



**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

**Precinct No. 1 Substation**

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

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

**Date: DECEMBER 3, 2020**

**Re: RANCHETTES ON MONTE CRISTO SUBDIVISION - PCT. 1  
DRAINAGE IMPROVEMENTS**

ON JUNE 23, 2020 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF FOURTEEN THOUSAND TWO HUNDRED DOLLARS (\$14,200.00) WAS USED TO SECURE THE FUNDS FOR DRAINAGE IMPROVEMENTS.

THE DEVELOPER IS REQUESTING FULL REIMBURSEMENT IN THE AMOUNT OF FOURTEEN THOUSAND TWO HUNDRED DOLLARS (\$14,200.00) FROM THE CASH DEPOSIT. ATTACHED IS AN ONSITE INSPECTION REPORT FROM OUR DEPARTMENT AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DOCUMENTING THAT THE DRAINAGE IMPROVEMENT HAS BEEN CONSTRUCTED TO SPECIFICATIONS.

STAFF HAS NO OBJECTION TO THE APPROVAL FOR THE REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF FOURTEEN THOUSAND TWO HUNDRED DOLLARS (\$14,200.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT                      \$14,200.00

**REIMBURSEMENT REQUEST:**

\$ 14,200.00

BALANCE REMAINING                      \$ 0

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



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Acct. # - 1100-211-00-000-026-0-000 Subdivision Improvements Price: \$14200.00 Quantity: 1 <i>Drainage Imps -</i>	<div style="text-align: right;"> <b>Hidalgo County Planning Department</b>          6/22/2020          3:35:42 PM       </div> <table border="0"> <tr> <td>Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844</td> <td>Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850</td> <td>Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049</td> </tr> </table> <b>VJD VENTURES, LP</b> Received of  <b>RANCHETTES ON MONTE CRISTO SUBDIVISION</b> Subdivision  <b>flor.sesin</b> Prepared by  Received by <i>[Signature]</i>	Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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Total Amount: \$14200.00 Method of Payment: Check Check/M.O.#: 1073 Payment: \$14200.00 Change Due: \$0.00	<div style="text-align: center;">  </div> <div style="text-align: right;"> <b>Main Office</b>  <b>Receipt No. 012851</b> </div>			

*Ph# 681-7108 P# 381-0981*

VJD VENTURES, LP  
 PO BOX 1000  
 MISSION, TX 78573

88-828/1149      1073

DATE *6/22/20*      **FWP**

PAY TO *Hidalgo County*      \$ *14,200.00*  
 THE ORDER OF  
*Fourteen thousand two hundred no/100*      DOLLARS      ← Heat Reactive Ink

**FIRST COMMUNITY BANK**  
*Other Banks Have Branches, We Have Roots.*

MEMO *Escrow Ranchettes on MC*      *Paula Bridges*      **NP**

⑆ 4908 28 9:0 10 7 3 1 0 0000 10 30 20 ⑈

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.



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### Planning Department

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### Health Department

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 383-0111  
Ext. 7309

### HCDD#1

902 N. Doolittle Road  
Edinburg, Texas 78542  
Phone (956) 292-7080  
Ext: 5816

### Environmental Compliance

2818 S. Buss. Hwy 281  
Edinburg, Texas 78539  
956-318-2980  
Ext:4082

### COUNTY R.O.W AGENTS

#### PCT. 1

956-968-8733  
Ext.1011

#### PCT. 2

956-787-1891  
Ext. 2406

#### PCT. 3

956-205-7000  
Ext.3018

#### PCT. 4

956-383-3112  
Ext4016

## Ranchettes On Monte Cristo Subdivision ONSITE INSPECTION REPORT

### WATER FACILITIES:

1. Fire hydrants have not been installed.

### OSSF/SANITARY SEWER:

2. OSSF are being installed.

### Drainage:

3. Ditch widening with discharge structure is completed, pending inspection approval from HCDD#1.

ALL COMMENTS IN **BLUE** HAVE COMPLIED AND PASSED INSPECTION, ALL COMMENTS IN **RED** HAVE FAILED INSPECTION AND MUST BE ADDRESS TO COMPLY WITH COUNTY SPECIFICATIONS. ALL FAILED ITEMS SHALL BE BROUGHT TO COMPLIANCE BEFORE FINAL SUBDIVISION APPROVAL CAN BE GRANTED FROM COUNTY ADVISORY BOARD.

IF YOU HAVE ANY QUESTIONS PLEASE CALL ME AT 318-2840.

  
PLANNING INSPECTOR

11/24/20  
DATE



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12/2/2020

COUNTY OF HIDALGO, TEXAS Mail - Fwd: Ranchettes On Mote Cristo Subdivision



**DRAINAGE**

Jose Tovar <jose.tovar@co.hidalgo.tx.us>

### Fwd: Ranchettes On Mote Cristo Subdivision

Esther Mireles <esther.mireles@hccd1.org>  
To: "Tovar, Jose" <jose.tovar@hchd.org>

Wed, Dec 2, 2020 at 11:25 AM

Good Morning Joe,

Please see the inspection report provided by Robert Villarreal. Should you have any questions or concerns, please do not hesitate to contact us.

Thank you,

----- Forwarded message -----

From: **Roberto Villarreal** <roberto.villarreal@hccd1.org>

Date: Wed, Dec 2, 2020 at 8:54 AM

Subject: Ranchettes On Mote Cristo Subdivision

To: <esther.mireles@hccd1.org>, <omar.cano@hccd1.org>, <hector.garciadepena@hccd1.org>

Good morning to All , arrived at location I had already checked the footage on both concrete aprons discharge, also top and bottom maintenance rd look good. **In my behalf good to go** ✓



<https://mail.google.com/mail/u/1?ik=76790f87d0&view=pt&search=all&permmsgid=msg-f%3A1684988167273757480&simpl=msg-f%3A16849881672...> 1/7