



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
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Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
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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
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: VEGAS TOWER RANCHES SUBDIVISION – PCT. 4

ON MAY 5, 2015, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF ONE HUNDRED TWO THOUSAND DOLLARS (\$102,000.00) WAS USED TO SECURE THE INSTALLATION OF SIXTY EIGHT (68) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00). THIS REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FIFTY ONE (51) 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 THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	\$102,000.00
PREVIOUS REIMBURSEMENT	\$ 73,500.00

REQUEST FOR 3RD REIMBURSEMENT:
\$ 3,000.00

BALANCE REMAINING \$ 25,500.00

***** 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 <u>March 9, 2015</u>	
TOTAL	
SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____	
TOTAL	
ESCROW 1/3 Paving _____ Septic Tank - <u>102,000.00</u> Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000	
TOTAL	<u>102,000.00</u>
Received of: <u>Janice H</u> \$ <u>102,000.00</u> <u>One Hundred Two Thousand and 00/100</u> Dollars Subdivision: <u>Vegas Tower Ranches</u> Cash _____ Check # <u>903</u> M.O. # _____ Received by: <u>[Signature]</u>  THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 1 RECEIPT <u>71521-2/4</u> White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy COUNTY AUDITOR'S FORM RE-PD-0301	

ORIGINAL CHECKS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS WORD PRINTING IN THE SIGNATURE LINE

 **GARCO, LTD.**
3915 W. Freddy Gonzales Dr.
Edinburg, Texas 78539

Lone Star National Bank 55-11651140
The State of Texas
120-850-1234-1234

003038
3/5/2015

PAY TO THE ORDER OF HIDALGO COUNTY \$ **102,000.00

One Hundred Two Thousand and 00/100***** DOLLARS

HIDALGO COUNTY

MEMO VEGAS TOWER RANCHES - SEPTIC TANK ESCR

⑈003038⑈ ⑆1114911687⑆ 710 13539⑈



**HEALTH DEPARTMENT
COUNTY OF HIDALGO**

October 23, 2018

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

RE: Vegas Tower Ranches Subdivision

Dear Mr. Arredondo:

According to our records 51 septic tank systems for Vegas Tower Ranches Subdivision have been installed and inspected and can be expected to function satisfactory. Lots 1,7,13,26,27,28,29,31,42,46,47,52,55,57,64,67 and 68 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 78539
Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: Ampro Contar Permit #: 51880
Address: VEGAS TOWER RANCHES Phone #: _____
Location: 301 N. TOWER LOT 8 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.: 0.50 = 1000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
Distance from private well: WIA
Distance from foundation: To tank: 15' To drainfield: 27'
Distance from property line: To tank: 13' To drainfield: 11'
Depth of Trench: 24' Width of trench: 36"
Backfill material: Ib: _____ II: III: _____

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

Gravel: Natural: _____ Crushed: _____ Washed: _____
Amount: 10000 yards, or Tons (per installation)

Pipe: Type: SB2-8" Brand (if known): Chavelon 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: 9-4-2018
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: ELIAS GARCIA Permit #: 51898
 Address: VEGAS TOWER RANCHES LOT 66 Phone #: _____
 Location: TOWER, ALBERTA No. Bedrooms: OFFICE
 Tank Type: CONCRETE

Inside diameter: 51"
 Inside length of sides: 57"
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 2,500 = 1100G

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
 Distance from foundation: To tank: 40' To drainfield: 60'
 Distance from property line: To tank: 7' To drainfield: 7'
 Depth of Trench: 36" Width of trench: 2'
 Backfill material: Ib: _____ II: III: _____

Dimensions: 65 X 4 = 260 Sq. Ft.

Gravel: Natural: N/A Crushed: N/A Washed: N/A
 Amount: 65 yards, or Tons (per installation)

Pipe: Type: _____ Brand (if known): CORNING Number of feet: 260

General conditions and Workmanship:

- | | | |
|---|---|--|
| Solid Lines from house schedule 40 and have cleanout | <input type="checkbox"/> YES | <input checked="" 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 <u>N/A</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Perforated pipe generally level throughout field <u>N/A</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Porous media uniform (.72-2.0 inches) <u>N/A</u> | <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: JOSE A. GONZALEZ License No.: 1350

Remarks: _____

Inspector: Rodolfo R. Date: 09-20-18

D.R. Lic. # 33035