



**Hidalgo County
Planning
Department**

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

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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: JUNE 18, 2014

RE: PUEBLO DE PALMAS AT MILE 4 PHASE 3 – PCT. 3

ON FEBRUARY 11, 2014, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. LETTER OF CREDIT NO. 264 WAS USED TO SECURE THE FUNDS FOR THE PAVING AND DRAINAGE IMPROVEMENTS AND THE INSTALLATION OF FORTY SEVEN (47) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$293,008.70 DOLLARS. THE DEVELOPER HAS COMPLETED ALL OF THE REQUIREMENTS IN ACCORDANCE WITH THE MODEL SUBDIVISION RULES. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY SEVEN (47) SEPTIC TANKS HAVE BEEN INSTALLED, INSPECTED, AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO A RELEASE OF THE LETTER OF CREDIT IN THE AMOUNT OF \$293,008.70 FOR THE AFOREMENTIONED IMPROVEMENTS.



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IRREVOCABLE LETTER OF CREDIT NO. 264

TO: County Judge (in his or her official capacity), Hidalgo County, Texas

DATE: December 10, 2013

We hereby authorize you to draw at sight on Rio Bank, for the account of PDP Mile 4, Ltd. (the Customer), up to the aggregate amount of Two Hundred Ninety Three Thousand Eight Dollars and 70/100 CENTS (\$ 293,008.70) (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 the Subdivision Construction Agreement dated December, 10, 2013 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 this Agreement."

Drafts must be drawn and presented by or on December 10, 2014 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 accordance with this credit shall be duly honored. Partial draws are permitted and the letter or 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.

Address of Issuer: 1655 N. 23rd St. McAllen, Texas 78501

Signature of Issuer's Authorized Officer: 

Printed Name: Thomas Davidson

Title: First Senior Vice President

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Pueblo de Palmas at Mile 4 Phase 3 Subdivision

1655 N 23rd Street • PO Box 4169 • McAllen, Texas 78502 • Phone: 956.631.7890 • Fax: 956.630.0862 • www.riobk.com

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HEALTH DEPARTMENT

June 11, 2014

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

RE: PUEBLO DE PALMAS AT MILE 4 PHASE III SUBDIVISION

Dear Mr. Sesin:

According to our records 47 septic tanks systems (lots 218 thru 264) for Pueblo de Palmas at Mile 4 Phase III Subdivision located approximately 4500 feet east of FM 2221, and along the North & South side of Mile 4 North Road, La Joya, TX Have been installed and inspected and can be expected to function satisfactory.

Sincerely,

Elizardo "Chardo" Ramos
Environmental Health
Division Manager

CR/mm

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



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Raul E. Sesin, P.E.
Planning Administrator

PLANNING DEPARTMENT

COUNTY OF HIDALGO

1304 South 25th Street

Edinburg, Texas 78539

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

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Pueblo De Plamas at Mile 4 Phase 3

ONSITE INSPECTION

WATER FACILITIES:

- All water services connections and meter boxes have been installed
- All filling stations (hydrants) have been installed (painted red)

OSSF / SANITARY SEWER:

- All OSSF systems have been installed.
- Installation inspection letter from the Health Dept has been approved.

PAVING:

- All internal streets have been constructed to county specifications.
- Street testing results from Millennium Engineers have been submitted and are satisfactory to County specs.
- All street signs have been installed.
- 24" thermoplastic permanent pavement Stopbar markings have been completed.

DRAINAGE:

- Road side ditch along internal street has been constructed to county specs.
- Culverts with safety ends have been installed at street intersection and at drainage pond.
- Regional detention pond has been constructed to HCDD#1 specs.
- Fence and gate for regional detention pond has been installed.

OTHER IMPROVEMENTS:

- Lot staking has been completed.

INSPECTED BY: _____

DATE: 05-22-2014