



**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, CFM, DIRECTOR OF PLANNING

Date: OCTOBER 23, 2018

Re: VENETIAN RANCHES SUBDIVISION – PCT. 4

B

ON OCTOBER 02, 2001, THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A LETTER OF CREDIT FOR THE ABOVE REFERENCED SUBDIVISION. THIS SUBDIVISION CONSISTS OF 80 LOTS AND ON APRIL 20, 2015 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND NINE HUNDRED DOLLARS (\$11,900.00) TO SECURE THE INSTALLATION OF THE REMAINING FOURTEEN (14) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A 2ND REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF ONE THOUSAND SEVEN HUNDRED DOLLARS (\$1,700.00). THIS REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SEVENTY ONE (71) 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 ONE THOUSAND SEVEN HUNDRED DOLLARS (\$1,700.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

FIRST NATIONAL BANK L.O.C. NO. 072801

ORIGINAL AMOUNT	\$80,000.00
ORIGINAL CASH DEPOSIT	\$11,900.00
PREVIOUS REIMBURSEMENTS:	
	\$2,550.00
<u>REQUEST FOR 2ND REIMBURSEMENT:</u>	
	\$1,700.00
BALANCE REMAINING	\$ 7,650.00

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



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ORIGINAL CHECKS PRINTED ON PERMANENT RESISTIVE PAPER AND HAS MICRO CHARITIME IN THE SIGNATURE AREA

B-I-C INVESTMENTS RICHARD A. GARZA dba B.I.C. INVESTMENTS First National Bank 80-2141 034754
Operating Account 3910 W. Freddy Gonzalez Drive Edinburg, Texas 78539 (956) 385-6205 1149

4/16/2015

PAY TO THE ORDER OF HIDALGO COUNTY \$ **11,900.00

Eleven Thousand Nine Hundred and 00/100 DOLLARS

HIDALGO COUNTY

MEMO VENETIAN RANCHES - SEPTIC-TANK ESCROW

VOID AFTER 90 DAYS

⑈034754⑈ ⑆1114921415⑆ ⑈040457B⑈

HIDALGO COUNTY PLANNING DEPARTMENT

<p>UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ Date <u>4/16/15</u> 20<u>15</u></p> <p>TOTAL <u>11,900.00</u></p>	<p>Received of: <u>BIC Investments (Richard A. Garza)</u> \$ <u>11,900.00</u></p> <p><u>Eleven thousand nine hundred and 00/100</u> Dollars</p>
<p>SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000</p> <p>Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____</p> <p>TOTAL _____</p>	<p>Subdivision: <u>Venetian Ranches</u></p> <p>Cash _____ Check # <u>034754</u> M.O. # _____</p>
<p>ESCROW 1/3 Paving <u>4,100.00</u> Septic Tank - <u>7,800.00</u> Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000</p> <p>TOTAL <u>11,900.00</u></p>	<p>Received by: <u>Richard A. Garza</u></p> <p style="text-align: right;">Precinct No. 1 RECEIPT TOTAL - 2/4</p>

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

COUNTY AUDITOR'S FORM RS-20-0081



**HEALTH DEPARTMENT
COUNTY OF HIDALGO**

October 23, 2018

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

RE: Venetian Ranches Subdivision

Dear Mr. Arredondo:

According to our records 71 septic tank systems for Venetian Ranches Subdivision have been installed and inspected and can be expected to function satisfactory. Lots 10,13,19,23,29,54,68,71 and 75 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: Carlos Lopez Permit #: 51449
 Address: Union Flamingos Phone #: _____
 Location: Alamo 1019 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 gal.

Drain Field: Trench ✓ Bed: _____ Evapotranspiration: _____
 Distance from private well: _____
 Distance from foundation: To tank: 10' To drainfield: 172'
 Distance from property line: To tank: 25' To drainfield: 10'
 Depth of Trench: 36" Width of trench: 24"
 Backfill material: lb: _____ II: ✓ III: _____

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

Gravel: Natural: _____ Crushed: _____ Washed: _____
 Amount: 15 x 70 yards, or Tons (per installation)

Pipe: Type: 532-S Brand (if known): _____ 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. [Signature] License No.: 1750

Remarks: _____

Inspector: [Signature] Date: 10-26-2017

D.R. Lic. # 20131



County of Hidalgo

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On-Site Sewerage Inspection Report

Owner: B.C. Renteria Permit #: 50411
 Address: WATERMAN RANCHES Phone #: _____
 Location: PARVA - CONCRETE LOT 39 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.: 2 500-1000

Drain Field: Trench / Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
 Distance from foundation: To tank: 15' To drainfield: 27'
 Distance from property line: To tank: 8' To drainfield: 9'
 Depth of Trench: 36" Width of trench: 36"
 Backfill material: Ib: _____ II: 2 III: _____

Dimensions: 240 X 5' = 1700 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: /

Amount: 24 yards, or Tons (per installation)

Pipe: Type: 2725 Brand (if known): STD 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: 12-8-15

D.R. Lic. # 20531