



**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
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Precinct No. 1 Substation


1902 Joe Stephens Ave.
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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. I SUBDIVISION – PCT. 4

ON FEBRUARY 11, 2014 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A CASH DEPOSIT FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF SEVENTY TWO THOUSAND DOLLARS (\$72,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY EIGHT (48) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A 6TH 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 THIRTY (30) OUT OF FORTY EIGHT (48) 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	\$72,000.00
PREVIOUS REIMBURSEMENTS	\$39,000.00
REQUEST FOR 6 TH REIMBURSEMENT:	\$6,000.00
REMAINING BALANCE	\$27,000.00

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



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HIDALGO COUNTY PLANNING DEPARTMENT

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

o SUBDIVISION FEES
Acct # - 1100-341-30-210-003-0-000
Filing/Review Fee _____
2% Inspection Fee _____
Maps _____
Subd. Rules Book _____
Other _____
TOTAL _____

o ESCROW
Acct # - 1100-341-30-210-003-0-000
1/3 Paving _____
Septic Tank - 72,000.00
Other _____
TOTAL 72,000.00

Date Jan 4 20 14

Received of: CWL Limited \$ 72,000.00
Seventy-two thousand and 00/100 Dollars

Subdivision: Ranchitos Escrow Escon. Phi 1

Cash _____ Check # 1254 M.O. # _____

Received by: H. V. Castillo

THE STATE OF TEXAS
COUNTY OF HIDALGO

Precinct No. 2 & 4
RECEIPT
N^o 63297 - 2/4
COUNTY AUDITOR'S FORM RE-PD-0001

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

TXOL# 1434449

88-1161
1149
1254

CWL LIMITED
PO BOX 118
EDINBURG, TX 78540
956-383-7032

TEXAS REGIONAL BANK
PO BOX 5555
MCALLEN, TX 78502-5555
956-682-2265

DATE 12/23/2013

PAY Hidalgo County \$ **72,000.00

SEVENTY-TWO-THOUSAND AND 00/100***** DOLLARS

TO THE ORDER OF Hidalgo County

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

Memo Septic Tank Escrow - Ranchitos Escon. Phi

Art Runch

⑈ 1254 ⑈ ⑆ 149 7335 ⑆ ⑈ 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 1 Subdivision

Dear Mr. Arredondo:

According to our records 30 septic tank systems for Ranchitos Escondidos Ph 1 Subdivision have been installed and inspected and can be expected to function satisfactory. Lots 2,10,11,12,13,20,22,24,25,26,28,29,30,34,37,43,44 and 45 are pending to be installed.

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: Jorge Martinez Permit #: 51175
 Address: Rancho Los Escudidos Phone #: _____
 Location: CRAMP 2812 157 31 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 gallons

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
 Distance from foundation: To tank: 8' To drainfield: 14'
 Distance from property line: To tank: 10' To drainfield: 12'
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: Ib _____ II: III: _____

Dimensions: 200 X 4 = 800 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
 Amount: 10 or 20 yards, or Tons (per installation)
 Pipe: Type: 537-8" Brand (if known): Craneless Number of feet: 200

General conditions and Workmanship:

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

Installer: J A Gonzalez License No.: 1350

Remarks: _____

Inspector: [Signature] Date: 5-16-2012

D.R. Lic. # 20431



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: JOSE L. DUEUTE Permit #: 51825
Address: RANCHITOS ESCONDIDOS #1 LOT 33 Phone #: _____
Location: Em-2812 / C. CHAVEZ No. Bedrooms: 4
Tank Type: CONCRETE

Inside diameter: 5 1/2
Inside length of sides: 57"
Liquids depth or distance from tank bottom to outlet bottom: 48"
Airspace (approximately): 3"
Approximate gallon cap.: 2 - 500 = 1,000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
Distance from private well: N/A
Distance from foundation: To tank: N/A To drainfield: N/A
Distance from property line: To tank: 33' To drainfield: 31'
Depth of Trench: 33' Width of trench: 2
Backfill material: Ib: _____ II: III: _____

Dimensions: 4 X 300 = 1,200 Sq. Ft.

Gravel: Natural: N/A Crushed: N/A Washed: N/A
Amount: 15 or 20 yards, or Tons (per installation)

Pipe: Type: SBJ-8" Brand (if known): GRALPICE Number of feet: 300

General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout N/A 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 N/A YES NO
- Perforated pipe generally level throughout field YES NO
- Porous media uniform (.72-2.0 inches) N/A 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: JOSE A. GONZALEZ License No.: 1350

Remarks: _____

Inspector: Richard Re Date: 07-27-18

D.R. Lic. # 33030



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: MARIA CUN Permit #: 51815
Address: RANCHITOS ESCOBAR 10736 Phone #: _____
Location: C. CHARLES / Ea. 2812 No. Bedrooms: 3
Tank Type: CONCRETE

Inside diameter: 52"
Inside length of sides: 58"
Liquids depth or distance from tank bottom to outlet bottom: 52'
Airspace (approximately): 3"
Approximate gallon cap.: 2 500 = 1,000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
Distance from private well: N/A
Distance from foundation: To tank: 14' To drainfield: 28'
Distance from property line: To tank: 45' To drainfield: 37'
Depth of Trench: 36" Width of trench: 2'
Backfill material: Ib: _____ II: III: _____

Dimensions: 2 1/0 X 4 = 960 Sq. Ft.

Gravel: Natural: N/A Crushed: N/A Washed: N/A
Amount: 20 x 12 yards, or Tons (per installation)

Pipe: Type: _____ Brand (if known): GRAVELLS Number of feet: 290

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 N/A YES NO
- Perforated pipe generally level throughout field N/A YES NO
- Porous media uniform (.72-2.0 inches) N/A 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: JOSE A. GONZALEZ License No.: 1350

Remarks: _____

Inspector: Rodriguez Date: 07-23-18

D.R. Lic. # 35030



County of Hidalgo

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

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

On-Site Sewerage Inspection Report

Owner: ANA LONCERIA Permit #: 51834
 Address: RANCHITOS ESCONDIDOS PH1 Phone #: _____
 Location: C. Char-2 - 2812 No. Bedrooms: 3
Lot 40
 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 = 100

Drain Field: Trench Bed: Evapotranspiration: _____
 Distance from private well: N/A
 Distance from foundation: To tank: 30 To drainfield: 40
 Distance from property line: To tank: 40 To drainfield: 38"
 Depth of Trench: 28" Width of trench: 24"
 Backfill material: Ib: _____ II: III: _____

Dimensions: 240 X 4 = 960 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
 Amount: 12 YD yards, or Tons (per installation)

Pipe: Type: 532 Brand (if known): Ginnell Number of feet: 210

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 GUNZEL License No.: 1350

Remarks: _____

Inspector: _____ Date: 8-6-10

D.R. Lic. # 3041