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. 28 SUBDIVISION – PCT. 1**

ON JUNE 09, 2026 THE COUNTY COMMISSIONERS COURT GRANTED APPROVAL OF THE CASH DEPOSIT IN THE AMOUNT OF TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND TWENTY SEVEN CENTS ($227,812.27) TO SECURE THE FUNDS FOR THE PENDING CONSTRUCTION OF THE SUBDIVISION.

THE DEVELOPER IS REQUESTING THE FULL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND TWENTY SEVEN CENTS ($227,812.27) WHICH REFLECTS THE CONSTRUCTION OF THE PENDING ITEMS. 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 TWO HUNDRED TWENTY SEVEN THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND TWENTY SEVEN CENTS ($227,812.27) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT	
ORIGINAL AMOUNT FOR SUBDIVISION IMPROVEMENTS	$227,812.27
REIMBURSEMENT REQUEST:	$227,812.27
BALANCE AFTER APPROVAL:	$0

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

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.28
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. Mile 14 N. Road paving repairs have been completed.
9. Street signs/street names have been installed.
10. Bus stop pick up area has been been constructed as per plat specifications.
11. 24'' Stop bar Thermoplastic permanent pavement making has been not installed.

Drainage:

12. Storm drainage pipe/bedding and backfill detail have passed inspection.
13. Drain ditch widening has been completed, approval from HCCD# 1 will be required.
14. Culvert with safety Ends have been installed.
15. County road side ditch along Mile 14 N. Road have been re-graded.
16. All type "A" storm drainage inlets have been installed.
17. Proposed concrete headwall across Mile 14 N. road on existing drain ditch has been constructed as per plat specifications.
18. Outfall Discharge with headwall tructure to HCDD#1 No. Has been completed.
19. Rip-rap has been constructed as per plat specifications.
20. Lot grading has been completed.

OTHER IMPORVEMENTS:

21. Lots staking has been completed

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

10/28/20
DATE

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: $3500
Quantity: 38

Total Amount: $133000.00
Method of Payment: Check
Check/M.O.#: 4149
Payment: $133000.00
Change Due: $0.00

Hidalgo County Planning Department

4/8/2026
2:19:26 PM

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

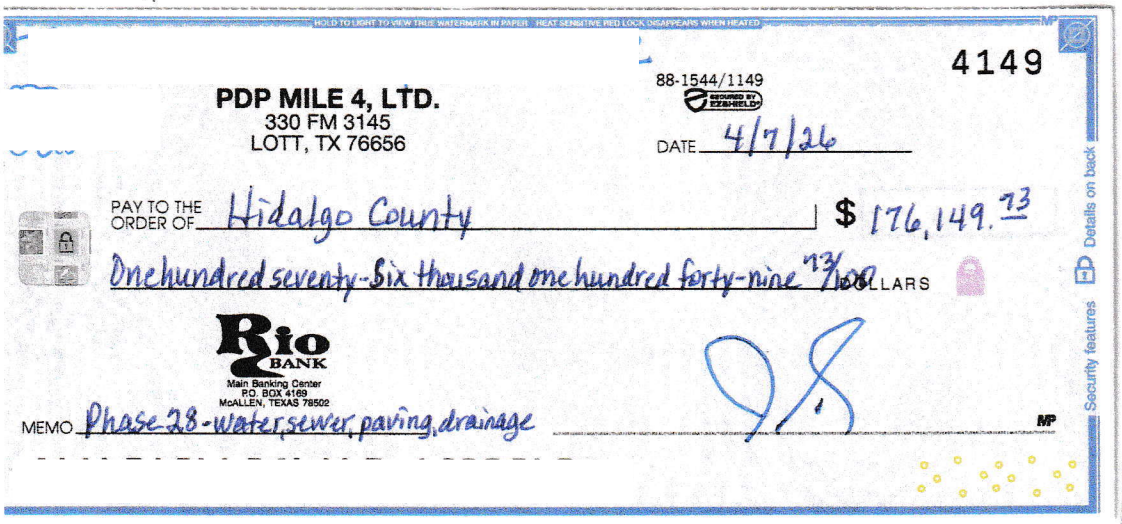
PDP MILE 4, LTD.
Received of

PUEBLO DE PALMAS #28 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Received by

Main Office
Receipt No. 046061



Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $43149.73
Quantity: 1

Total Amount: $43149.73
Method of Payment: Check
Check/M.O.#: 4149
Payment: $43149.73
Change Due: $0.00

Hidalgo County Planning Department

4/8/2026
2:23:16 PM

Main Office
2818 S Business Hwy 281
Edinburg, Texas 78539
Ph: 956-318-2840
Fax: 956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave. Ste. A
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

PDP MILE 4, LTD.
Received of

PUEBLO DE PALMAS #28 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Received by

THE COUNTY OF HIDALGO TEXAS

Main Office
Receipt No. 046063

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER · HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

4149

PDP MILE 4, LTD.
330 FM 3145
LOTT, TX 76656

88-1544/1149
SECURED BY STAN-HIELD

DATE 4/7/26

PAY TO THE ORDER OF Hidalgo County $ 176,149.73

One hundred seventy-Six thousand one hundred forty-nine 73/100 DOLLARS

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

MEMO Phase 28 - water, sewer, paving, drainage

MP

Details on back
Security features

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $51662.54
Quantity: 1
Mile 14 Paving Repair Escrow

Total Amount: $51662.54
Method of Payment: Check
Check/M.O.#: 4155
Payment: $51662.54
Change Due: $0.00

Hidalgo County Planning Department

6/1/2026
9:32:18 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

PDP MILE 4, LTD.
Received of

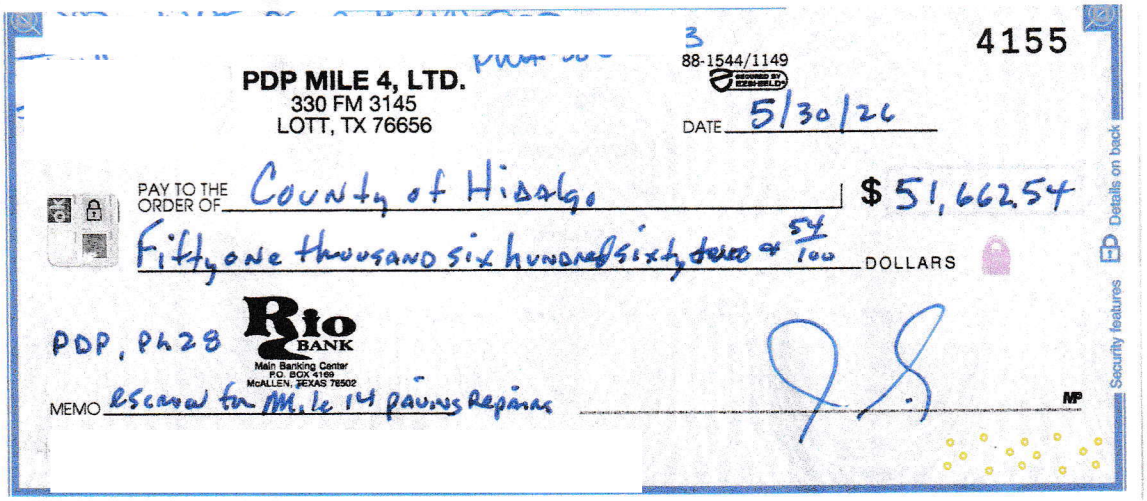
PUEBLO DE PALMAS #28 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Flor Sesin
Received by

THE COUNTY OF HIDALGO TEXAS

Main Office
Receipt No. 047177



PDP MILE 4, LTD.
330 FM 3145
LOTT, TX 76656

3
88-1544/1149

4155

DATE 5/30/26

PAY TO THE ORDER OF County of Hidalgo $ 51,662.54

Fifty one thousand six hundred sixty two and 54/100 DOLLARS

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

PDP, Ph 28

MEMO Escrow for Mile 14 paving Repairs

Details on back
Security features