



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

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

Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
Fax (956) 292-7089

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 Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

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

From: T.J. ARREDONDO, DIRECTOR OF PLANNING

Date: OCTOBER 19, 2018

Re: RANCHITOS ESCONDIDOS PH. 1-A SUBDIVISION – PCT. 4

ON MARCH 31, 2015 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A CASH DEPOSIT FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF FIFTY FOUR THOUSAND DOLLARS (\$54,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY SIX (36) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A 2ND REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF SIX THOUSAND DOLLARS (\$6,000.00) WHICH REFLECTS THE INSTALLATION OF FOUR (4) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TWENTY THREE (23) OUT OF THIRTY SIX (36) SEPTIC TANKS 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 SIX THOUSAND DOLLARS (\$6,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	\$54,000.00
1 ST REIMBURSEMENT:	\$28,500.00
REQUEST FOR 2 ND REIMBURSEMENT:	\$6,000.00
REMAINING BALANCE	\$19,500.00

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



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HIDALGO COUNTY PLANNING DEPARTMENT

UTILITY CERTIFICATE REVIEW FEE
Acct # - 1100-341-30-210-003-0-000-
Permit No. _____

Date: March 9 2015

Received of: CWL Limited \$ 54,000.00


Fifty-four thousand and 00/100 Dollars

Subdivision: Ranchitos Escondidos Ph. 1-A

Cash _____ Check # 1389 M.O. # _____

Received by: [Signature]

Precinct No. 1
RECEIPT
71526-2/4


THE STATE OF TEXAS
COUNTY OF HIDALGO

COUNTY AUDITOR'S FORM RE-PD-0001

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

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

CWL LIMITED P.O. BOX 118 EDINBURG TX 78540 (956) 383-1341	TEXAS REGIONAL BANK P.O. BOX 5555 MCALLEN, TX 78502	88-1161 1149	0001389 3/4/2015
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MEMO Septic Tank Escrow - Ranchitos Escon. Ph 1-A

PAY TO THE ORDER OF Hidalgo County \$ *\$54,000.00
Fifty-Four Thousand and 00/100 DOLLARS

Hidalgo County

CWL LIMITED By: THREE LLC, It's General Partner
[Signature]

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0001389⑈ ⑆114917335⑆ 0030236⑈



**HEALTH DEPARTMENT
COUNTY OF HIDALGO**

October 16, 2018

Hidalgo County Planning Department
Mr. Tomas Arredondo
1304 S. 25th St.
Edinburg, TX 78539

RE: Ranchitos Escondidos Ph-1A Subdivision

Dear Mr. Arredondo:

According to our records 23 septic tank systems for Ranchitos Escondidos Ph 1-A Subdivision have been installed and inspected and can be expected to function satisfactory. Lots 56,58,59,61,65,67,68,69,72,75,76,78 and 79 OSSF systems are pending to be install.

Sincerely,

Roberto Serna
Hidalgo County
Health Department
Environmental Division



County of Hidalgo

1304 S. 25th Ave. • Edinburg, TX 78542
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: OSCAR MORAN Permit #: 51476
 Address: RANCHO LAS ESCOBEDAS PH 1-A Phone #: _____
 Location: 1. Chas - 2812 No. Bedrooms: 3
 Tank Type: 1000000 10052

Inside diameter: 5
 Inside length of sides: 5
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 250 = 100

Drain Field: Trench / Bed: _____ Evapotranspiration: _____

Distance from private well: NA
 Distance from foundation: To tank: 15 To drainfield: 26
 Distance from property line: To tank: 10 To drainfield: 11
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: Ib _____ II: _____ III: _____

Dimensions: 300 x 4" = 1200 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____

Amount: 15 x 20 yards, or Tons (per installation)

Pipe: Type: 532 8" Brand (if known): Bridgman Number of feet: 300

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout..... YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level..... YES NO
- Gravel generally consistent 12" depth throughout field..... YES NO
- Perforated pipe generally level throughout field..... YES NO
- Porous media uniform (.72-2.0 inches)..... YES NO
- Inlet and outlet flow clearly marked..... YES NO
- Port holes 12" in diameter..... YES NO
- Are end caps provided if drainfield not looped..... YES NO
- Septic tank sturdy/water-tight..... YES NO
- Geo-textile fabric used for the permeable soil barrier..... YES NO
- Manufacturer's name address & tank capacity clearly visible..... YES NO

Installer: J.A. (Moran) License No.: 1037550

Remarks: _____

Inspector: _____ Date: 12-1-17

D.R. Lic. # 20831



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539

Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: Diana Rodriguez Permit #: 51275
 Address: Ranchoitas Escudillas Phone #: EH
 Location: C. 090102 - 2812 LOT 60 No. Bedrooms: 3
 Tank Type: CONCRETE

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 2500-1000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
 Distance from private well: N/A
 Distance from foundation: To tank: 5' To drainfield: 17'
 Distance from property line: To tank: _____ To drainfield: _____
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: Ib: _____ II: III: _____

Dimensions: 240 X 4' = 960 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
 Amount: 104 yards, or Tons (per installation)

Pipe: Type: 532 Brand (if known): Grovelars Number of feet: 240'

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level YES NO
- Gravel generally consistent 12" depth throughout field YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches) YES NO
- Inlet and outlet flow clearly marked YES NO
- Port holes 12" in diameter YES NO
- Are end caps provided if drainfield not looped YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier YES NO
- Manufacturer's name address & tank capacity clearly visible YES NO

Installer: J A Gonzalez License No.: 1350

Remarks: _____

Inspector: _____ Date: 6-15-2017

D.R. Lic. #: 20831



County of Hidalgo

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Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: MILAGROS GOMEZ Permit #: 51453
 Address: RANCHO ESCONDIDOS PUA Phone #: _____
 Location: 2812 PERSON DRIVE No. Bedrooms: 4
 Tank Type: Horizontal **LOT 44**

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 7500

Drain Field: Trench Bed: _____ Evapotranspiration: _____
 Distance from private well: N/A
 Distance from foundation: To tank: 110' To drainfield: 40'
 Distance from property line: To tank: 8' To drainfield: 6'
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: Ib _____ II: III: _____

Dimensions: 300 X 4' = 1700 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____

Amount: 1500 yards, or Tons (per installation)

Pipe: Type: SRP-5 Brand (if known): Meadellans Number of feet: 300

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout..... YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level..... YES NO
- Gravel generally consistent 12" depth throughout field..... YES NO
- Perforated pipe generally level throughout field..... YES NO
- Porous media uniform (.72-2.0 inches)..... YES NO
- Inlet and outlet flow clearly marked..... YES NO
- Port holes 12" in diameter YES NO
- Are end caps provided if drainfield not looped YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier..... YES NO
- Manufacturer's name address & tank capacity clearly visible..... YES NO

Installer: J.A. Gomez License No.: 1350

Remarks: _____

Inspector: [Signature] Date: 4-9-18

D.R. Lic. # 20831



County of Hidalgo

1304 S. 25th Ave. • Edinburg, TX 78542
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: ALBERT LEAL Permit #: 51316
Address: Arroyos Island Dr Phone #: _____
Location: 6 MARCEL - 2812 12783 No. Bedrooms: 3
Tank Type: Underground

Inside diameter: 5'
Inside length of sides: 5'
Liquids depth or distance from tank bottom to outlet bottom: 48"
Airspace (approximately): 3"
Approximate gallon cap.: 2500-3000

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
Distance from foundation: To tank: 20' To drainfield: 31'
Distance from property line: To tank: 15' To drainfield: 16'
Depth of Trench: 36" Width of trench: 24"
Backfill material: Ib _____ II: V III: _____

Dimensions: 240 X 4' = 960 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____

Amount: 12 or 20 yards, or Tons (per installation)

Pipe: Type: 537 1/2 Brand (if known): Gravello Number of feet: 240

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout..... YES NO
- T's installed in tank at least 25% of liquid level YES NO
- Trench or bed bottom essentially level..... YES NO
- Gravel generally consistent 12" depth throughout field..... YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches)..... YES NO
- Inlet and outlet flow clearly marked..... YES NO
- Port holes 12" in diameter..... YES NO
- Are end caps provided if drainfield not looped..... YES NO
- Septic tank sturdy/water-tight YES NO
- Geo-textile fabric used for the permeable soil barrier..... YES NO
- Manufacturer's name address & tank capacity clearly visible..... YES NO

Installer: J. A. Gomez License No.: 1350

Remarks: _____

Inspector: _____ Date: 7-28-17

D.R. Lic. # 20531