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 29, 2026**

Re: **PUEBLO DE PALMAS NO. 30 SUBDIVISION – PCT. 1**

ON JULY 07, 2026 THE COUNTY COMMISSIONERS COURT GRANTED APPROVAL OF THE CASH DEPOSIT IN THE AMOUNT OF FORTY FIVE THOUSAND ONE HUNDRED THIRTY SEVEN DOLLARS ($45,137.00) 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 FORTY FIVE THOUSAND ONE HUNDRED THIRTY SEVEN DOLLARS ($45,137.00) 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 FORTY FIVE THOUSAND ONE HUNDRED THIRTY SEVEN DOLLARS ($45,137.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT	
ORIGINAL AMOUNT FOR SUBDIVISION IMPROVEMENTS	$45,137.00
REIMBURSEMENT REQUEST:	$45,137.00
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.30
ONSITE INSPECTION REPORT

WATER FACILITIES:

1. All lines have been installed.
2. All meter boxes have been installed.
3. All five (5) 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 Mile 14 ½ N. Road have been re-graded.
15. All type "A" storm drainage inlets have been installed.
16. Outfall Discharge structure is pending HCDD#1 approval. Rip-Rap has been constructed as per plat specifications.
17. Lot grading has been complete.

OTHER IMPORVEMENTS:

18. Lot staking has been completed.
19. ROW along Mile 14 ½ N. 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

DATE 10/28/26

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $26887.00
Quantity: 1
Mirage Escrow

Total Amount: $26887.00
Method of Payment: Check
Check/M.O.#: 1631
Payment: $26887.00
Change Due: $0.00

Hidalgo County Planning Department

6/2/2026
3:06:07 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

RESEARCH TAX MANAGEMENT, INC.
Received of

PUEBLO DE PALMAS #30 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Flor Sesin
Received by

THE COUNTY OF HIDALGO TEXAS

Main Office

Receipt No. 047233

RESEARCH TAX MANAGEMENT, INC
P.O. BOX 1000
MISSION, TX 78573

88-1544/1149
REQUIRED BY EZSHIELD

1631

DATE 6/2/24

PAY TO THE ORDER OF Hidalgo County $ 26,887.xx

Twenty six thousand eight hundred eighty seven and NO/100 DOLLARS

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

PDP Ph30

MEMO Escrow - Mile 14 1/2 Drainage Impr.

⑈114915447⑈1631 128479 7⑈

Details on back
Security features

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $2000.00
Quantity: 1
Lot grading

Total Amount: $2000.00
Method of Payment: Check
Check/M.O.#: 1575
Payment: $2000.00
Change Due: $0.00

Hidalgo County Planning Department

4/8/2026
2:37:33 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
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Mission, Texas 78572
Ph: 956-205-7045
Fax: 956-205-7049

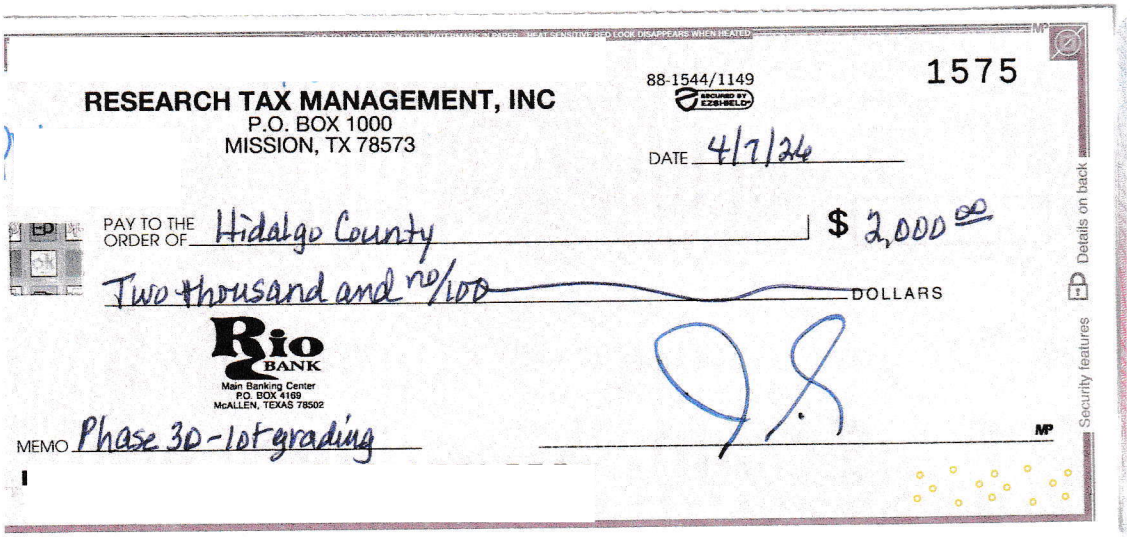
RESEARCH TAX MANAGEMENT, INC.
Received of

PUEBLO DE PALMAS PH. 30 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Flor Sesin
Received by

Main Office
Receipt No. 046065



RESEARCH TAX MANAGEMENT, INC
P.O. BOX 1000
MISSION, TX 78573

88-1544/1149
1575

DATE 4/7/24

PAY TO THE ORDER OF Hidalgo County $ 2,000 00

Two thousand and no/100 DOLLARS

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

MEMO Phase 30 - lot grading

Details on back
Security features

Acct. # - 1100-211-00-000-026-0-000
Subdivision Improvements
Price: $3250
Quantity: 5
Fire hydrants

Total Amount: $16250.00
Method of Payment: Check
Check/M.O.#: 1552
Payment: $16250.00
Change Due: $0.00

Hidalgo County Planning Department

4/6/2026
2:19:37 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

RESEARCH TAX MANAGEMENT, INC.
Received of

PUEBLO DE PALMAS #30 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Flor Sesin
Received by

Main Office
Receipt No. 045990

RESEARCH TAX MANAGEMENT, INC
P.O. BOX 1000
MISSION, TX 78573

88-1544/1149

1552

DATE 3/11/26

PAY TO THE ORDER OF Hidalgo County $ 16,250 00

Sixteen thousand two hundred fifty and 00/100 DOLLARS

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

MEMO Phase 30 (5 fire hydrants) Construction Agreement

MP

Details on back
Security features