



**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. 1 Substation

1900 Joe Stephens Ave. Ste. A
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 RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

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

Date: OCTOBER 27, 2020

Re: VENETIAN RANCHES SUBDIVISION LOT 29 – PCT. 4

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 PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF EIGHT HUNDRED FIFTY DOLLARS (\$850.00). THIS REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SEVENTY TWO (72) 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 EIGHT HUNDRED FIFTY DOLLARS (\$850.00) FOR THE AFOREMENTIONED IMPROVEMENT.

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

ORIGINAL AMOUNT \$80,000.00

ORIGINAL CASH DEPOSIT \$11,900.00

PREVIOUS REIMBURSEMENTS:
\$ 4,250.00

REQUEST FOR 3RD REIMBURSEMENT:
\$ 850.00

BALANCE REMAINING \$ 6,800.00

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



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

	RICHARD A. GARZA dba B.I.C. INVESTMENTS Operating Account 3910 W. Freddy Gonzalez Drive Edinburg, Texas 78539 (956) 383-6295	First National Bank Customer Service (800) 288-6533 P.O. Box 916 Edinburg, TX 78542-5616	80-2141 1149	034754
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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# 101149214150 #0404578#

HIDALGO COUNTY PLANNING DEPARTMENT	
<p>o UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000</p> <p>Permit No. _____</p> <p>TOTAL <u> </u></p>	<p>Date <u>4/16/2015</u></p> <p>Received of: <u>B.I.C. Investments (Richard A. Garza)</u> \$ <u>11,900.00</u></p> <p><u>Eleven thousand nine hundred and 00/100</u> Dollars</p>
<p>o SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000</p> <p>Filing / Review Fee _____</p> <p>2% Inspection Fee _____</p> <p>Maps _____</p> <p>Subd. Rules Book _____</p> <p>Other _____</p> <p>TOTAL <u> </u></p>	<p>Subdivision: <u>Venetian Ranches</u></p> <p>Cash _____ Check # <u>034754</u> M.O. # _____</p>
<p>o ESCROW</p> <p>1/3 Paving <u>\$11,900.00</u></p> <p>Septic Tank - <u>\$11,900.00</u></p> <p>Acct # - 1100-211-00-000-018-0-000</p> <p>Other _____</p> <p>Acct # - 1100-211-00-000-026-0-000</p> <p>TOTAL <u>\$11,900.00</u></p>	<p>Received by: <u>Rodolfo Rin</u></p> <p>Precinct No. 1 RECEIPT 77744-2/4</p>
<p>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</p> <p>THE STATE OF TEXAS COUNTY OF HIDALGO</p> <p>COUNTY AUDITOR'S FORM RE-PD-0001</p>	



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HEALTH DEPARTMENT COUNTY OF HIDALGO

October 27, 2020

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 72 septic tank systems for Venetian Ranches Subdivision have been installed and inspected and can be expected to function satisfactory. Lots 10,13,19,23,54,68,71 and 75 OSSF systems are pending to be install.

Sincerely,

Roberto Serna
Hidalgo County
Health Department
Environmental Division

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