUBDIVISION – PCT. 4

ON SEPTEMBER 13, 2005, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A LETTER OF CREDIT IN THE AMOUNT OF \$35,700.00 WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY TWO (42) SEPTIC TANK SYSTEMS. PARTIAL RELEASES OF LETTER OF CREDIT WERE APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT IN THE AMOUNT OF \$22,950.00.

THE DEVELOPER IS REQUESTING A RESTRUCTURING/REPLACING IT WITH A CASH DEPOSIT IN THE AMOUNT OF NINE THOUSAND THREE HUNDRED FIFTY DOLLARS TO SECURE THE INSTALLATION OF ELEVEN (11) REMAINING SEPTIC TANK SYSTEMS.

STAFF HAS NO OBJECTION TO THE REPLACEMENT OF A CASH DEPOSIT IN THE AMOUNT OF \$9,350.00.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 9,350.00
BALANCE	\$ 9,350.00



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HIDALGO COUNTY PLANNING DEPARTMENT	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ TOTAL _____	Date <u>Sept. 11</u> 20 <u>13</u> Received by: <u>Garco, Ltd.</u> \$ <u>9350.00</u> <u>Nine thousand three hundred fifty and 00/100</u> Dollars
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____	Subdivision: <u>MGM Grand Ranches Ph. 3</u> Cash _____ Check # <u>002041</u> M.O. # _____ Received by: <u>[Signature]</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>9350.00</u> Other _____ TOTAL <u>9350.00</u>	Precinct No. 2 & 4 RECEIPT Nº 68877 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001

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

ORIGINAL CHECK IS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS MICRO PRINTING IN THE SIGNATURE LINE

 GARCO, LTD. 3910 W. Freddy Gonzalez Dr. Edinburg, Texas 78539	Lone Star National Bank 88-1168/1149 <small>We Make Banking Easy! 1-800-580-0322 ext. 2444</small>	002041 9/4/2013
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PAY TO THE ORDER OF HIDALGO COUNTY \$ **9,350.00

Nine Thousand Three Hundred Fifty and 00/100 DOLLARS

HIDALGO COUNTY

MEMO MGM GRAND III SEPTIC TANK ESCROW

⑈00204⑈ ⑆114911687⑆ 710 13539⑈



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RENEWAL AND EXTENSION OF IRREVOCABLE LETTER OF CREDIT NO. 083105

TO: COUNTY JUDGE, Ramon Garcia, HIDALGO COUNTY TEXAS

DATE: September 6, 2012 SUBDIVISION NAME: MGM Grand Ranches Phase III

We hereby authorize you to draw at sight on First National Bank for the account of Garco, Ltd., up to the aggregate amount of Twelve Thousand Seven Hundred Fifty Dollars and No Cents (\$12,750.00) available by our draft, accompanied by a certification by the County Planning Department or County Judge that the following conditions exists:

A condition of Draw exists under the Subdivision Construction Agreement dated 9/6/05 and between Subdivider and Hidalgo County. 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 September 6, 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 letter authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit will be surrendered to us.

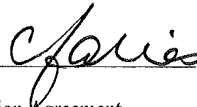
Except as expressly stated this credit shall be subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce (Publication No. 400).

This credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

Issuer: First National Bank

Address of Issuer: PO Box 810, Edinburg, TX 78542

Officer: Jon Gillespie, Vice Chairman

Authorized Signature: 

B. Subdivision Construction Agreement

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HEALTH DEPARTMENT COUNTY OF HIDALGO

SEPTEMBER 11th, 2013
Hidalgo County Planning Department
Mr. Raul E. Sesin
1304 S. 25th St.
Edinburg, TX 78539

RE:MGM GRAND RANCHES PH - 3

Dear Mr. Sesin:

According to our records, 31 of 42 lots in MGM GRAND RANCHES PH-3 have a septic tank systems installed and can be expected to function properly, MGM GRAND RANCHES PH-3 is located on Alamo Rd. and Curry Rd. Edinburg , Tx.

Sincerely,

Ruben Hernandez
Health Inspector II

1304 S. 25th Edinburg, TX 78539 (956) 383-6221 Fax (956) 383-8864