



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

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

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
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 RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

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

Date: JANUARY 21, 2021

**Re: VALVERDE COMMERCIAL ACRES SUBDIVISION - PCT. 4
REPLACE & RELEASE LETTER OF CREDIT FOR WATER, PAVING &
DRAINAGE**

ON AUGUST 25, 2020 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT NO. 200434 IN THE AMOUNT OF ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED SEVENTY EIGHT DOLLARS (\$127,278.00) FOR WATER, PAVING AND DRAINAGE IMPROVEMENTS.

ON JANUARY 21, 2021 THE DEVELOPER REQUESTED THE RELEASE OF THE LETTER OF CREDIT NO. 200434 IN THE AMOUNT OF ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED SEVENTY EIGHT DOLLARS (\$127,278.00) AND HAS SUBMITTED A CASH DEPOSIT IN THE AMOUNT OF EIGHT THOUSAND FOUR HUNDRED DOLLARS (\$8,400.00) TO SECURE THE INSTALLATION OF TWO REMAINING FIRE HYDRANTS.

ATTACHED IS AN ONSITE INSPECTION REPORT FROM OUR DEPARTMENT DOCUMENTING THAT THE WATER, PAVING AND DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED TO SPECIFICATIONS.

STAFF HAS NO OBJECTION TO THE RELEASE OF LETTER OF CREDIT NO. 200434 IN THE AMOUNT OF ONE HUNDRED TWENTY SEVEN THOUSAND TWO HUNDRED SEVENTY EIGHT DOLLARS (\$127,278.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

LETTER OF CREDIT NO. 200434
ORIGINAL AMOUNT \$127,278.00

RELEASE OF LETTER OF CREDIT:
\$ 127,278.00

CASH DEPOSIT FOR 2 REMAINING FIREHYDRANTS:
\$ 8,400.00

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



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IRREVOCABLE LETTER OF CREDIT NO. 200434

TO: Hidalgo County Judge
The Honorable **Richard F. Cortez**
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

DATE: **August 5, 2020**

We hereby authorize you to draw at sight on **Texas National Bank**, for the account of **Bernardo Chapa, 3135 N. Sharp Road, Edinburg, Texas 78542**, up to the aggregate amount of One-Hundred Twenty-Seven Thousand, Two Hundred, Seventy-Eight Dollars and No/100th Dollars (\$ 127,278.00 USD) 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 Subdivision Construction Agreement dated August 5, 2020, 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 the Agreement."

Drafts must be drawn and presented by or on **September 1, 2021**, 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 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).



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This credit is irrevocable prior to its expiration date unless both parties consent to revocation in writing.

Texas National Bank
4126 Crosspoint Blvd.
Edinburg, Texas 78539

By: _____
Joe Quiroga
President

4908 S. Jackson Rd., Edinburg, TX 78539



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<p>Acct. # - 1100-211-00-000-026-0-000 Subdivision Improvements Price: \$4200.00 Quantity: 2 <i>Anchorage</i></p>	<p>Hidalgo County Planning Department 1/21/2021 10:25:17 AM</p> <table><tr><td>Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844</td><td>Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850</td><td>Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049</td></tr></table> <p>BERNARDO CANTU CHAPA Received of</p> <p>VALVERDE COMMERCIAL ACRES SUBDIVISION Subdivision</p> <p>flor.sesin Prepared by</p> <p>Received by <i>[Signature]</i></p>	Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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<p>Total Amount: \$8400.00 Method of Payment: Check Check/M.O.#: 13775 Payment: \$8400.00 Change Due: \$0.00</p>	<p> Main Office Receipt No. 016169</p>			



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Planning Department
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Health Department
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 383-0111
Ext. 7309

HCDD#1
902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
Ext: 5816

Environmental Compliance
2818 S. Buss. Hwy 281
Edinburg, Texas 78539
956-318-2980
Ext:4082

COUNTY R.O.W AGENTS

PCT.1
956-968-8733
Ext.1011

PCT.2
956-787-1891
Ext. 2406

PCT.3
956-205-7000
Ext.3018

PCT.4
956-383-3112
Ext.4016

Valverde Commercial Acres
ONSITE INSPECTION REPORT

WATER FACILITIES:

1. All service lines have been installed.
2. All Meter boxes have been installed.
3. All fillings stations have been escrowed.

OSSF/SANITARY SEWER:

4. Septic tanks will be installed at permit stage.

PAVING:

5. Share driveways have been constructed to TxDOT specifications.

Drainage:

6. Onsite detention ponds have been constructed to HCDD #1 specification.
7. Culvert with safety Ends at main subdivision entrance have been installed.
8. All Type "A" Storm Drainage Inlets have been installed.
9. Lot grading has been completed

OTHER IMPORVEMENTS:

10. All lots have been Staked

ALL COMMENTS IN **BLUE** HAVE COMPLIED AND PASSED INSPECTION, ALL COMMENTS IN **RED** HAVI FAILED INPSECTION AND MUST BE ADDRESS TO COMPLY WITH COUNTY SPECIFICATIONS. ALL FAILED ITEMS SHALL BE BROUGHT TO COMPLIANCE BEFORE FINAL SUBDIVISION APPROVAL CAN I GRANTED FROM COUNTY ADVISORY BOARD.

IF YOU HAVE ANY QUESTIONS PLEASE CALL ME AT 318-2840.

PLANNING INSPECTOR

DATE



Hidalgo County Planning Department

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Main Office

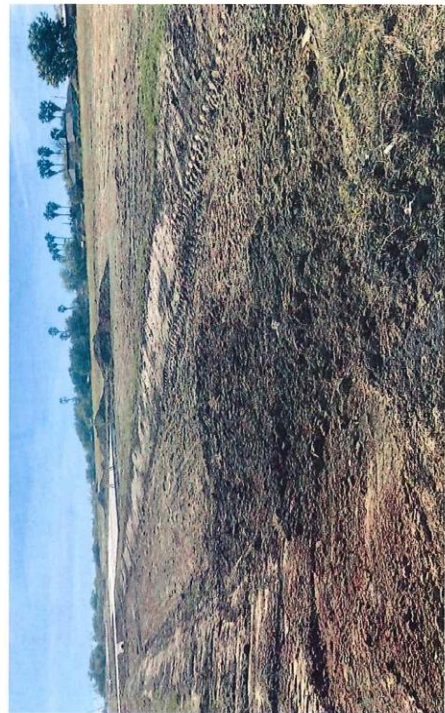
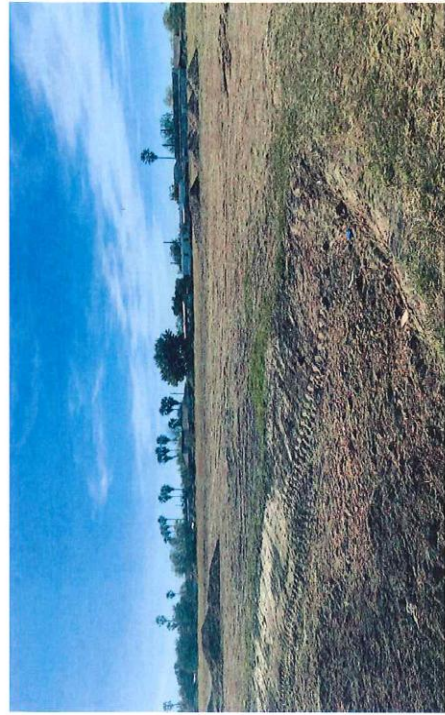
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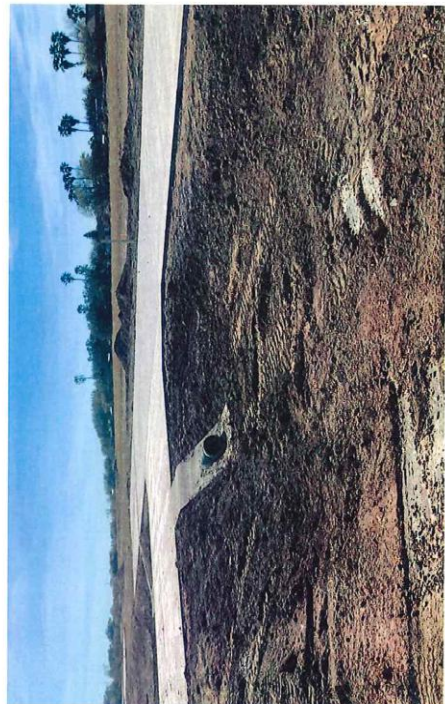
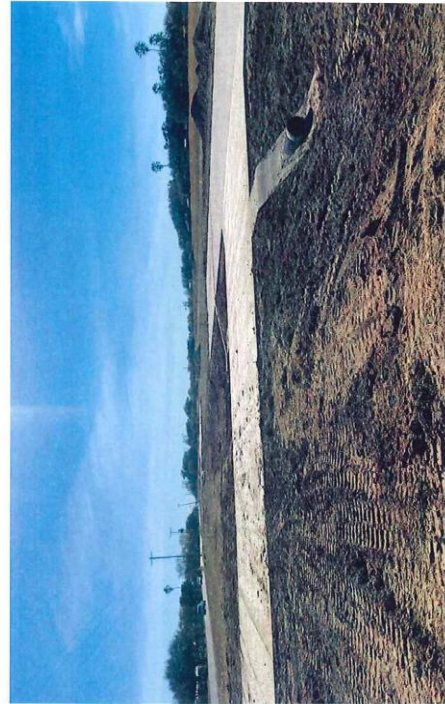
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