



**Hidalgo County  
Planning  
Department**

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

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

902 N. Doolittle Road  
Edinburg, Texas 78542  
Phone (956) 292-7080  
Fax (956) 292-7089

**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 Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

**To: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT**

**From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING**

**Date: AUGUST 26, 2015**

**Re: SUNFLOWER GARDENS SUBDIVISION – PCT. 4**

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ON MARCH 17, 2015, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF TWO HUNDRED THIRTY SIX THOUSAND SIX HUNDRED NINETY SIX DOLLARS AND SIXTY SEVEN CENTS (\$236,696.67) WAS USED TO SECURE THE FUNDS FOR ROAD PAVING AND OTHER IMPROVEMENTS.

THE DEVELOPER IS REQUESTING THE REMAINING REIMBURSEMENT IN THE AMOUNT OF TWENTY TWO THOUSAND TWO HUNDRED NINE DOLLARS AND THIRTEEN CENTS (\$22,209.13) FROM THE CASH DEPOSIT. ATTACHED IS AN ONSITE INSPECTION REPORT FROM OUR DEPARTMENT DOCUMENTING THAT ROAD PAVING AND OTHER IMPROVEMENTS HAVE BEEN COMPLETED.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE REMAINING CASH DEPOSIT IN THE AMOUNT OF TWENTY TWO THOUSAND TWO HUNDRED NINE DOLLARS AND THIRTEEN CENTS (\$22,209.13) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$236,696.67
1 <sup>ST</sup> REIMBURSEMENT	\$214,487.54
2 <sup>ND</sup> REIMBURSEMENT	\$ 22,209.13
BALANCE REMAINING	\$0

**\*\*\* END OF MEMORANDUM \*\*\***



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<b>HIDALGO COUNTY PLANNING DEPARTMENT</b>	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ TOTAL _____	Date <u>Feb. 18</u> 20 <u>15</u> Received of: <u>Girasol Develop Group, LLC</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____	<u>Two hundred thirty six thousand six hundred ninety six</u> Dollars <u>six + 67/100</u> Subdivision: <u>Sunflower Gardens</u> Cash _____ Check # <u>1060</u> M.O. # _____
◦ ESCROW 1/3 Paving _____ Septic Tank - _____ Acct # - 1100-211-00-000-018-0-000 Other <u>236,696.67</u> Acct # - 1100-211-00-000-026-0-000 TOTAL _____	Received by: _____  THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 1 <b>RECEIPT</b> <u>71390-2/4</u> COUNTY AUDITOR'S FORM RE-PD-0001
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

<b>GIRASOL DEVELOPMENT GROUP LLC</b>		1060
PO BOX 959 EDINBURG, TX 78540-0959		RIO BANK MAIN BANKING CENTER MCALLEN, TEXAS 78502 88-1544-1149
PAY TO THE ORDER OF <u>Hidalgo Co. Planning Dept.</u>		2/13/2015 \$ <b>**236,696.67</b>
<u>Two Hundred Thirty-Six Thousand Six Hundred Ninety-Six and 67/100</u> DOLLARS		Security Features: Details on back.
Hidalgo Co. Planning Dept.		 AUTHORIZED SIGNATURE
MEMO <u>escrow for paving</u>		
⑈001060⑈ ⑆11491544⑆ 1297848⑈		



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T.J. Arredondo, CFM  
Director of Planning

## PLANNING DEPARTMENT County of Hidalgo

Rev. 06-03-15

Main Office: 1304 South 25<sup>th</sup> Street, Edinburg, Texas 78542, 956-318-2840  
Precinct No. 1 Substation: 1902 Joe Stephens Ave., Weslaco, TX 78596, 956-968-4734  
Precinct No. 3 Substation: 2401 N. Moorefield Rd., Mission, TX 78572, 956-205-7045

Precinct 1 2 3 4

Application No: DIA Date: 8-25-15

### ON-SITE INSPECTION FORM

Name: Cirasol Development Telephone No.: 318-2840.office

Subdivision: Sun Flower Gdn. Subdivision

Lot: 1-69 Block: \_\_\_\_\_ Tract: \_\_\_\_\_

Location: North on Brushline from Montecrito Rd.

#### Type of Inspection

- Setback Inspection
- Ready to Pour Foundation
- Move-In
- Gather Pictures/Information of Site (Complaint)
- Check if Drainage Swale has been covered (Complaint)
- Verify Removal of 2<sup>nd</sup> Structure for Compliance with Affidavit

Other: Verify the following improvements have been completed. Asphalt, Street signs, stop bars & fence for pond.  
 Complaint: Fill pads on specified lots.

#### Commercial Only:

- Parking Lot:  Asphalt  Concrete  Caliche  None
- Detention Area:  Existing  Under Construction  None

Approved  Denied Comments: All paving has been completed, Street signs and stop bars have been installed. Fence for detention pond has been installed. All fill pads are complete.

Attachments: All pictures are on server Noticed Issued:  Yes  No

Notice Left with/on: \_\_\_\_\_ Notice No: \_\_\_\_\_

Inspector: Scott J. Peabody Date On-Site Inspection Conducted: 8-25-15