



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: ANTHONY URESTI, DIRECTOR OF PLANNING

Date: OCTOBER 24, 2025

Re: PRESIDIO SQUARE PHASE 1 SUBDIVISION – PCT. 1

ON JULY 8, 2025 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF FIFTEEN THOUSAND SEVEN HUNDRED TWENTY DOLLARS (\$15,720.00) WAS USED TO SECURE THE FUNDS FOR THE COMPLETION OF THE PAVING IMPROVEMENTS AND INSTALLATION OF THE FIREHYDRANTS.

THE DEVELOPER IS REQUESTING THE PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND SEVEN HUNDRED TWENTY DOLLARS (3,720.00) WHICH REFLECTS THE COMPLETION OF THE PAVING IMPROVEMENTS. ATTACHED IS AN INSPECTION REPORT FROM OUR DEPARTMENT STATING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND SEVEN HUNDRED TWENTY DOLLARS (3,720.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

<u>CASH DEPOSIT</u>	
ORIGINAL AMOUNT FOR OSSF'S	\$15,720.00
PARTIAL REIMBURSEMENT REQUEST:	\$3,720.00
BALANCE AFTER APPROVAL:	\$12,000.00

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

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: \$15720.00
Quantity: 1

Hidalgo County Planning Department

6/12/2025
11:08:38 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

ADOBE UNLIMITED LLC.

Received of

PRESIDIO SQUARE PH. 1 SUBDIVISION

Subdivision

flor.sesin

Prepared by

Received by

Total Amount: \$15720.00
Method of Payment: Check
Check/M.O.#: 3301
Payment: \$15720.00
Change Due: \$0.00



Main Office
Receipt No. 041146

DB: 410-02
FD#
43581485

PL# 381-0981 PL# 381-1839
ADOBE UNLIMITED LLC
PO BOX 3362
MCALLEN, TX 78502

3301

88-1544/1149

DATE 6/5/25



PAY TO THE ORDER OF

Hidalgo County Planning Dept.

\$ 15,720.00

Fifteen Thousand Seven Hundred Twenty Dollars + 00/100

DOLLARS



FOR 5310 - con. cost entrance @ Fire Hydrants

JBL

⑈003301⑈ ⑆114915447⑆ 1276395⑈

Texas DRIVER LICENSE

Director: *Sandra C. 2/19/2024*

DRIVER LICENSE

UNDER 21 UNTIL 04/16/2023

4d. DL: 43581485

9. Class: C

3. DOB: 04/16/2002

4b. Exp: 04/16/2026

4a. Iss: 04/14/2020

12. Rest: A

9a. Eval: NONE

1. CANTU
2. JESUS ELIAN
8. 1920 S 35TH ST
MCALLEN, TX 78503

16. Hgt: 5'-07"
15. Sex: M 18. Eyes: BRO

6. DP: 32629080049114478388







PRESIDIO SQUARE PH I SUBDIVISION ONSITE INSPECTION REPORT

**Planning
Department**
Anthony Uresti
Director of Planning

Planning Department
2818 S. BUSS.-HWY 281
Edinburg, Texas 78539
Phone (956) 318-2840

Health Department
2818 S. BUSS.-HWY 281
Edinburg, Texas 78539
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
956-383-0111
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 water services have been installed.
2. Meter boxes have been installed.
3. Fire hydrants have been escrowed.

OSSF/SANITARY SEWER:

4. OSSF's have been installed.

PAVING:

5. Subdivision entrance has been constructed.
6. Street have been constructed to county specifications.
7. Stop signs with street names have been installed.
8. 24" stop bar thermoplastic permanent pavement marking has been installed.

Drainage:

9. Drain ditch with outfall discharge has been constructed, must meet HCDD#1 specs.
10. Storm drain system has been constructed.
11. Lot grading has been completed, pending as-build plans showing rear and lot grading.

OTHER IMPORVEMENTS:

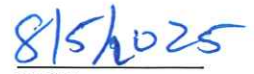
12. Lots have been staked.

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 BE GRANTED FROM COUNTY ADVISORY BOARD.

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



PLANNING INSPECTOR



DATE







