



**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** *BJ*

**Date: FEBRUARY 16, 2016**

**Re: VISTA RIDGE ACRES PH. 5 SUBDIVISION- PCT. 1**

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ON DECEMBER 16, 2014, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF ONE HUNDRED TWENTY THREE THOUSAND EIGHTY TWO DOLLARS AND SIXTY THREE CENTS (\$123,082.63) WAS USED TO SECURE THE FUNDS FOR ROAD PAVING AND OTHER IMPROVEMENTS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT FOR THE NORENE DRIVE ESCROW IN THE AMOUNT OF EIGHTY FOUR THOUSAND SIX HUNDRED SIXTY THREE DOLLARS AND FORTY SEVEN CENTS (\$84,663.47) 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 PARTIAL REIMBURSEMENT OF THE REMAINING CASH DEPOSIT IN THE AMOUNT OF EIGHTY FOUR THOUSAND SIX HUNDRED SIXTY THREE DOLLARS AND FORTY SEVEN CENTS (\$84,663.47) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$123,082.63
1 <sup>ST</sup> REIMBURSEMENT (NORENE DRIVE ESCROW)	\$ 84,663.47
BALANCE REMAINING	\$ 38,419.16

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

**HIDALGO COUNTY PLANNING DEPARTMENT**

o UTILITY CERTIFICATE REVIEW FEE

Acct # - 1100-341-30-210-003-0-000

Permit No. \_\_\_\_\_

Date July 8 2014

**TOTAL**

Received of: J&DMC Properties, LLC \$ 123,082.63

o SUBDIVISION FEES

Acct # - 1100-341-30-210-003-0-000

Filing/Review Fee \_\_\_\_\_

2% Inspection Fee \_\_\_\_\_

Maps \_\_\_\_\_

Subd. Rules Book \_\_\_\_\_

Other \_\_\_\_\_

**TOTAL**

One hundred twenty-three thousand eighty-two and 63/100 Dollars

Subdivision: Vista Ridge Acres Ph. 5 (Choreo Dr. + Multi 5/6)

Cash \_\_\_\_\_ Check # 1014 M.O. # \_\_\_\_\_

Received by: [Signature]



THE STATE OF TEXAS  
COUNTY OF HIDALGO

Precinct No. 2 & 4

RECEIPT

N<sup>o</sup> 70337 - 2/4

COUNTY AUDITOR'S FORM RE-PD-0001

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

TXDC# 1434449

**J&DMC PROPERTIES, LLC**  
2614 W FREDDY GONZALEZ DR  
EDINBURG, TX 78539  
PH. 956-318-0956

956-381-6480

FIRST COMMUNITY BANK  
1151 W. HIGHWAY 77  
SAN BENITO, TX 78586

1014

88-828/1149  
.09

6/27/2014

PAY TO THE ORDER OF Hidalgo County

\$\*\*123,082.63

One Hundred Twenty-Three Thousand Eighty-Two and 63/100\*\*\*\*\*

DOLLARS

Hidalgo County

MEMO Vista Ridge Acres Ph 5- Paving Escrow

[Signature]  
AUTHORIZED SIGNATURE

⑈001014⑈ ⑆114908289⑆

⑈0000072524⑈



T.J. Arredondo, CFM  
Director of Planning

PLANNING DEPARTMENT

COUNTY OF HIDALGO

1304 South 25<sup>th</sup> Street

Edinburg, Texas 78539

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

[www.co.hidalgo.tx.us](http://www.co.hidalgo.tx.us)

**Vista Ridge Acres Phase 5 SUBDIVISION**  
**(2/3 escrow for Noren Drive reimbursement)**

ONSITE INSPECTION

WATER FACILITIES: N/A

OSSF / SANITARY SEWER: N/A

DRAINAGE: N/A

NOREN DRIVE PAVING:

- Street stop sign and street names for Noren Drive and Mile 20 North Road have been installed.
- Street construction has been complete and in accordance with county specifications

You may contact me at (956)318-2840 with any questions regarding this report.

Respectfully,  
Hidalgo County Planning Department

Date 02-016-2016

Guillermo A. Rodriguez  
Operations Field Inspector