



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

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

**Engineering Projects Office**

902 N. Doolittle Road  
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Phone (956) 292-7080  
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**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
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**Precinct No. 3 Substation**

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

**To: JUDGE RAMON GARCIA  
COUNTY COMMISSIONER'S COURT**

**From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING**

**Date: FEBRUARY 29, 2016**

**Re: OAK HILL RANCH PH. 2 SUBDIVISION – PCT. 1**

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ON APRIL 07, 2008, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE TO SECURE THE INSTALLATION OF SIXTY SIX (66) SEPTIC TANK SYSTEMS. ON APRIL 10, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF FORTY SIX THOUSAND DOLLARS (\$46,000.00) TO SECURE THE INSTALLATION OF THE REMAINING FORTY SIX (46) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF THREE (3) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TWENTY SIX (26) SEPTIC TANK SYSTEMS HAVE BEEN INSTALLED, INSPECTED, AND CAN BE EXPECTED TO FUNCTION SATISFACTORILY.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$46,000.00
1 <sup>ST</sup> REIMBURSEMENT	\$ 3,000.00
2 <sup>ND</sup> REIMBURSEMENT	\$ 3,000.00
BALANCE REMAINING	\$40,000.00

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



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<b>HIDALGO COUNTY PLANNING DEPARTMENT</b>	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ <b>TOTAL</b>	Date <u>April 10</u> 20 <u>14</u> Received by: <u>J+DMC Properties, LLC</u> \$ <u>46,000.00</u> <u>Forty six thousand and 00/100</u> Dollars Subdivision: <u>Oak Hill Ranch Ph 2</u> Cash _____ Check # <u>1014</u> M.O. # _____ Received by: <u>[Signature]</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Sybd. Rules Book _____ Other _____ <b>TOTAL</b>	RECEIVED BY: <u>[Signature]</u> Precinct No. 2 & 4 <b>RECEIPT</b> <b>Nº 69795 - 2/4</b> COUNTY AUDITOR'S FORM RE. PD. 0001
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>46,000.00</u> Other _____ <b>TOTAL</b> <u>46,000.00</u>	THE STATE OF TEXAS COUNTY OF HIDALGO White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

<b>J+DMC PROPERTIES, LLC</b> TXDL# 07075544		TEXAS REGIONAL BANK 4601 N. 10TH STREET MCALLEN, TEXAS 78504	1014 88-1732/1149
2814 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539 PH. 956-318-0956 954-320-4152		4/9/2014	
PAY TO THE ORDER OF	County of Hidalgo	\$ **46,000.00	
Forty-Six Thousand and 00/100*****		DOLLARS	
County of Hidalgo			
MEMO	Oak Hill Ranch Ph 2 Septic Tanks	<u>[Signature]</u> AUTHORIZED SIGNATURE	
⑈001014⑈ ⑈114917335⑈ ⑈041002945⑈			



**HEALTH DEPARTMENT  
COUNTY OF HIDALGO**

**February 24, 2016**

Hidalgo County Planning Department  
Mr. T.J. Arredondo  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: OAKHILL RANCH PH-2**

Dear Mr. Arredondo:

According to our records, **26** out of **66** lots in **OAKHILL RANCH PH-2 SUBDIVISION** have septic tank systems installed and can be expected to function properly. **OAKHILL RANCH PH-2 SUBDIVISION** is located on Mile 20 North Rd. and FM 88 in Monte Alto Tx.

Sincerely,

Ruben Hernandez  
Environmental Health Inspector II