



**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

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING 

Date: JANUARY 31, 2020

Re: OAKHILL RANCH PH. 2 SUBDIVISION LOTS 72, 87 & 93 – PCT. 1

ON APRIL 07, 2008 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH LETTER OF CREDIT NO. 032708 TO SECURE THE INSTALLATION OF SIXTY SIX (66) SEPTIC TANK SYSTEMS. ON APRIL 10, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF FORTY SIX THOUSAND DOLLARS (\$46,000.00) TO SECURE THE INSTALLATION OF THE REMAINING FORTY SIX (46) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF THREE (3) ADDITIONAL SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY THREE (43) OUT OF SIXTY SIX (66) 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 IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$46,000.00
PREVIOUS REIMBURSEMENTS	\$20,000.00
CURRENT BALANCE	\$26,000.00

REQUEST FOR 7 TH REIMBURSEMENT:	\$ 3,000.00
REMAINING BALANCE	\$23,000.00

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




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

Precinct No. 3 Substation
2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

HIDALGO COUNTY PLANNING DEPARTMENT	
◦ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____	Date <u>April 10</u> 20 <u>14</u>
TOTAL	Received of: <u>J+DMC Properties, LLC</u> \$ <u>46000.00</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____	<u>Forty six thousand and 00/100</u> Dollars
TOTAL	Subdivision: <u>Oak Hill Ranch Ph 2</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>46,000.00</u> Other _____	Cash _____ Check # <u>1014</u> M.O. # _____
TOTAL <u>46,000.00</u>	Received by: <u>[Signature]</u>
 THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2 & 4 RECEIPT Nº 69795 - 2/4 <small>COUNTY AUDITOR'S FORM RE-PD-0001</small>	
<small>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</small>	

J+DMC PROPERTIES, LLC TNO# 07075544 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539 PH. 956-318-0956 956-330-4152		TEXAS REGIONAL BANK 4501 N. 10TH STREET MCALLEN, TEXAS 78504 1014 88-1732/1149
PAY TO THE ORDER OF County of Hidalgo		4/9/2014 \$ **46,000.00
Forty-Six Thousand and 00/100 ***** County of Hidalgo		DOLLARS
MEMO Oak Hill Ranch Ph 2 Septic Tanks		<u>[Signature]</u> AUTHORIZED SIGNATURE
⑈001014⑈ ⑆114917335⑆ ⑈041002945⑈		



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

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049



HEALTH DEPARTMENT COUNTY OF HIDALGO

January 31, 2020

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

RE: Oak Hill Ranch Phase 2 Subdivision

Dear Mr. Arredondo:

According to our records 43 out of 66 Septic Tank System for Oak Hill Ranch Phase 2 Subdivision have been installed. They have been inspected and can be expected to function satisfactory.

Sincerely,

Roberto Serna
Hidalgo County
Health Department
Environmental Division

1304 S. 25th Edinburg, TX 78539 (956) 383-6221 Fax (956) 383-8864



Hidalgo County Planning Department

T.J. Arredondo, CFM Director of Planning

Main Office 1304 S. 25th Street Edinburg, Texas 78542

Precinct No. 3 Substation 2401 N. Moorefield Road Mission, Texas 78572



County of Hidalgo 1304 S. 25th Ave. - Edinburg, TX 78539

On-Site Sewerage Inspection Report

Owner: Antonio Alvarado Permit #: 52494
Address: Oak Hill Ranches ph 2 Phone #:
Location: FM 67 & ML 20 No. Bedrooms: 5
Tank Type: CONCRETE LOT 72

Inside diameter: 5'
Inside length of sides: 51'
Liquids depth or distance from tank bottom to outlet bottom: 48"
Airspace (approximately): 3"
Approximate gallon cap.: 3,500 = 1500 gallons

Drain Field: Trench [checked] Bed: Evapotranspiration:
Distance from private well: N/A
Distance from foundation: To tank: 23 To drainfield: 44
Distance from property line: To tank: 81 To drainfield: 29
Depth of Trench: 36" Width of trench: 24"
Backfill material: Ib: II: [checked] III:

Dimensions: 360' x 4' = 1440 Sq. Ft.

Gravel: Natural: Crushed: Washed:

Amount: 18 x 20 yards, or Tons (per installation)

Pipe: Type: SB2-8" Brand (if known): Gravelles pipe Number of feet: 360

General conditions and Workmanship:

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

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

Remarks: Septic system will include risers due to Septic Depth of 18" below ground

Inspector: Date: 10-4-2019

D.R. Lic. # 20531



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

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049



County of Hidalgo

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

On-Site Sewerage Inspection Report

Owner: Amanda Mala Permit #: 52493
Address: Oak Hill Ranches PH2 Lot 87 Phone #: (956) 457-6272
Location: FM 88 + mile 20 No. Bedrooms: 4
Tank Type: concrete

Inside diameter: 5'
Inside length of sides: 51"
Liquids depth or distance from tank bottom to outlet bottom: 48"
Airspace (approximately): 3"
Approximate gallon cap.: 2 x 500 gallons 1000

Drain Field: Trench Bed: _____ Evapotranspiration: _____
Distance from private well: N/A
Distance from foundation: To tank: 12' To drainfield: 20'
Distance from property line: To tank: 35' To drainfield: 25'
Depth of Trench: 3" Width of trench: 24"
Backfill material: lb: _____ II: III: _____

Dimensions: 300 X 4 = 1200 Sq. Ft.

Gravel: Natural: _____ Crushed: _____ Washed: _____
Amount: 15 x 20 yards, or Tons (per installation)

Pipe: Type: 282-8" Brand (if known): Granular 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: Jesse Angel Gonzalez License No.: 1350

Remarks: _____

Inspector: _____ Date: 10-9-19

D.R. Lic. # 20831-F



**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

Precinct No. 3 Substation
2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049



County of Hidalgo

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

On-Site Sewerage Inspection Report

lot 93

Owner: VICENTE AGUIRE Permit #: 52390
Address: DAY HILL RANCHO PH. 2 LOT 93 Phone #: _____
Location: FM 887 MILE 20 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 = 1,000

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
Distance from foundation: To tank: 25' To drainfield: 37'
Distance from property line: To tank: 50' To drainfield: 48'
Depth of Trench: 36" Width of trench: 2'
Backfill material: lb: _____ II: III: _____

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

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

Pipe: Type: S.D.E. Brand (if known): GRAUETEC 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 CAUSE YES NO
- Perforated pipe generally level throughout field^b YES NO
- Porous media uniform (.72-2.0 inches) GRAVEL 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: [Signature] Date: 07-29-19

D.R. Lic. # 33036