



**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: WHALEN SPRINGS SUBDIVISION - PCT. 1  
RELEASE LETTER OF CREDIT NO. 2020-05-S FOR OSSF'S, PAVING &  
DRAINAGE IMPROVEMENTS**

ON JANUARY 26, 2021 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT NO. 2020-05-S IN THE AMOUNT OF NINE HUNDRED SEVEN THOUSAND THREE HUNDRED SIXTY EIGHT DOLLARS AND EIGHTY ONE CENTS (\$907,368.81) FOR OSSF'S, PAVING AND DRAINAGE IMPROVEMENTS.

THE DEVELOPER IS REQUESTING THE RELEASE OF THE LETTER OF CREDIT NO. 2020-05-S IN THE AMOUNT OF NINE HUNDRED SEVEN THOUSAND THREE HUNDRED SIXTY EIGHT DOLLARS AND EIGHTY ONE CENTS (\$907,368.81).

ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FIFTY SEVEN (57) SEPTIC TANK SYSTEMS HAVE BEEN INSTALLED AND 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 RELEASE OF LETTER OF CREDIT NO. 2020-05-S IN THE AMOUNT OF NINE HUNDRED SEVEN THOUSAND THREE HUNDRED SIXTY EIGHT DOLLARS AND EIGHTY ONE CENTS (\$907,368.81) FOR THE AFOREMENTIONED IMPROVEMENTS.

**LETTER OF CREDIT NO. 2020-05-S**

ORIGINAL AMOUNT \$907,368.81

**RELEASE OF LETTER OF CREDIT NO. 2020-05-S:**

\$ 907,368.81

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



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### Letter of Credit

October 2, 2020

Beneficiary:  
Hidalgo County  
ATTN: T.R. Arredondo, Planning Director  
1304 S 25<sup>th</sup> St  
Edinburg, TX 78542

Applicant:  
The Three Grandes Ltd.  
P.O. Box 959  
Edinburg, TX 78540

Vantage Bank Texas Letter of Credit # 2020-05-S

Date of Expiration: **October 2, 2021**

Amount: **Nine Hundred Seven Thousand, Three Hundred Sixty-Eight and 81/100ths U.S. Dollars (\$907,368.81)**

Gentlemen:

By order and for account of **The Three Grandes Ltd.** we hereby open our Irrevocable Letter of Credit Number **2020-05-S** in your favor, up to an aggregate amount of **Nine Hundred Seven Thousand, Three Hundred Sixty-Eight and 81/100ths U.S. Dollars (\$907,368.81)** payable to you against your presentation to us of your sight draft (s), drawn on us, accompanied by:

1. Beneficiary's signed statement stating the following: "I, the undersigned, an authorized signatory of **Hidalgo County**, do hereby certify that the amount of any draft (s) drawn hereunder represents funds due and payable by the Applicant."
2. A copy of your invoice marked "UNPAID" past due according to the due date.
3. The original Letter of Credit.

Partial draws are allowed. Drafts must state: "Drawn under Vantage Bank Texas Letter of Credit # 2020-05-S."

We hereby engage with you that documents presented in conformity with the terms of this letter of credit will be duly honored by us. This Letter of Credit, and our commitment hereunder, are subject to the "Uniform Customs and Practice for Documentary Credits (2006 Revision, effective July 1, 2007), International Chamber of Commerce Publication No. 600."

Sincerely,

George Cardenas  
Executive Vice President  
Regional President

PO Box 1700 McAllen, TX 78505-1700 866-580-7262 [www.vantage.bank](http://www.vantage.bank) Member FDIC

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



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**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

***Environmental Health Division***

**—MEMORANDUM—**

*Ivan Melendez, MD, MBA*  
Health Authority/Chief Physician

*Eduardo Olivarez*  
Chief Administrative Officer

April 26, 2021

**COPY**

Hidalgo County Planning Department  
Mr. Tomas Arredondo  
1304 S 25<sup>th</sup> Ave  
Edinburg, TX 78542

**RE: Whalen Springs Subdivision**

Dear Mr. Arredondo,

Our records indicate that fifty-seven (57) OSSF Septic Systems have been installed at Whalen Springs Subdivision (Lot 1 to Lot 57). The OSSF Septic Systems have been inspected and can be expected to function at a satisfactory level.

Sincerely,

Niko Ross A. Tapangan, MPH, RS  
Public Health Sanitarian

Hidalgo County Environmental Health Division  
1304 S 25<sup>th</sup> St., Edinburg, TX 78542  
(956) 383-0111

Rev. 01/2020