



**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

**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: MARCH 9, 2021**

**Re: SEDONA ESTATES SUBDIVISION - PCT. 1 PAVING & DRAINAGE**

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ON DECEMBER 22, 2020, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF THREE HUNDRED FORTY THREE THOUSAND TWO HUNDRED EIGHTY SIX DOLLARS AND THIRTY CENTS (\$343,286.30) WAS USED TO SECURE THE FUNDS FOR PAVING AND DRAINAGE.

THE DEVELOPER IS REQUESTING FULL REIMBURSEMENT IN THE AMOUNT OF THREE HUNDRED FORTY THREE THOUSAND TWO HUNDRED EIGHTY SIX DOLLARS AND THIRTY CENTS (\$343,286.30) FROM THE CASH DEPOSIT. ATTACHED IS AN ONSITE INSPECTION REPORT FROM OUR DEPARTMENT DOCUMENTING THAT THE PAVING AND DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED TO SPECIFICATIONS.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR THE REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE HUNDRED FORTY THREE THOUSAND TWO HUNDRED EIGHTY SIX DOLLARS AND THIRTY CENTS (\$343,286.30) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT                      \$343,286.30

**REIMBURSEMENT REQUEST:**

\$ 343,286.30

BALANCE REMAINING                      \$ 0

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



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MEMO Escrow for Remaining Improvements Sedona

MEMO Escrow for Remaining Improvements Sedona

11001034 11119152721 1078907291


PAY TO THE ORDER OF  
 Hidalgo County Planning Department  
 Three Hundred Forty-Three Thousand Two Hundred Eighty-Six and 30/100\*\*\*\*\*  
 \$ \*\*343,286.30  
 DOLLAR

HIDALGO COUNTY PLANNING DEPARTMENT  
 12/10/2020

VANTAGE BANK TEXAS  
 88-1527/1149

P.O. Box 365  
 La Blanca, TX 78558  
 (359) 464-4431

Sed-Vic Investors LP  
 12/10/2020

AUTHORIZED SIGNATURE  


L U S



## Hidalgo County Planning Department

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Phone (956) 205-7045  
Fax (956) 205-7049

Acct. # - 1100-211-00-000-026-0-000  
Subdivision Improvements  
Price: \$343286.30  
Quantity: 1

### Hidalgo County Planning Department

12/10/2020  
3:49:10 PM

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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### SED-VIC INVESTORS LP

Received of

### SEDONA ESTATES SUBDIVISION

Subdivision

Prepared by

flor.sesin

Received by

Total Amount: \$343286.30  
Method of Payment: Check  
Check/M.O.#: 1034  
Payment: \$343286.30  
Change Due: \$0.00



Main Office  
Receipt No. 015696



# SEDONA ESTATES SUBDIVISION

## ONSITE INSPECTION REPORT

### Hidalgo County Planning Department

T.J. Arredondo, CFM  
Director of Planning

Planning Department

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

Health Department

1304 S. 25<sup>th</sup> 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  
Ext4016

WATER FACILITIES:

1. All lines have been installed.
2. All meter boxes have been installed.
3. All fire hydrants stations have been installed

OSSF/SANITARY SEWER:

4. All Sewer Services Lines have been installed.

PAVING:

5. All Streets were flooded to confirm street proper grading drain runoff..
6. All Street pavement & curb and gutter have been constructed.
7. All Street Signs & Street Name have been installed.
8. Valley Gutters have been constructed as per construction plans.
9. 24" Stop bar Thermoplastic permanent pavement markings have been installed.

Drainage:

10. Drain Ditch Widening is complying as per HCDD#1 specifications.
11. All Type "A" Storm Drainage Inlets have been installed.
12. Pending HCDD#1 approval outfall discharge structure with head wall.
13. Lot grading has been completed. Pending as-build plans showing rear and for lot grading

OTHER IMPORVEMENTS:

14. All lots have been staked
15. Buffer Chain Link Fence has not been installed along Sioux Rd. as per construction plan.

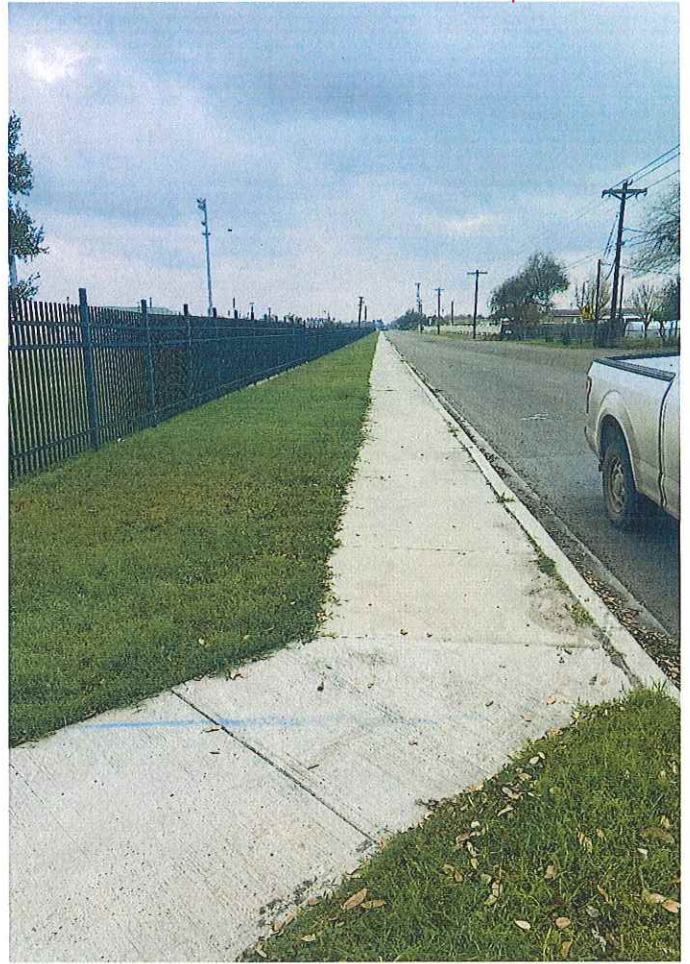
ALL COMMENTS IN **BLUE** HAVE COMPLIED AND PASSED INSPECTION, ALL COMMENTS IN **RED** HAVE FAILED INPSECTION AND MUST BE ADDRESS TO COMPLY WITH COUNTY SPECIFICATIONS. ALL FAILED ITEMS SHALL BE BROUGHT TO COMPLIANCE BEFORE FINAL SUBDIVISION APPROVAL CAN BI GRANTED FROM COUNTY ADVISORY BOARD.

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

  
\_\_\_\_\_  
PLANNING INSPECTOR

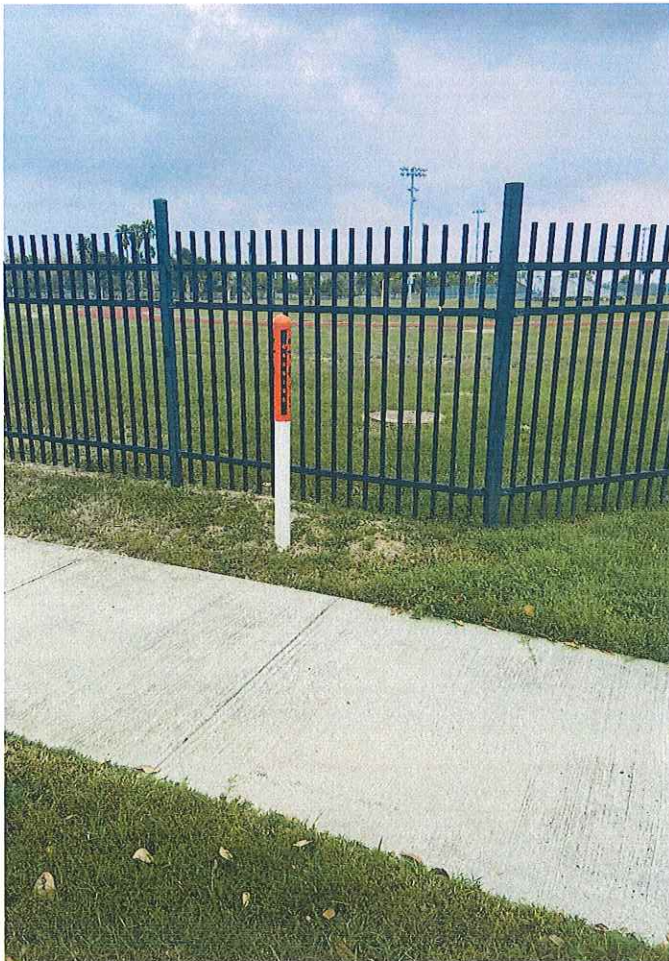
  
\_\_\_\_\_  
DATE

EAST VIEW SIOUX RD.

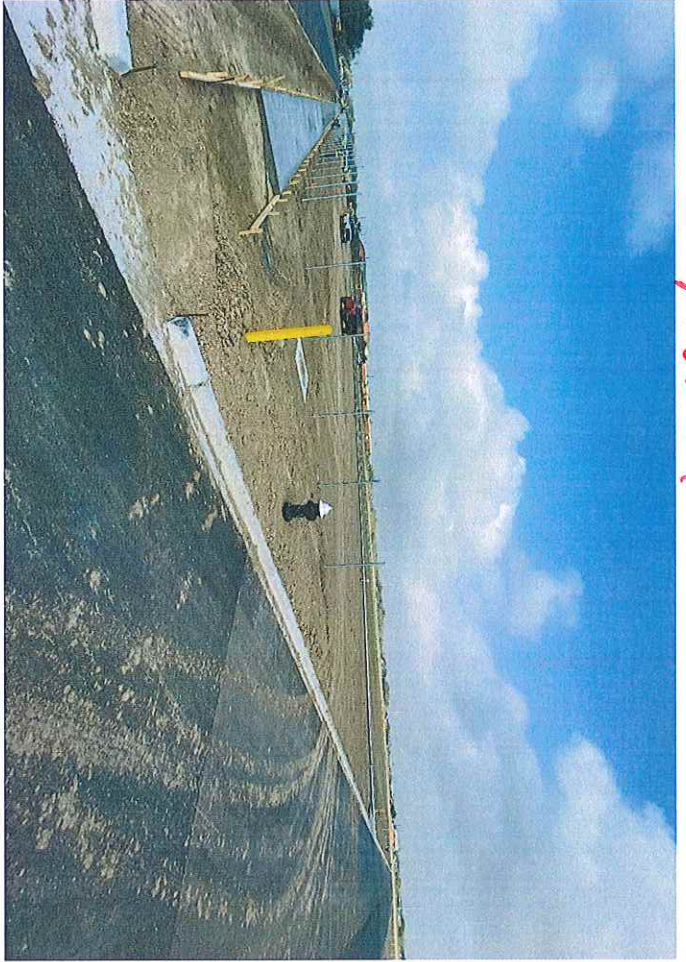


INSPECTION 2/19/21

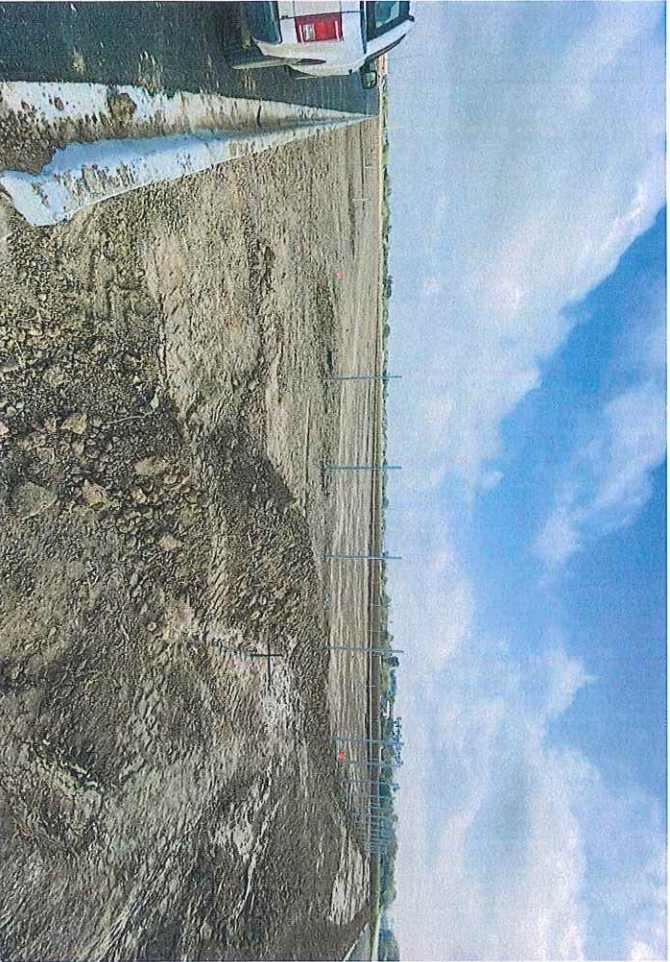
EAST VIEW SIOUX RD



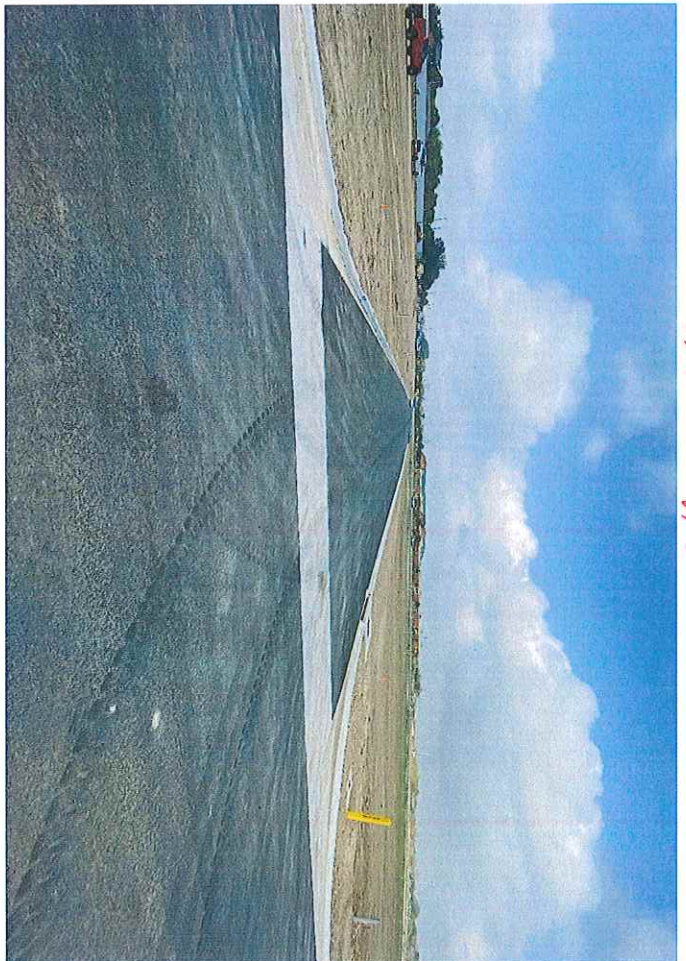
N. EMORY ST.



EAST VIEW



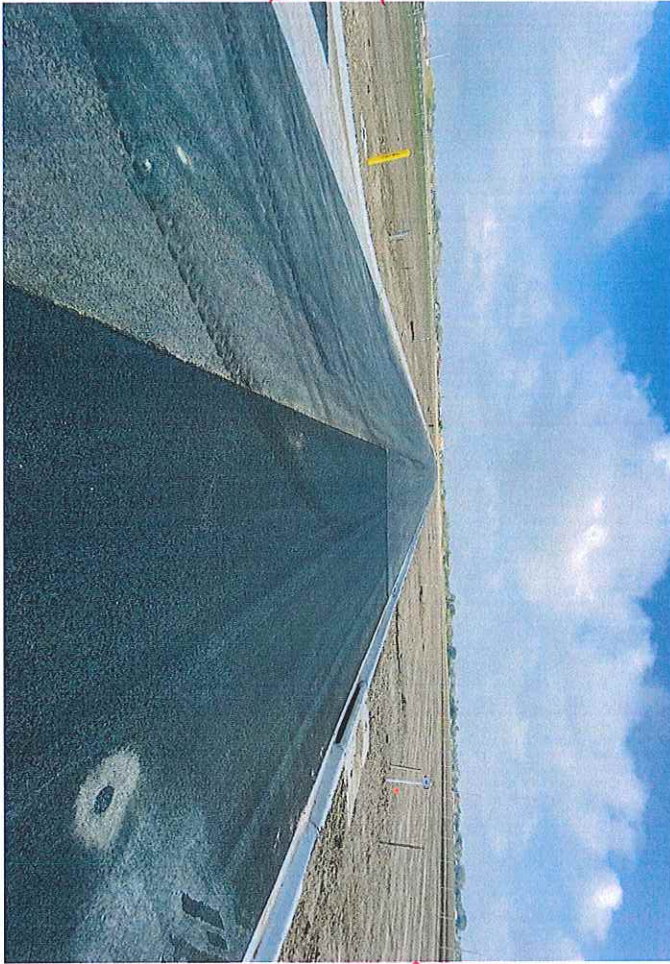
W. APPLE AVE.



WEST VIEW SIOUX RD.

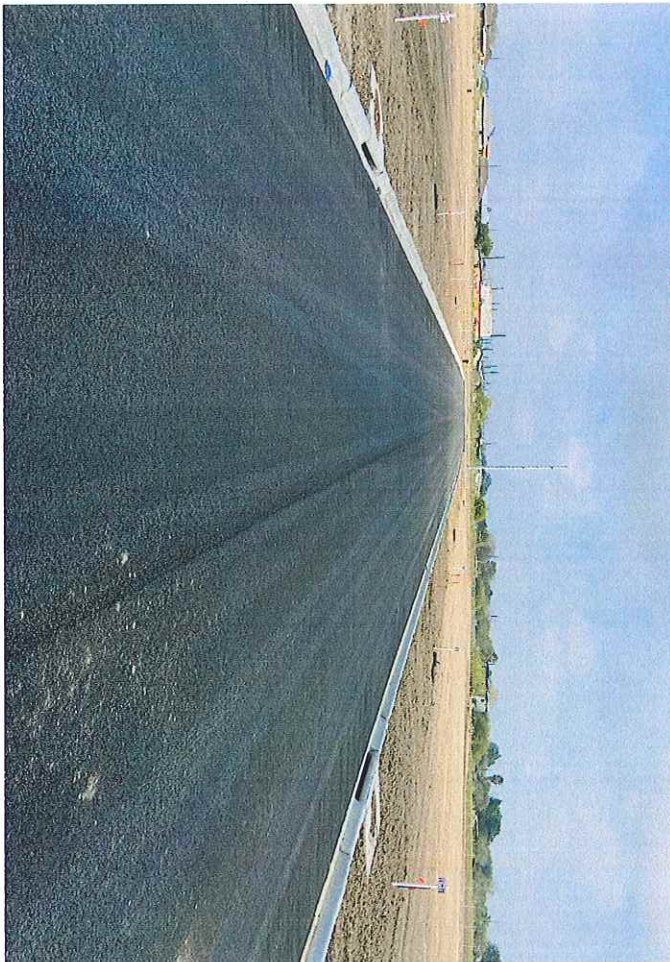


EMORY ST.

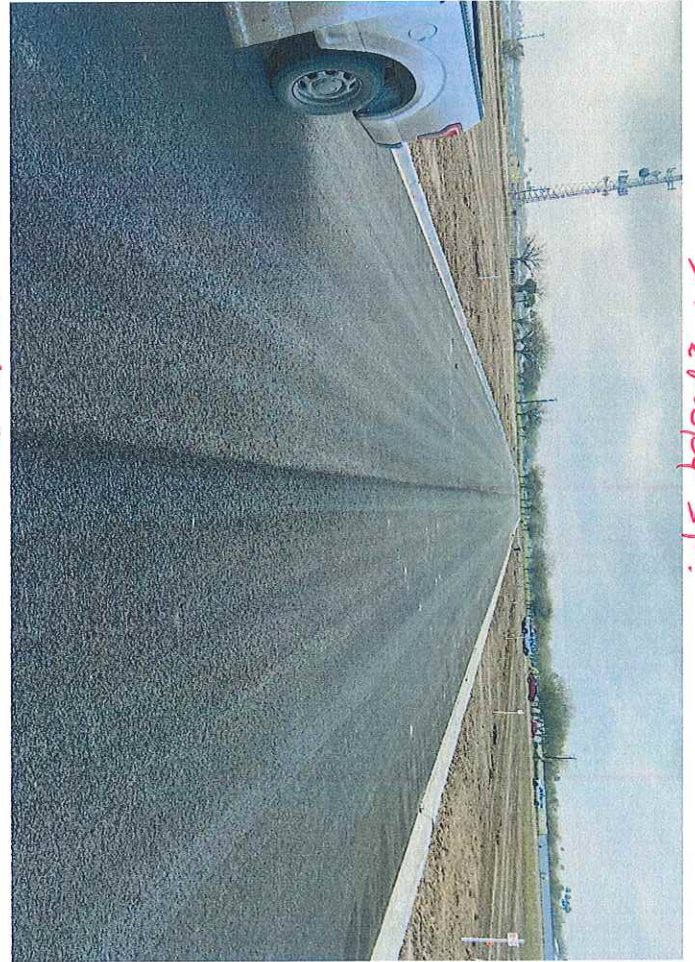


CATLAWAY AVE.

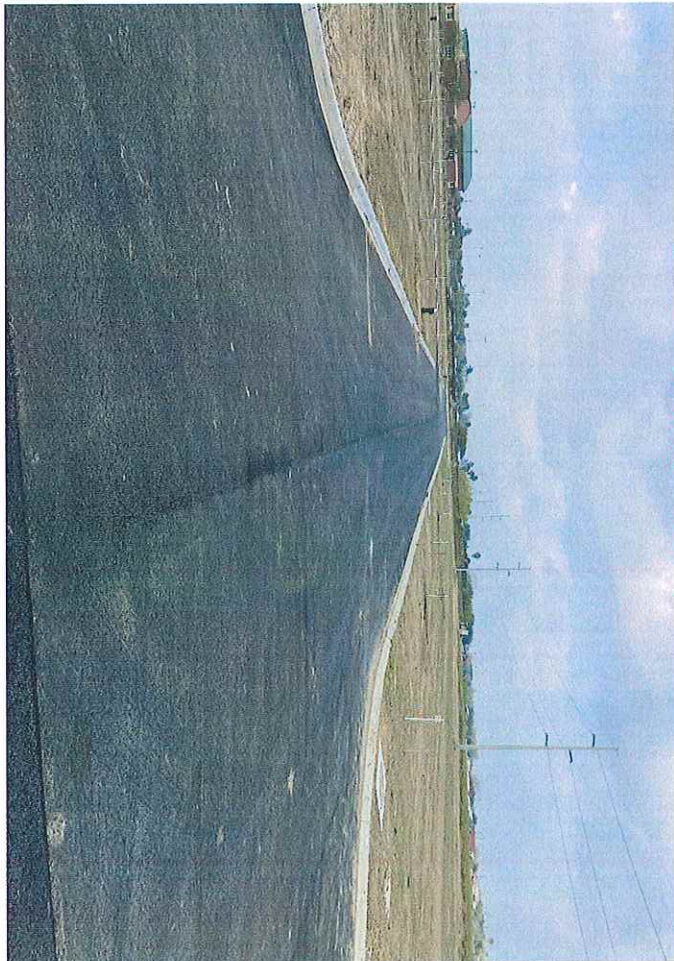
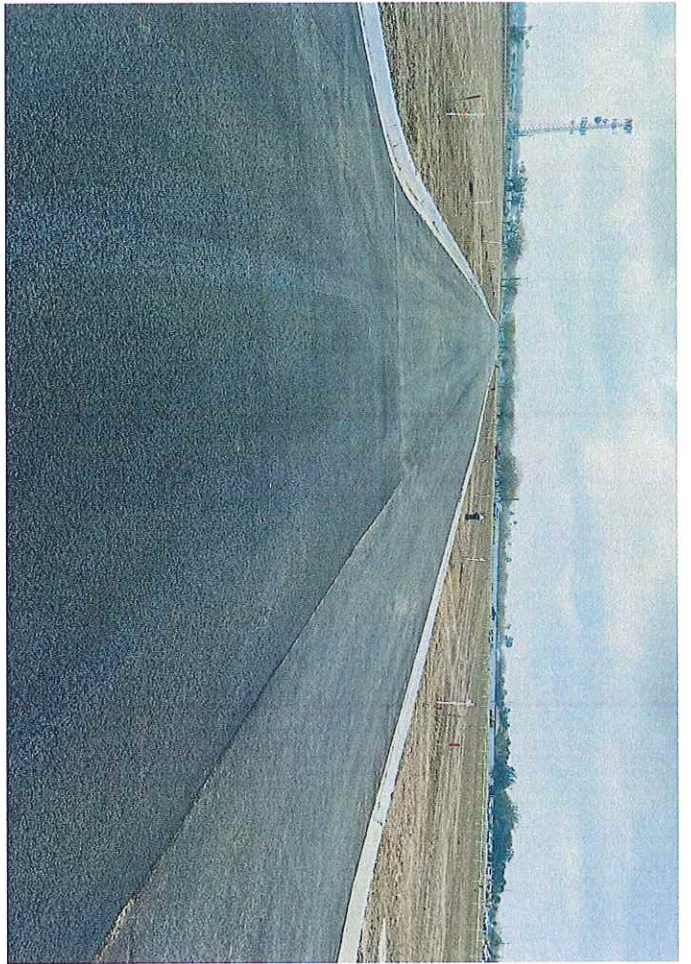




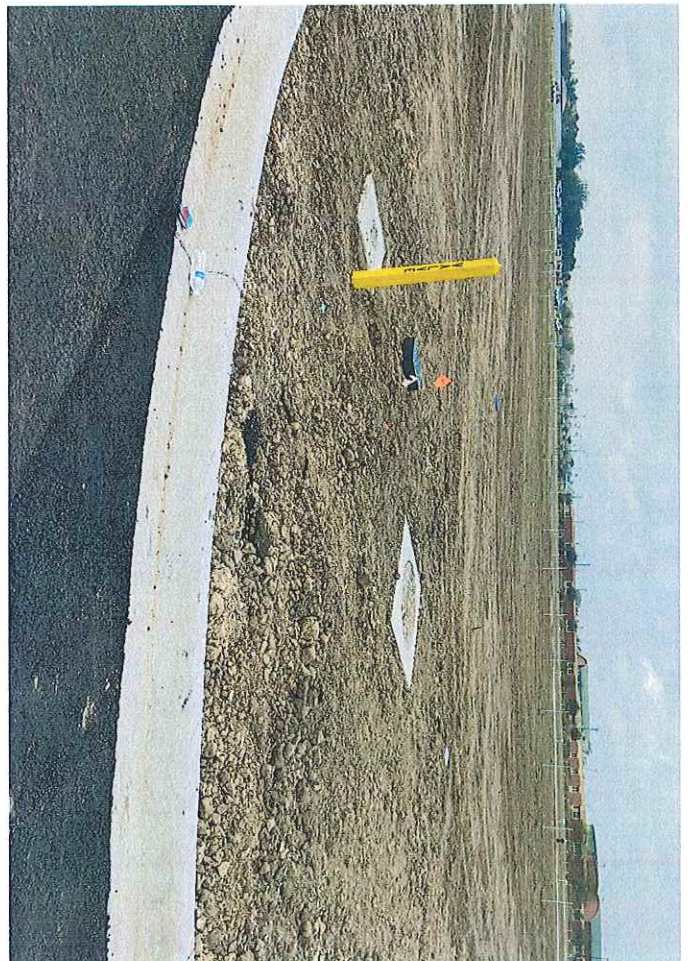
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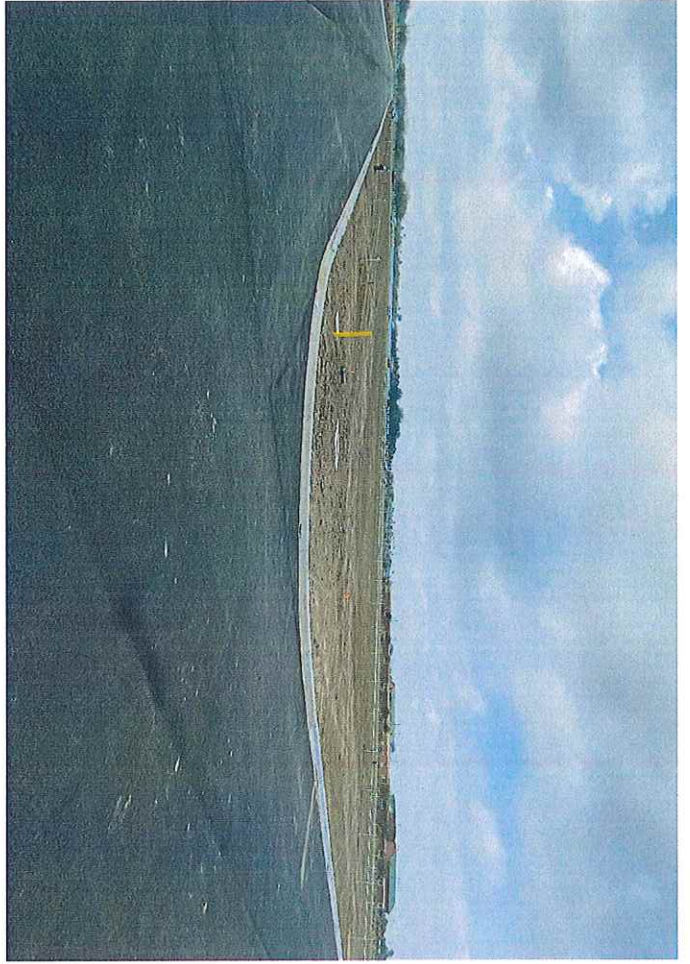


S. EMORY ST.



W. CHURCH AVE.







CATLAPS A/E





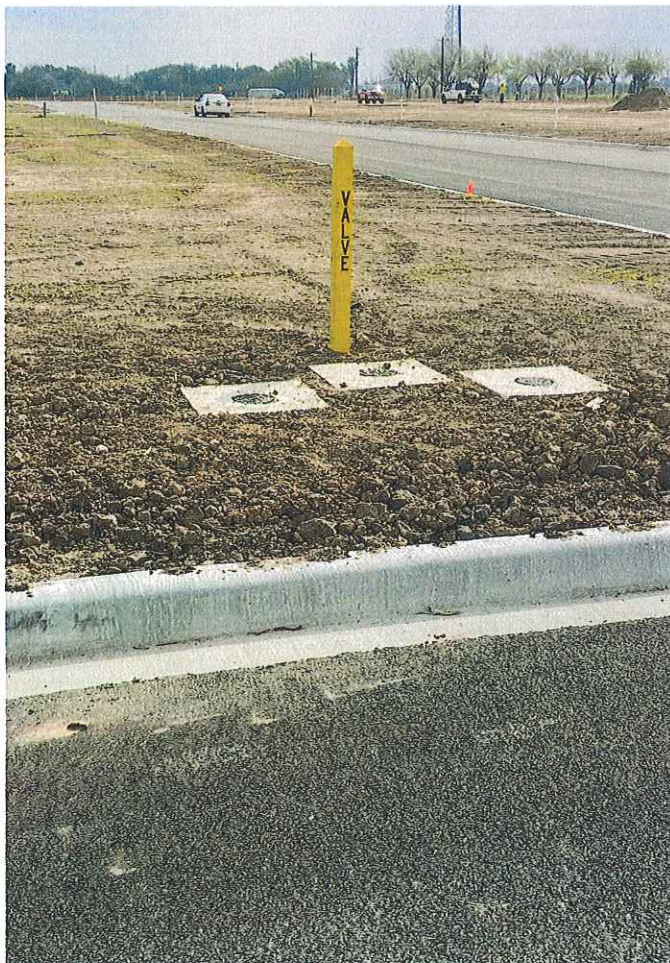
S. PEEBLES WOOD ST.





S. DESER WILLOW ST.

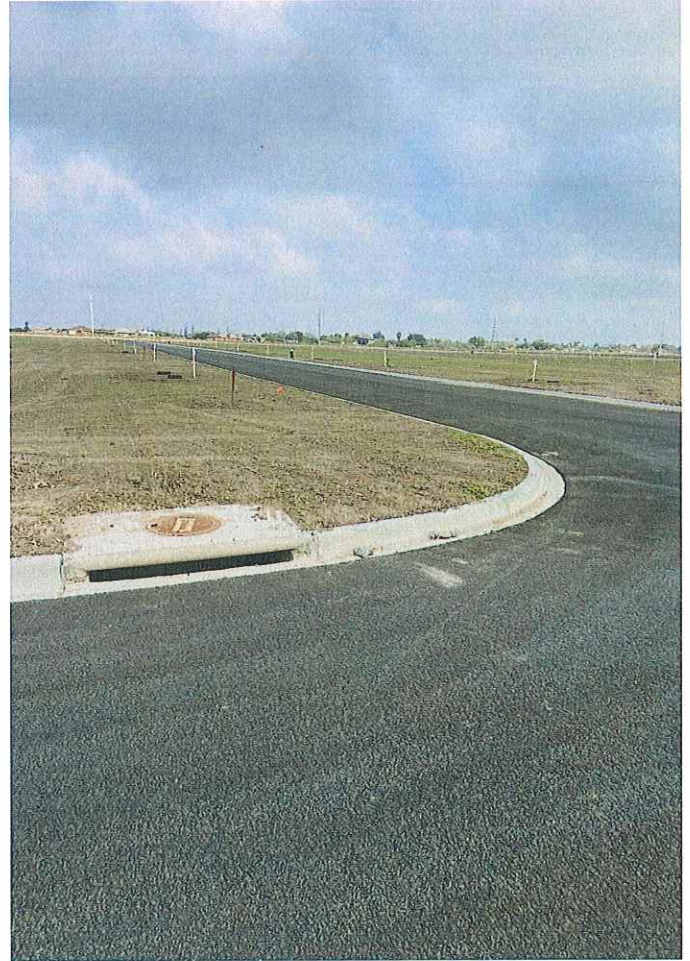
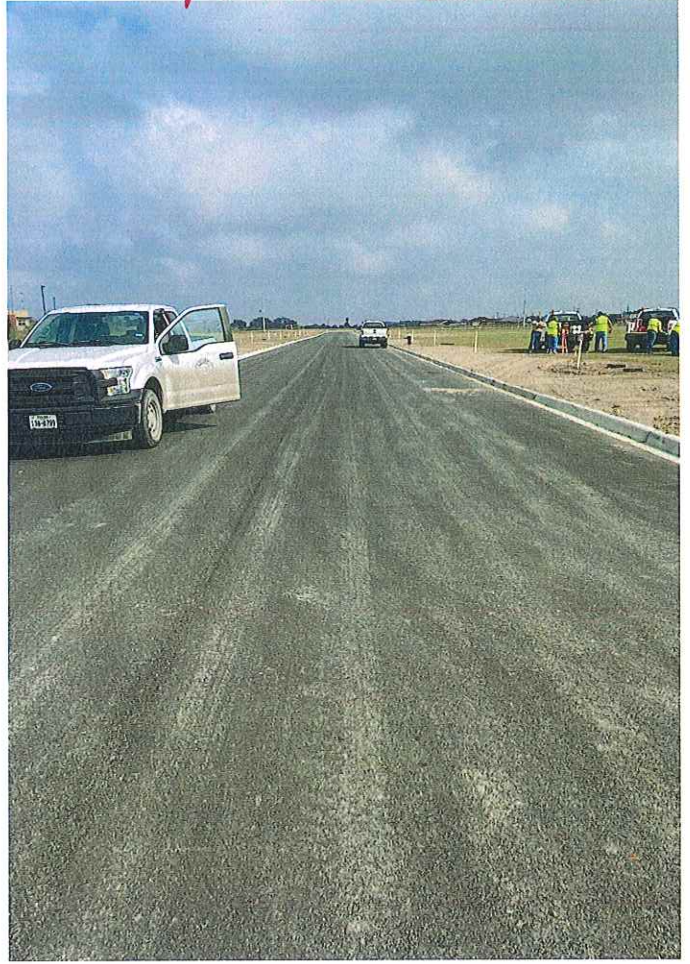


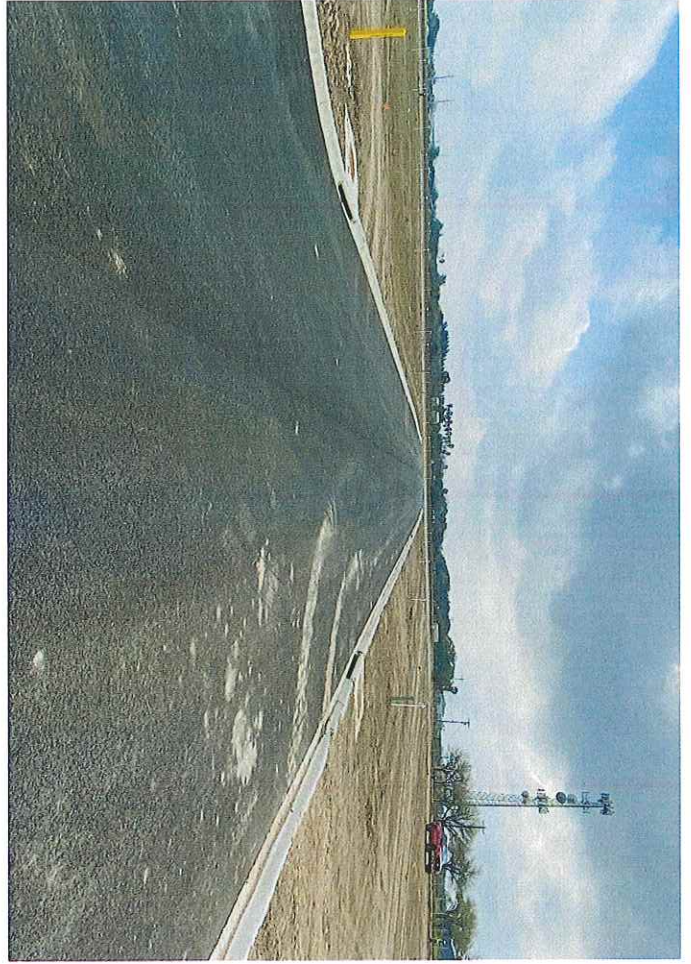


E. ANDER AVE.

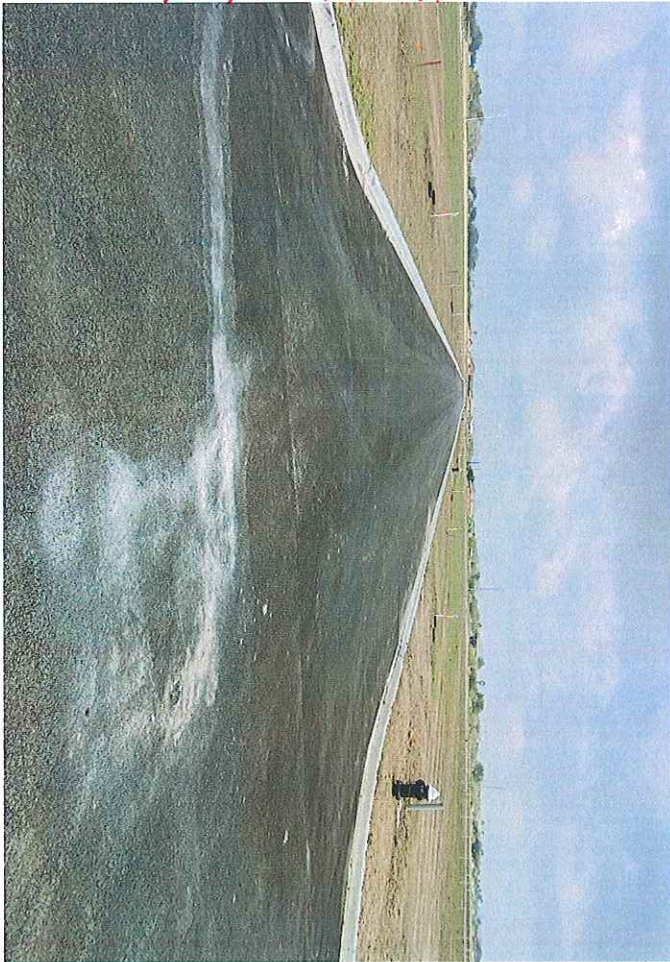


N. DESERT WILLOW ST.

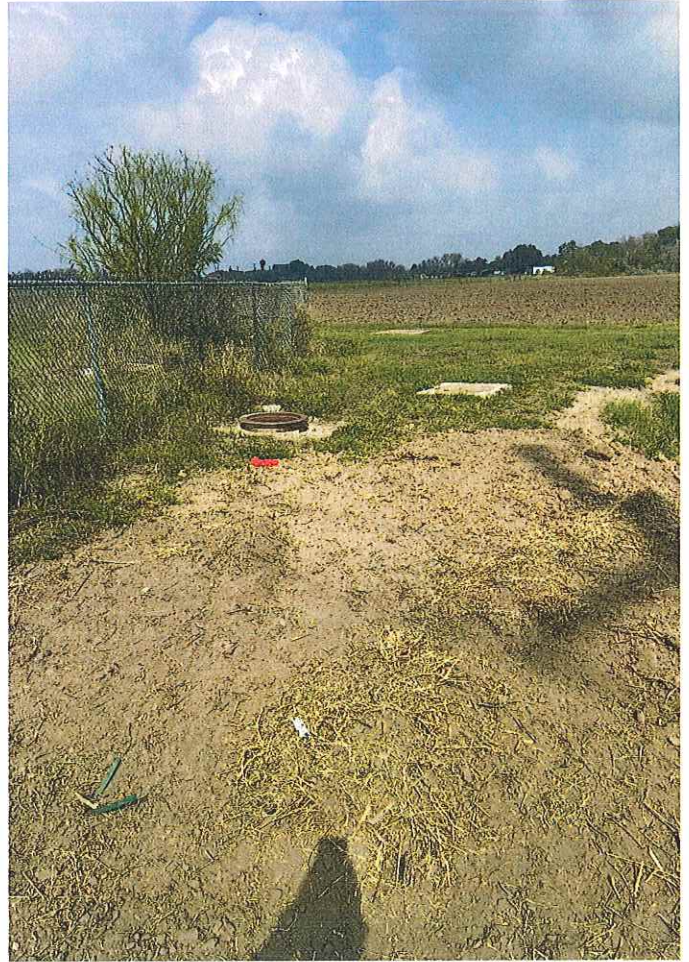


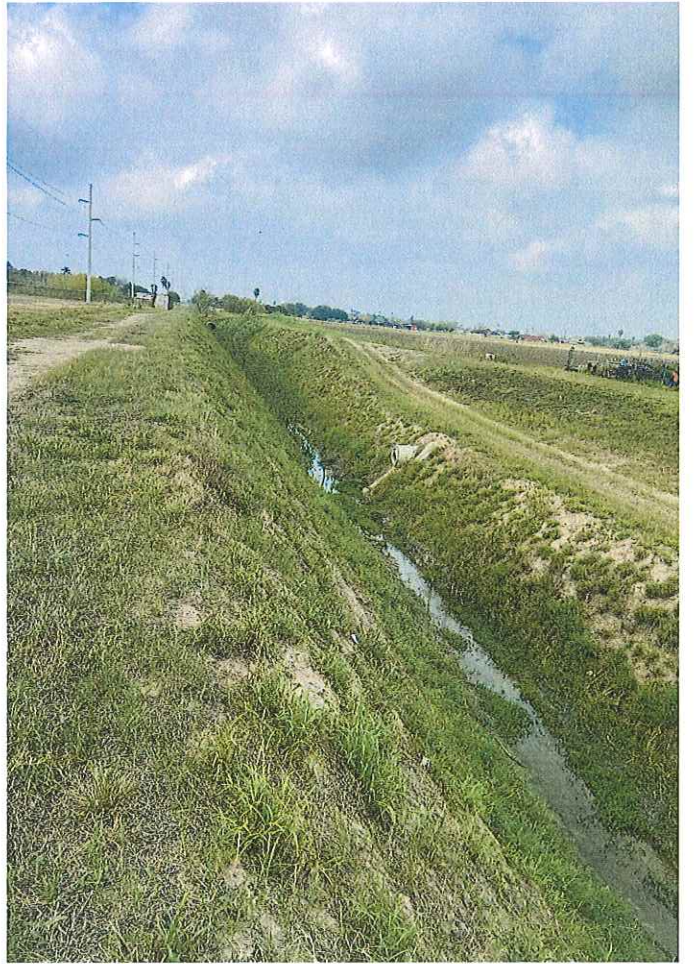
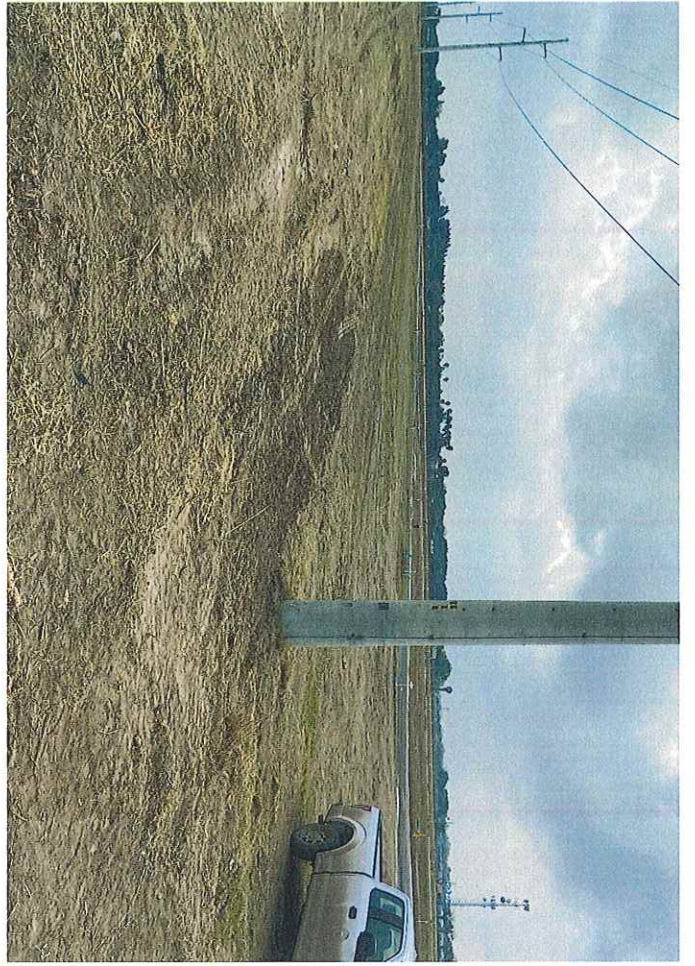
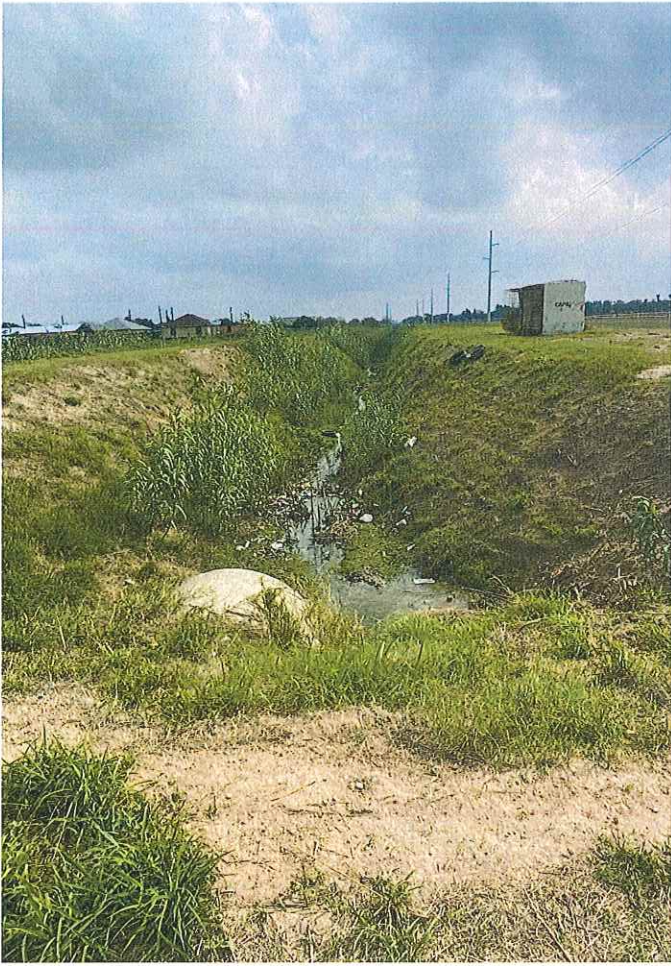


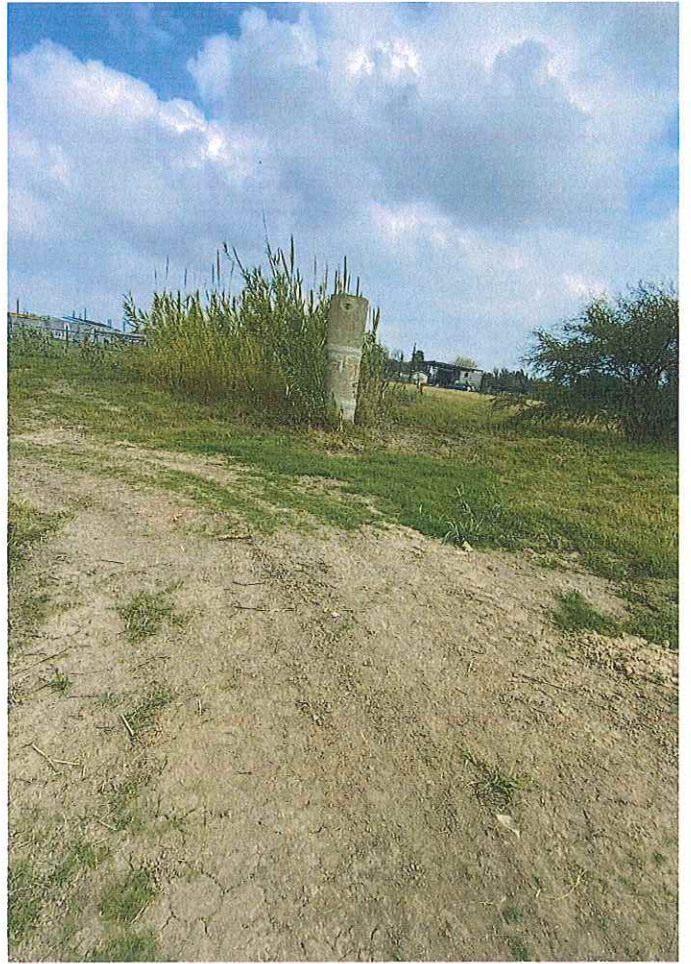
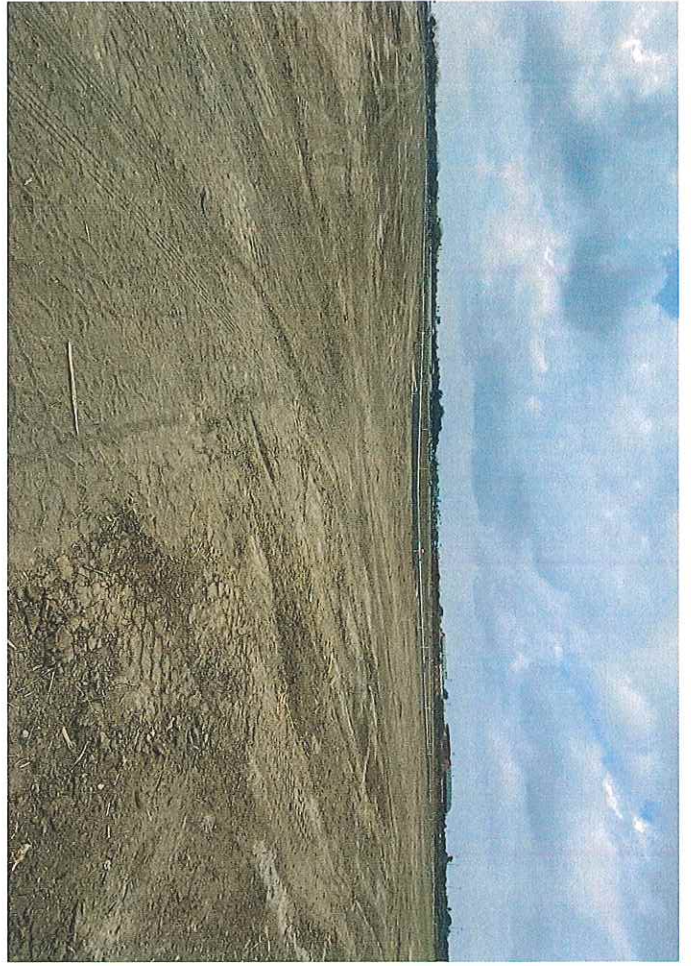
N. PALMER OAK



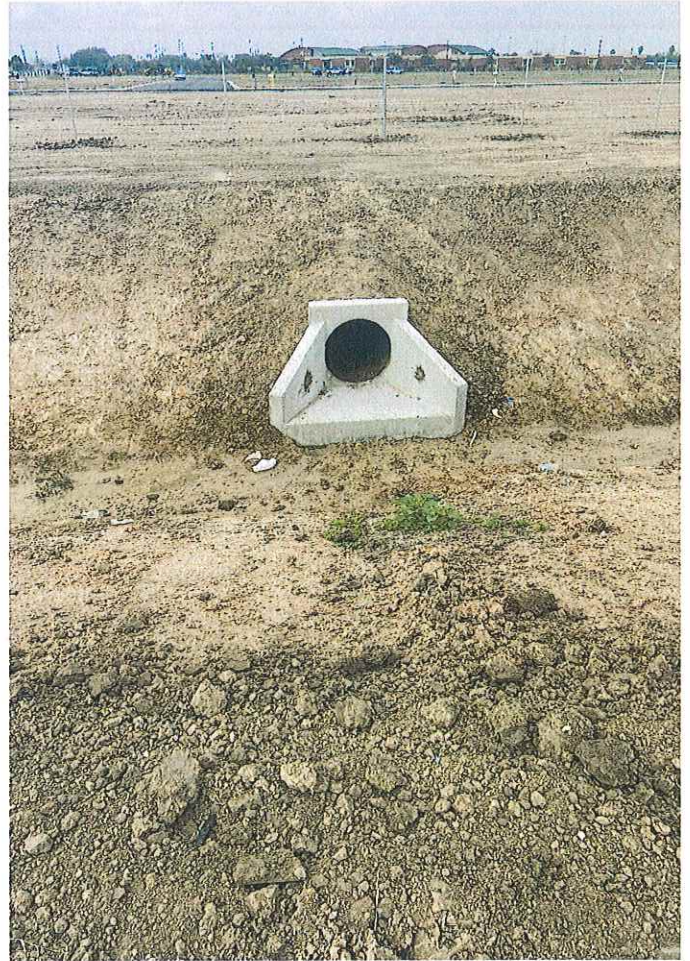
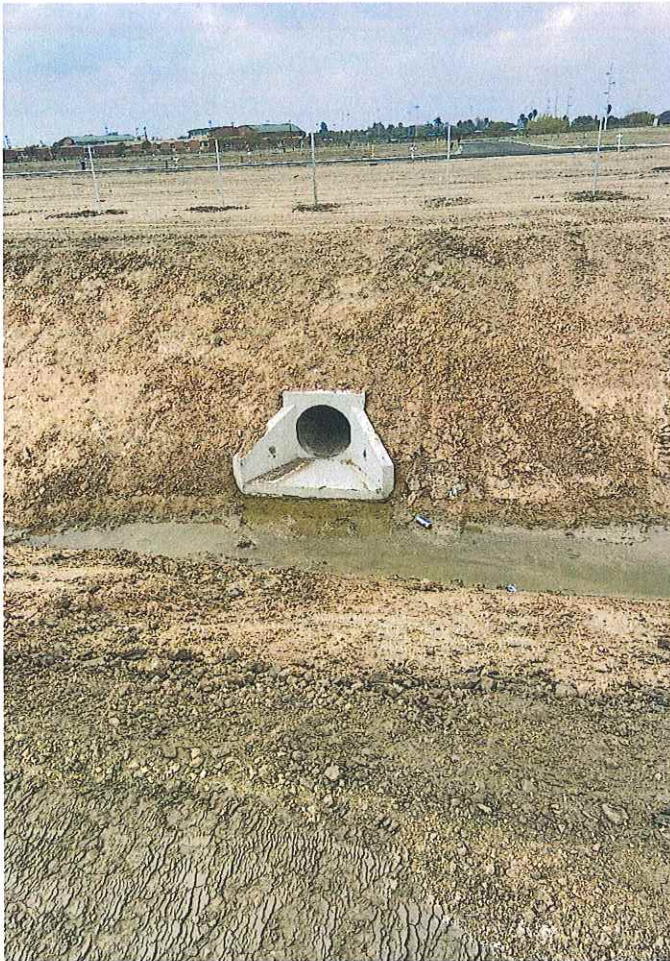
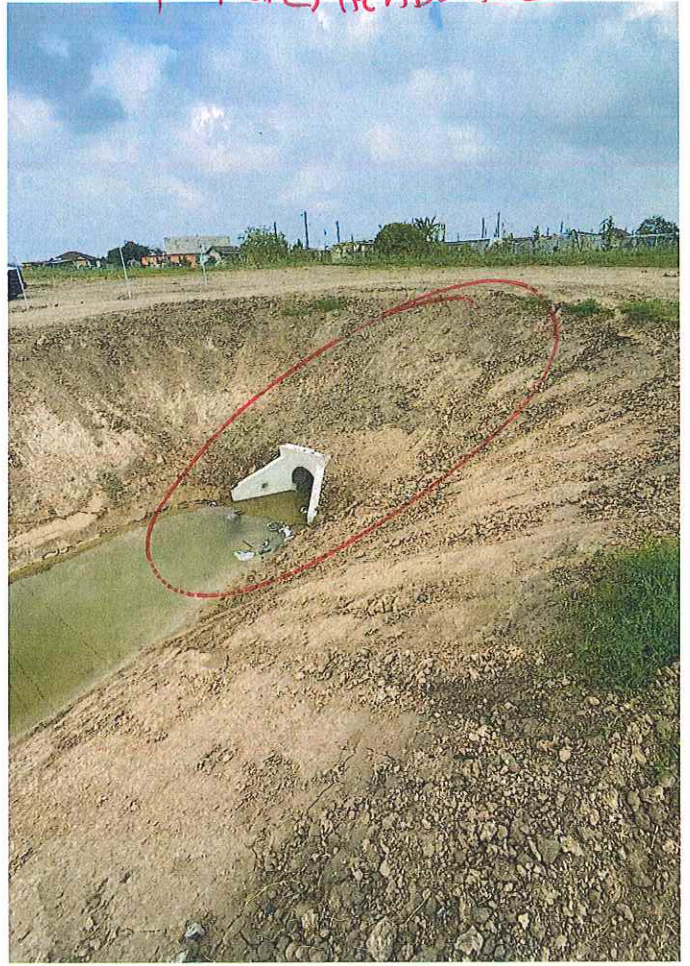




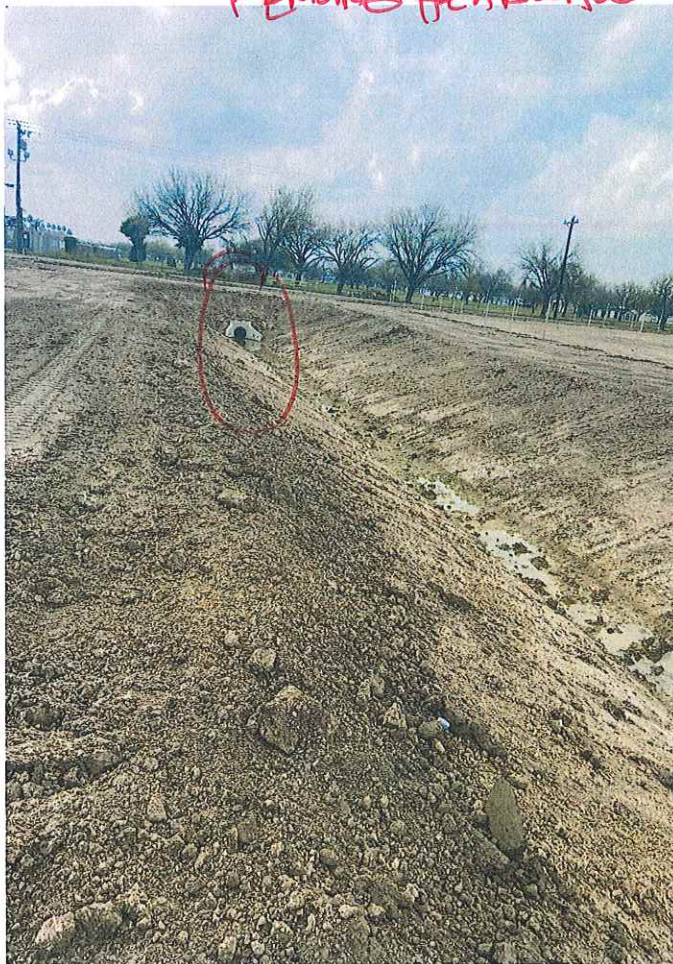




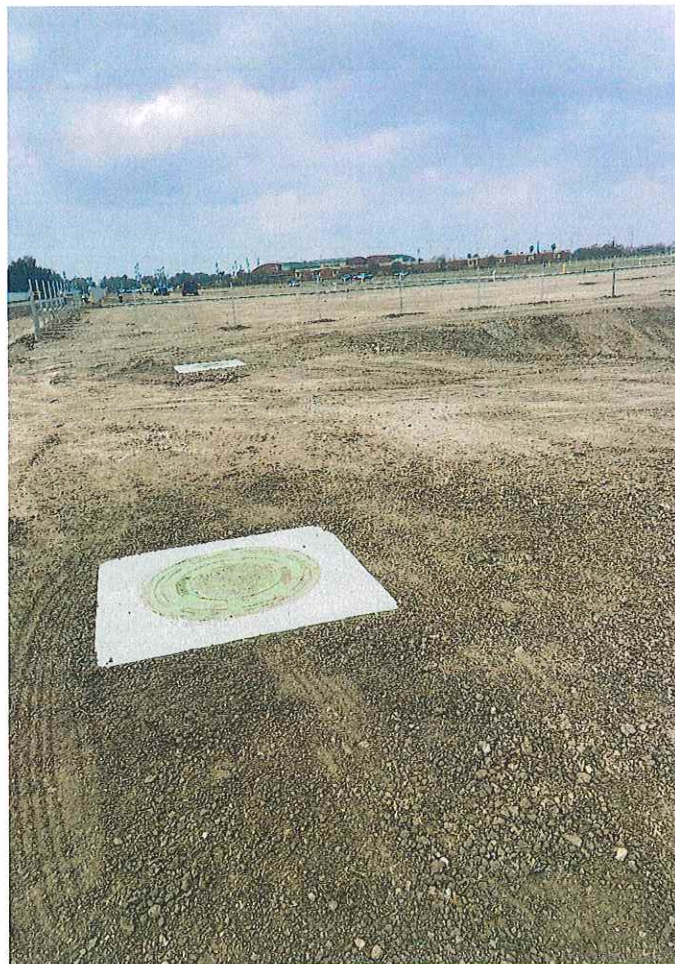
PENDING HEADWALL



PENDING HEADWALL



SIoux RD.

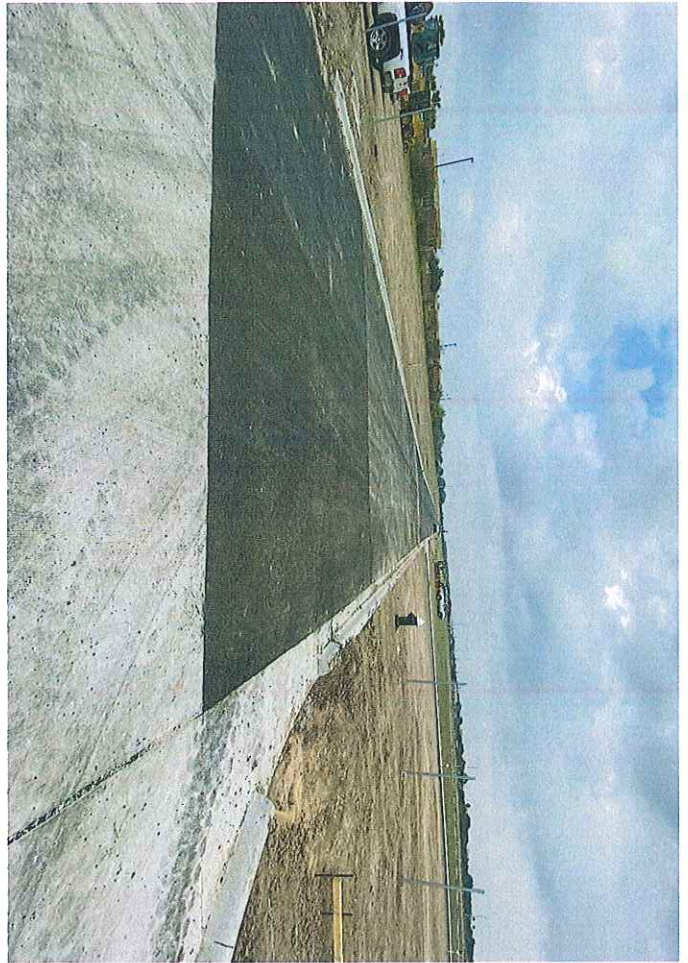




W. SIOUX RD.



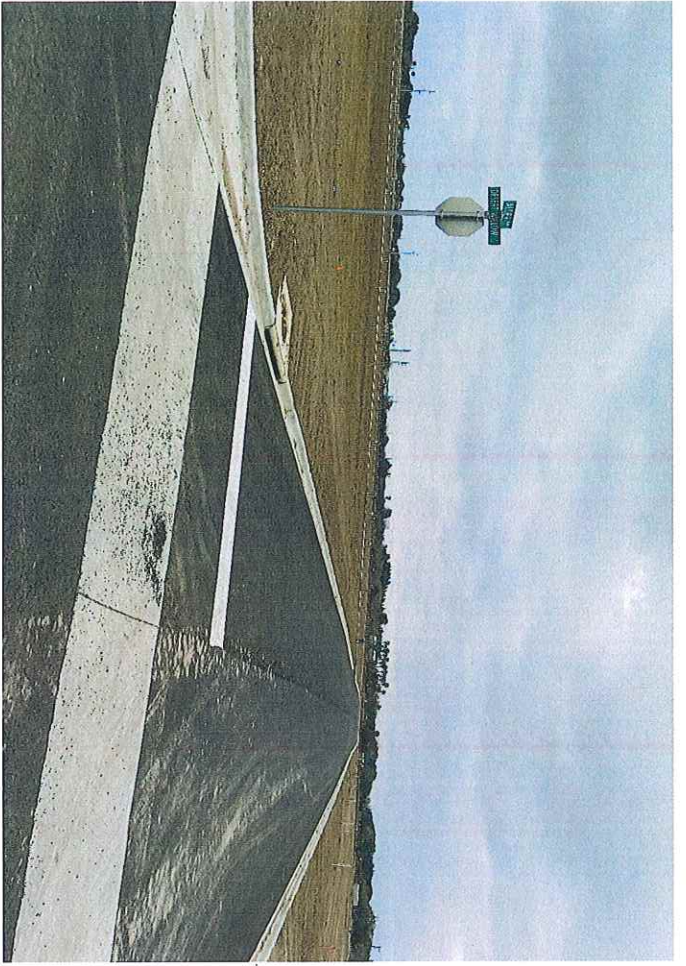
E. Slough Rd





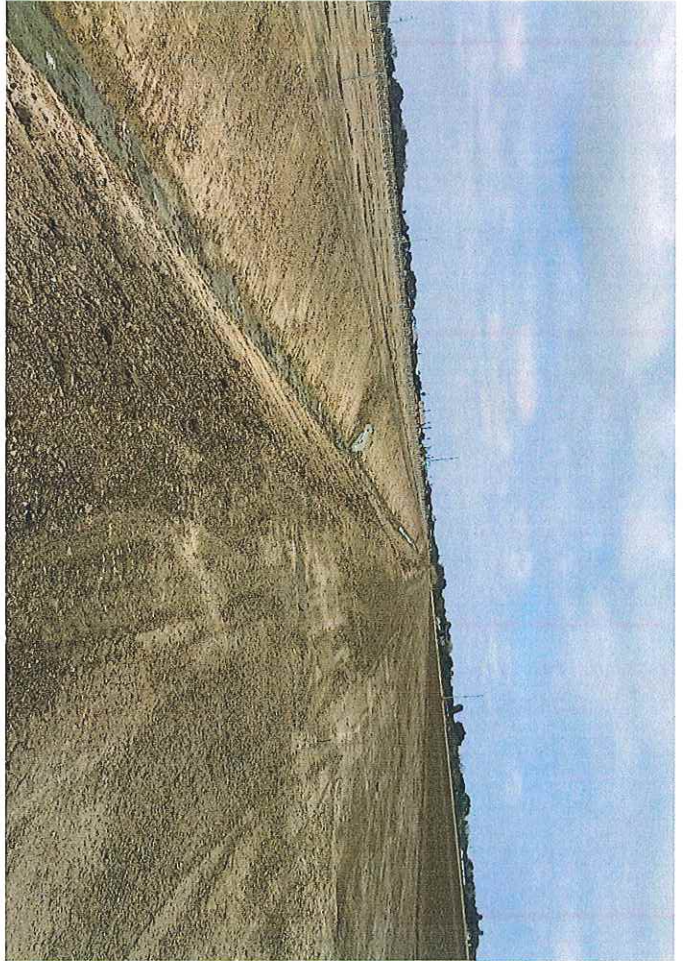
INSPECTION 2/23/21







REMOVING HEAD WALL



PENDING HEADWALL

NORTH VIEW

