



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo**  
*Director of Planning*

**Main Office**  
1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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: TJ ARREDONDO, DIRECTOR OF PLANNING

DATE: APRIL 22, 2015

RE: LOS VENADOS PH. 2 SUBDIVISION – PCT. 4

ON FEBRUARY 24, 2004, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT FOR THE ABOVE REFERENCED SUBDIVISION. ON FEBRUARY 20, 2015 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND FIFTY DOLLARS (\$11,050.00) TO SECURE THE INSTALLATION OF THE REMAINING THIRTEEN (13) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A RELEASE OF THE LETTER OF CREDIT. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TEN (10) OUT OF TWENTY THREE (23) SEPTIC TANKS HAVE BEEN INSTALLED AND CAN BE EXPECTED TO FUNCTION PROPERLY.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR RELEASE OF LETTER OF CREDIT AND REPLACE WITH A CASH DEPOSIT IN THE AMOUNT OF \$11,050.00 FOR THE AFOREMENTIONED IMPROVEMENTS.



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**RENEWAL AND EXTENSION OF IRREVOCABLE LETTER OF CREDIT NO. 082505**

TO: COUNTY JUDGE, Ramon Garcia, HIDALGO COUNTY TEXAS

DATE: August 13, 2014 SUBDIVISION NAME: Los Venados - North Subdivision

We hereby authorize you to draw at sight on PlainsCapital Bank for the account of Garco, Ltd., up to the aggregate amount of Eleven Thousand Fifty Dollars and No Cents (\$11,050.00) 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 2/13/04 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 August 13, 2015 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: PlainsCapital Bank

Address of Issuer: 7201 N 10<sup>th</sup> Street, McAllen, Texas 78504

Officer: Jon Gillespie, Senior Banking Center Manager

Authorized Signature: *Jon Gillespie*

B. Subdivision Construction Agreement




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Director of Planning


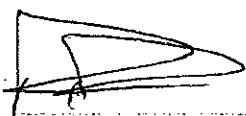
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| HIDALGO COUNTY PLANNING DEPARTMENT                                                                                                                                                         |                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>UTILITY CERTIFICATE REVIEW FEE</b><br>Acct# - 1100-341-30-210-003-0-000<br>Permit No. _____<br>TOTAL _____                                                                              | Date <u>Feb. 20</u> 20 <u>15</u><br>Received of: <u>Garco, Ltd.</u> \$ <u>11,050.00</u><br><u>Eleven thousand fifty and 00/100</u> Dollars                                                                               |
| <b>SUBDIVISION FEES</b><br>Acct# - 1100-341-30-210-001-0-000<br>Filing / Review Fee _____<br>2% Inspection Fee _____<br>Maps _____<br>Subd. Rules Book _____<br>Other _____<br>TOTAL _____ | Subdivision: <u>Los Venados 2-North</u><br>Cash _____ Check # <u>2989</u> M.O. # _____<br>Received by: <u>[Signature]</u>                                                                                                |
| <b>ESCROW</b><br>1/3 Paving<br>Septic Tank - 13 lots <u>11,050.00</u><br>Acct# - 1100-211-00-000-018-0-000<br>Other _____<br>Acct# - 1100-211-00-000-026-0-000<br>TOTAL <u>11,050.00</u>   | <br>THE STATE OF TEXAS<br>COUNTY OF HIDALGO<br>Precinct No. 1<br><b>RECEIPT</b><br><u>71411-214</u><br>COUNTY AUDITOR'S FORM RE-PD-4401 |

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

|                                                                                                                                                                |                                                                                         |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <b>GARCO, LTD.</b><br>3910 W. Freddy Gonzalez Dr.<br>Edinburg, Texas 78539 | Lone Star National Bank 68-1168/1149<br>904484 Banking Group<br>1800 202 0322 ext. 2144 | <b>002989</b><br>2/12/2015                                                            |
| PAY TO THE ORDER OF <u>HIDALGO COUNTY</u> \$ <u>**11,050.00</u><br><u>Eleven Thousand Fifty and 00/100</u> DOLLARS                                             |                                                                                         |                                                                                       |
| MEMO <u>LOS VENADOS-NORTH - SEPTIC TANK ESCROW</u>                                                                                                             |                                                                                         |  |
| *002989* 114911687 210 13539*                                                                                                                                  |                                                                                         |                                                                                       |

2-24-15



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**HEALTH DEPARTMENT  
COUNTY OF HIDALGO**


November 20, 2013  
Hidalgo County Planning Department  
Mr. Raul E. Sesin  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: LOS VENADOS Sub. PH - 2**

Dear Mr. Sesin:

According to our records, 10 of 23 lots in LOS VENADOS Sub. PH-2 have a septic tank systems installed and can be expected to function properly, LOS VENADOS Sub. PH-2 is located on HWY 281, and SH 186. Edinburg, Tx.

Sincerely,

  
Elizardo "Chardo" Ramos  
Environmental Health  
Division Manager

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