



## Hidalgo County Planning Department

**Raul E. Sesin, PE, CFM**  
*Planning Administrator*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

301 E. State Street  
Pharr, Texas 78577  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Rd.  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

TO: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT

FROM: RAUL E. SESIN, P.E., PLANNING ADMINISTRATOR

DATE: SEPTEMBER 24, 2014

RE: VISTA RIDGE ACRES NO. 1 SUBDIVISION PHASE 2 – PCT. 4

ON JULY 28, 2009, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE TO SECURE THE INSTALLATION OF FIFTY (50) SEPTIC TANK SYSTEMS FOR THE ABOVE REFERENCED SUBDIVISION. ON JUNE 27, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND DOLLARS TO SECURE THE INSTALLATION OF THE REMAINING ELEVEN (11) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF FIVE THOUSAND DOLLARS (\$6,000.00). THIS REFLECTS THE INSTALLATION OF SIX (6) ADDITIONAL SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY FIVE (45) OUT OF FIFTY (50) SEPTIC TANKS HAVE BEEN INSTALLED AND CAN BE EXPECTED TO FUNCTION PROPERLY.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF \$6,000.00 FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

REPLACEMENT AMOUNT	\$11,000.00
1 <sup>ST</sup> REIMBURSEMENT	<u>\$ 6,000.00</u>
BALANCE	\$ 5,000.00



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HIDALGO COUNTY PLANNING DEPARTMENT	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ <b>TOTAL</b> _____	Date <u>June 27 2014</u> Received of: <u>J + Dmc Properties, LLC</u> \$ <u>11,000.00</u> <u>Eleven thousand and 00/100</u> Dollars
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ <b>TOTAL</b> _____	Subdivision: <u>Vista Ridge Acres Ph. 1</u> Cash _____ Check # <u>1010</u> M.O. # _____ Received by: <u>Jose Castillo</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>11,000.00</u> Other _____ <b>TOTAL</b> <u>11,000.00</u>	THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 2 & 4 <b>RECEIPT</b> N <sup>o</sup> 70281 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001

*White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy*

<b>J&amp;DMC PROPERTIES, LLC</b> 2614 W FREDDY GONZALEZ DR EDINBURG, TX 78539 PH. 956-318-0956 (956) 237-1168	FIRST COMMUNITY BANK 1151 W. HIGHWAY 77 SAN BENITO, TX 78586	1010 88-828/1149 09
PAY TO THE ORDER OF Hidalgo County Eleven Thousand and 00/100*****	6/27/2014 \$ **11,000.00	DOLLARS
MEMO Vista Ridge Acres- 11 Septic Tanks	AUTHORIZED SIGNATURE <u>Jose Castillo</u>	Details on Back Security Features Included
⑈001010⑈ ⑆114908289⑆	⑈0000072524⑈	



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### HEALTH DEPARTMENT COUNTY OF HIDALGO

September 24th, 2014

Hidalgo County Planning Department  
Mr. Raul E. Sesin  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: VISTA RIDGE ACRES SUBDIVISION PH -1**

Dear Mr. Sesin:

According to our records, 45 of 50 lots in VISTA RIDGE ACRES SUBDIVISION PH-1 have a septic tank systems installed and can be expected to function properly, VISTA RIDGE ACRES SUBDIVISION PH-1 is located on FM 88 and Mile 19. Elsa , Tx.

Sincerely,

Ruben Hernandez  
Environmental Health  
Health Inspector II

1304 S. 25<sup>th</sup> Edinburg, TX 78539 (956) 383-6221 Fax (956) 383-8864