



**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: MAY 5, 2021**

**Re: LAS COMADRES NO. 7 SUBDIVISION - PCT. 3  
RELEASE LETTER OF CREDIT FOR DRAINAGE IMPROVEMENTS**

ON MAY 5, 2020 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT NO. 290 IN THE AMOUNT OF SEVENTY TWO THOUSAND EIGHT HUNDRED TWENTY SIX DOLLARS AND NINETY TWO CENTS (\$72,826.92) FOR DRAINAGE IMPROVEMENTS.

THE DEVELOPER IS REQUESTING THE RELEASE OF THE LETTER OF CREDIT NO. 290 IN THE AMOUNT OF SEVENTY TWO THOUSAND EIGHT HUNDRED TWENTY SIX DOLLARS AND NINETY TWO CENTS (\$72,826.92).

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

STAFF HAS NO OBJECTION TO THE RELEASE OF LETTER OF CREDIT NO. 290 IN THE AMOUNT OF SEVENTY TWO THOUSAND EIGHT HUNDRED TWENTY SIX DOLLARS AND NINETY TWO CENTS (\$72,826.92) FOR THE AFOREMENTIONED IMPROVEMENTS.

**LETTER OF CREDIT NO. 290**

ORIGINAL AMOUNT \$72,826.92

RELEASE OF LETTER OF CREDIT NO. 290:

\$ 72,826.92

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



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## IRREVOCABLE LETTER OF CREDIT NO. 290

TO: Richard Cortez County Judge (in his official capacity) Hidalgo County, Texas

DATE: April 8, 2020

We hereby authorize you to draw at sight on Rio Bank, for the account of Carlos G. Leal, Jr., Manager of CARKRIS, GP, LLC, Its General Partner, A Texas Limited Liability Company (the Customer), up to the aggregate amount of Seventy two thousand eight hundred twenty six and 92/100ths (\$72,826.92) (the Stated Amount) 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 April 8, 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 January 23, 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).

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

Issuer: Rio Bank

Address of Issuer: 621 W University Dr Edinburg, TX 78539

Signature of Issuer's Authorized Officer \_\_\_\_\_

Printed Name: Albert Guajardo

Title: Executive Vice President

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**Subdivision Name: Las Comadres**

**Subdivision No.7**

PO Box 4169 • McAllen, Texas 78502 • [www.riobk.com](http://www.riobk.com) • Phone: 956.631.7890 • 877.631.7890



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**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  
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## Las Comadres No. 7 ONSITE INSPECTION REPORT

### WATER FACILITIES:

1. Service Lines have been installed.
2. All Meter boxes have been installed.
3. All four Fire Hydrants have been installed.

### OSSF / SANITARY SEWER:

4. Septic Tanks have been installed.

### PAVING:

5. Street pavement has been completed.
6. Street testing results have been done and meet county specs.
7. Street Signs / Street Name have been installed.
8. Share Driveways have been completed.
9. 24" Stop bar Thermoplastic permanent pavement marking has been installed.
10. Flooding of subdivision internal streets has been completed. Streets have positive drainage runoff to inlets

### DRAINAGE:

11. Storm Drainage pipe bedding and backfill comply with county specs.
12. Culvert with Safety Ends has been installed at the subdivision main entrance.
13. County Road side Ditch along Western Rd. has been re-graded.
14. Type "A" Storm Drainage Inlets have been installed.
15. Drain ditch and discharge structures have been completed. HCDD#1 has approve the drain ditch construction.
16. Lot grading has been completed.

### OTHER IMPROVEMENTS:

17. All Lots have been Staked.
18. ROW is clear of fences, trees and power poles.
19. Bus stop concrete slab has been completed to county specifications

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

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

  
\_\_\_\_\_  
Jose R. Tovar, Subdivision Coordinator

05-05-2021  
DATE

Visit Hidalgo County Planning Department on the web at [www.co.hidalgo.tx.us](http://www.co.hidalgo.tx.us)



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### HEALTH DEPARTMENT COUNTY OF HIDALGO

March 24, 2021

Hidalgo County Planning Department  
Mr. Tomas Arredondo  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: Los Amigos Phase 2 Subdivision**

Dear Mr. Arredondo:

According to our records 26 Septic Tank Systems (Lot 1 thru 26) for Los Amigos Phase2 Subdivision have been installed. They have been inspected and can be expected to function satisfactory.

Sincerely,

Roberto Serna  
Hidalgo County  
Health Department  
Environmental Division

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