



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
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: TJ ARREDONDO, DIRECTOR OF PLANNING

DATE: APRIL 22, 2015

RE: VENETIAN RANCHES SUBDIVISION – PCT. 4

ON OCTOBER 02, 2001, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT FOR THE ABOVE REFERENCED SUBDIVISION. ON APRIL 20, 2015 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND NINE HUNDRED DOLLARS (\$11,900.00) TO SECURE THE INSTALLATION OF THE REMAINING FOURTEEN (14) 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 SIXTY SIX (66) OUT OF EIGHTY (80) 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 \$11,900.00 FOR THE AFOREMENTIONED IMPROVEMENTS.



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RENEWAL AND EXTENSION OF IRREVOCABLE LETTER OF CREDIT NO. 072801

TO: COUNTY JUDGE, Ramon Garcia, HIDALGO COUNTY TEXAS

DATE: May 5, 2014 SUBDIVISION NAME: Venetian Ranches

We hereby authorize you to draw at sight on PlainsCapital Bank for the account of Richard A. Garza, 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 exist:

A condition of Draw exists under the Subdivision Construction Agreement dated 05/05/04 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 May 5, 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.

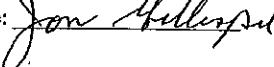
Except as expressly stated this credit shall be subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce (Publication No. 400).

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 10th Street, McAllen, TX 78504

Officer: Jon Gillespie

Authorized Signature: 

B. Subdivision Construction Agreement

2001



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ORIGINAL CHECKS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS MICRO-PRINTING IN THE SIGNATURE LINE



RICHARD A. GARZA dba B.I.C. INVESTMENTS
Operating Account
3910 W. Freddy Gonzalez Drive
Edinburg, Texas 78539
(956) 383-6295

First National Bank
Customer Service Dept. 284500
P.O. Box 18 Edinburg 78105-0018

80-2141
1149

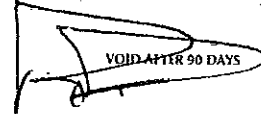
034754

4/16/2015

PAY TO THE ORDER OF HIDALGO COUNTY \$ 11,900.00

Eleven Thousand Nine Hundred and 00/100 DOLLARS

HIDALGO COUNTY



MEMO — VENETIAN RANCHES — SEPTIC TANK ESCROW

⑈034754⑈ ⑆114921415⑆ ⑈040457 8⑈

HIDALGO COUNTY PLANNING DEPARTMENT	
<p>UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000</p> <p>Permit No. _____</p> <p>TOTAL _____</p>	<p>Date <u>4/16/2015</u></p> <p>Received of: <u>B.I.C. Investments (Richard A. Garza)</u> \$ <u>11,900.00</u></p> <p><u>Eleven thousand nine hundred and 00/100</u> Dollars</p>
<p>SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000</p> <p>Filing / Review Fee _____</p> <p>2% Inspection Fee _____</p> <p>Maps _____</p> <p>Subd. Rules Book _____</p> <p>Other _____</p> <p>TOTAL _____</p>	<p>Subdivision: <u>Venetian Ranches</u></p> <p>Cash _____ Check # <u>034754</u> M.O. # _____</p>
<p>ESCROW</p> <p>1/3 Paving \$ <u>11,900.00</u></p> <p>Septic Tank _____</p> <p>Acct # - 1100-211-00-000-018-0-000</p> <p>Other _____</p> <p>Acct # - 1100-211-00-000-026-0-000</p> <p>TOTAL \$ <u>11,900.00</u></p>	<p>Received by: <u>Rodolfo Rin</u></p> <p>Precinct No. 1 RECEIPT <u>77744-214</u></p>
<p>THE STATE OF TEXAS COUNTY OF HIDALGO</p>	
<p>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</p>	



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**HEALTH DEPARTMENT
COUNTY OF HIDALGO**

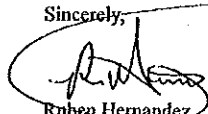
April 20, 2015
Hidalgo County Planning Department
Mr. T.J. Arredondo
1304 S. 25th St.
Edinburg, TX 78539

RE: Venetian Ranches Sub.

Dear Mr. T.J. Arredondo:

According to our records, 66 of 80 lots in Venetian Ranches Sub. have a septic tank systems installed and can be expected to function properly, Venetian Ranches Sub. is located on Alamo Rd. and Cesar Chavez Rd. Edinburg, Tx.

Sincerely,



Ruben Hernandez
Health Inspector II

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