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 27, 2026**

Re: **PUEBLO DE PALMAS NO. 31 SUBDIVISION – PCT. 1**

ON MARCH 31, 2026 THE COUNTY COMMISSIONERS COURT GRANTED APPROVAL OF THE CASH DEPOSIT IN THE AMOUNT OF NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($9,750.00) TO SECURE THE FUNDS FOR THE INSTALLATION OF THREE (3) FIREHYDRANTS.

THE DEVELOPER IS REQUESTING THE FULL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($9,750.00) WHICH REFLECTS THE INSTALLATION OF THE THREE (3) FIREHYDRANTS. ATTACHED IS AN INSPECTION REPORT FROM OUR DEPARTMENT STATING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR THE REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF NINE THOUSAND SEVEN HUNDRED FIFTY DOLLARS ($9,750.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT	
ORIGINAL AMOUNT FOR SUBDIVISION IMPROVEMENTS	$9,750.00
REIMBURSEMENT REQUEST:	$9,750.00
BALANCE AFTER APPROVAL:	$0

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

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $3250
Quantity: 3
Fire hydrants.

Hidalgo County Planning Department

3/2/2026
11:16:41 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	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

JGF LAND CO., INC.
Received of

PUEBLO DE PALMAS #31
Subdivision

flor.sesin
Prepared by

flor sesin
Received by

Total Amount: $9750.00
Method of Payment: Check
Check/M.O.#: 1798
Payment: $9750.00
Change Due: $0.00

Main Office
Receipt No. 045238

88-1544/1149 1798

JGF LAND CO., INC.
P.O. BOX 1000
MISSION, TX 78573

2/19/26
date

Pay to the order of Hidalgo County $ 9,750.00

Nine thousand seven hundred fifty and no/100 dollars

Security Features Included. Details on Back.

Rio BANK
Main Banking Center
P.O. BOX 4169
McALLEN, TEXAS 78502

Ph 31 (3 fire hydrants)
for Construction Agreement

MP

Planning Department
Anthony Uresti
Assistant Director

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

Pueblo De Palmas Ph.31
ONSITE INSPECTION REPORT

WATER FACILITIES:

1. All lines have been installed.
2. All meter boxes have been installed.
3. All three (3) fire hydrants have been installed.

OSSF/SANITARY SEWER:

4. Septic tanks have been installed.

PAVING:

5. All street grading have been confirm by flooding the streets.
6. Street pavement & curb and gutters have been competed.
7. Street testing results meet county specifications.
8. Street signs/street names have been installed.
9. Bus stop pick up area has been installed.
10. 24'' Stop bar Thermoplastic permanent pavement making has been installed.

Drainage:

11. Storm drainage pipe/bedding and backfill detail have passed inspection.
12. Drain ditch widening has been completed, approval from HCCD# 1 will be required.
13. Culvert with safety Ends have been installed.
14. County road side ditch along Wisconsin Road & Dillon Road have been re-graded.
15. All type "A" storm drainage inlets have been installed.
16. Type C-C inlet with apron has been installed as per plat specifications.
17. Outfall Discharge structure is pending HCDD#1 approval. Rip-Rap has been constructed as per plat specifications.
18. Lot grading has been complete. Pending as-build plans showing rear and lot grading.

OTHER IMPORVEMENTS:

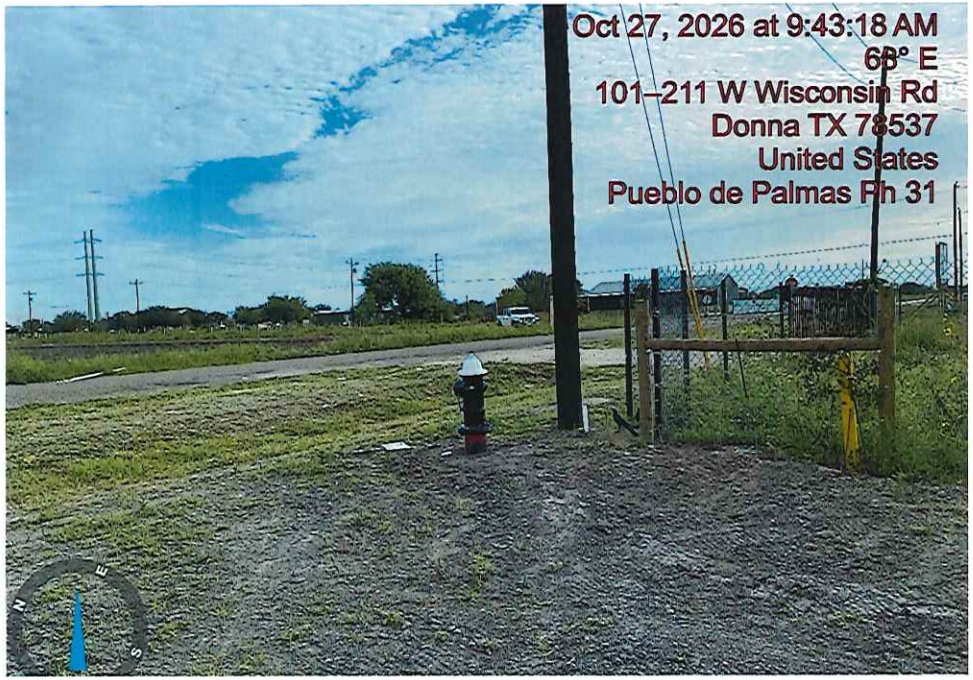
19. Lot staking has been completed.
20. ROW along Dillon road is not clear from power poles.

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

10/27/26
DATE


Oct 27, 2026 at 9:43:18 AM
68° E
101–211 W Wisconsin Rd
Donna TX 78537
United States
Pueblo de Palmas Ph 31


Oct 27, 2026 at 9:42:42 AM
283° W
101–211 W Wisconsin Rd
Donna TX 78537
United States
Pueblo de Palmas Ph 31


Oct 27, 2026 at 9:42:22 AM
274° W
Donna TX 78537
United States
Pueblo de Palmas Ph 31