



**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  
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, CFM, DIRECTOR OF PLANNING**

**Date: OCTOBER 23, 2018**

**Re: QUAD VEGAS RANCHES SUBDIVISION – PCT. 1**

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ON SEPTEMBER 01, 2015, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A CASH DEPOSIT IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF EIGHT (8) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING THE REIMBURSEMENT IN THE AMOUNT OF TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF SEVEN (7) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SEVEN (7) 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 TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT                      \$ 12,000.00

REQUEST FOR 1<sup>ST</sup> REIMBURSEMENT:  
\$ 10,500.00

REMAINING BALANCE AFTER APPROVAL:  
\$ 1,500.00

**\*\*\* 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. _____ TOTAL _____		Date <u>8/11</u> 20 <u>15</u> Received of: <u>Garco, LTD.</u> \$ <u>12,000.00</u> <u>Twelve thousand 00/100</u> Dollars
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____		Subdivision: <u>Quad Vegas Ranches Subd.</u> Cash _____ Check # <u>003232</u> M.O. # _____ Received by: <u>[Signature]</u>
◦ ESCROW 1/3 Paving _____ Septic Tank <u>8 septic tanks @ 12,000</u> Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000 TOTAL <u>12,000.00</u>		 THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 1 <b>RECEIPT</b> 72328-2/4 COUNTY AUDITOR'S FORM RE-PD-0001

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

ORIGINAL CHECK IS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS MICRO PRINTING IN THE SIGNATURE LINE

	<b>GARCO, LTD.</b> 3910 W. Freddy Gonzalez Dr. Edinburg, Texas 78539	Lone Star National Bank / 88-1168/1149 We Make Banking Easy! 1-800-560-0322 ext. 2444	003232 7/30/2015
PAY TO THE ORDER OF <u>HIDALGO COUNTY</u>		\$ <u>**12,000.00</u>	
<u>Twelve Thousand and 00/100</u> DOLLARS		<u>[Signature]</u>	
MEMO <u>QUAD VEGAS RANCHES - SEPTIC TANK ESCRO</u>			



**HEALTH DEPARTMENT  
COUNTY OF HIDALGO**

October 23, 2018

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

**RE: Quad Vegas Ranches Subdivision**

Dear Mr. Arredondo:

According to our records 7 septic tank systems for Quad Vegas Ranches Subdivision have been installed and inspected and can be expected to function satisfactory. Lot 4 OSSF system is pending to be install.

Sincerely,

Roberto Serna  
Hidalgo County  
Health Department  
Environmental Division



# County of Hidalgo

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

## On-Site Sewerage Inspection Report

Owner: Pablo Maldonado Permit #: 51406

Address: Dual Vegas Ranches Phone #: \_\_\_\_\_

Location: 15 1/2 E mile 6 lot 1 No. Bedrooms: 2

Tank Type: COMBINE

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: 130' To drainfield: 32'

Distance from property line: To tank: 65' To drainfield: 25'

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: 12 x 20' yards, or Tons (per installation)

Pipe: Type: S32 8" Brand (if known): Gravel 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. Morales License No.: 1350

Remarks: 4 x 12" PVC

Inspector: \_\_\_\_\_ Date: 12-1-2019

D.R. Lic. # 20831



# County of Hidalgo

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

## On-Site Sewerage Inspection Report

Owner: Amico LTD Permit #: 51048  
 Address: Wood KANWIS Phone #: \_\_\_\_\_  
 Location: mile 14 1/2 6 1572 No. Bedrooms: 2  
 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.: 2500-1500

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_  
 Distance from private well: 110'  
 Distance from foundation: To tank: 15' To drainfield: 30'  
 Distance from property line: To tank: 8' To drainfield: 6'  
 Depth of Trench: 36" Width of trench: 36"  
 Backfill material: lb \_\_\_\_\_ II:  III: \_\_\_\_\_

Dimensions: 180 X 4 1/2 = 780 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_  
 Amount: 28170 yards, or Tons (per installation)

Pipe: Type: 27.24 Brand (if known): chicellon Number of feet: 180

### 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..... 6"  YES .....  NO
- Perforated pipe generally level throughout field.....  YES .....  NO
- Porous media uniform (.72-2.0 inches)..... 5"  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 + Cronin License No.: 1350

Remarks: \_\_\_\_\_

Inspector: [Signature] Date: 3-2-17

D.R. Lic. # 20131



# County of Hidalgo

1304 S. 25<sup>th</sup> Ave. • Edinburg, TX 78542  
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## On-Site Sewerage Inspection Report

Owner: Garco LTD Permit #: 51048  
 Address: Quart. Rancho L#3 Phone #: \_\_\_\_\_  
 Location: mile 14 & mile 6 No. Bedrooms: 2  
 Tank Type: Concrete

Inside diameter: 3'  
 Inside length of sides: 5'  
 Liquids depth or distance from tank bottom to outlet bottom: 48"  
 Airspace (approximately): 3"  
 Approximate gallon cap.: 2-500 # 1000 GAL

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_  
 Distance from private well: N/A  
 Distance from foundation: To tank: 118' To drainfield: 25'  
 Distance from property line: To tank: 30' To drainfield: 10'  
 Depth of Trench: 24" Width of trench: 24"  
 Backfill material: Ib  II:  III: \_\_\_\_\_

Dimensions: 180 X 4 = 720 Sq. Ft.

Gravel: Natural: N/A Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_

Amount: N/A yards, or Tons (per installation)

Pipe: Type: Concrete Brand (if known): SB2 Number of feet: 180

### 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: Jose A Gomez, KC2 License No.: 051350

Remarks: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: 3-2-17

D.R. Lic. # 20531



# County of Hidalgo

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

## On-Site Sewerage Inspection Report

Owner: RUBY LISA Permit #: 50096  
 Address: Dead VEGAS LANE Phone #: \_\_\_\_\_  
 Location: Mile 6 B 15 1/2 1575 No. Bedrooms: 2  
 Tank Type: PERMITS

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.: 2500-600

Drain Field: Trench  Bed: h Evapotranspiration: \_\_\_\_\_

Distance from private well: N/A  
 Distance from foundation: To tank: 8' To drainfield: 18'  
 Distance from property line: To tank: 12' To drainfield: 8'  
 Depth of Trench: 36" Width of trench: 24"  
 Backfill material: lb \_\_\_\_\_ II:  III: \_\_\_\_\_

Dimensions: 180 X 4 = 720 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_

Amount: 90-100 yards, or Tons (per installation)

Pipe: Type: SB2 8" Brand (if known): Mowlem Number of feet: 180'

### 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..... no  YES .....  NO
- Perforated pipe generally level throughout field.....  YES .....  NO
- Porous media uniform (.72-2.0 inches)..... no  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: ... License No.: 1350

Remarks: ...

Inspector: ... Date: 1-10-17

D.R. Lic. # 200871



# County of Hidalgo

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

## On-Site Sewerage Inspection Report

Owner: Aloncid Dominguez Permit #: 51137  
Address: Dios Unidos Ranches Phone #: \_\_\_\_\_  
Location: 15 1/2 - 6 1576 No. Bedrooms: \_\_\_\_\_  
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: N To drainfield: N  
Distance from property line: To tank: 15' To drainfield: 17'  
Depth of Trench: 36" Width of trench: 36"  
Backfill material: Ib: \_\_\_\_\_ II: \_\_\_\_\_ III: \_\_\_\_\_

Dimensions: 150' X 5' = 750 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_  
Amount: 15 yards, or Tons (per installation)

Pipe: Type: 2725 Brand (if known): STD Number of feet: 150'

### 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 Cruz License No.: 1350

Remarks: \_\_\_\_\_

Inspector: [Signature] Date: 5-2-17

D.R. Lic. # 20831



# County of Hidalgo

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## On-Site Sewerage Inspection Report

Owner: Michael Espinoza Permit #: 51910  
Address: QUAD VECAS PARKWAY Phone #: \_\_\_\_\_  
Location: 1512 - 6W. 1017 No. Bedrooms: 4  
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: 1/101 To drainfield: 6.101  
Distance from property line: To tank: 7' To drainfield: 6'  
Depth of Trench: 32" Width of trench: 24"  
Backfill material: Ib: \_\_\_\_\_ II:  III: \_\_\_\_\_

Dimensions: 300' X 4' = 1200 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_

Amount: 5410 yards, or Tons (per installation)

Pipe: Type: 532 8" Brand (if known): Gravellex 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. Gonzalez License No.: 1350

Remarks: \_\_\_\_\_

Inspector: [Signature] Date: 10-1-2018

D.R. Lic. # 20831



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## On-Site Sewerage Inspection Report

Owner: ALBA CONTRERAS Permit #: 51220  
Address: Dual Vegas Ranches Phone #: \_\_\_\_\_  
Location: Mile 6 7 miles 1078 No. Bedrooms: 2  
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.: 2-500 / 1000 gal

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_

Distance from private well: N/A

Distance from foundation: To tank: 12 To drainfield: 12

Distance from property line: To tank: 15 To drainfield: 17'

Depth of Trench: 36" Width of trench: 24"

Backfill material: lb: \_\_\_\_\_ II:  III: \_\_\_\_\_

Dimensions: 150' X 4' = 770 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_

Amount: 906 00 yards, or Tons (per installation)

Pipe: Type: 2-8" Brand (if known): Prueless Number of feet: 150'

### 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: VACANT LOT

Inspector: \_\_\_\_\_ Date: 6-3-17

D.R. Lic. # 20831