



**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: AUGUST 9, 2021**

**Re: VISTA RIDGE ACRES PH. 1 SUBDIVISION LOT 31 – PCT. 1**

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ON JULY 28, 2009, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE TO SECURE THE INSTALLATION OF FIFTY (50) SEPTIC TANK SYSTEMS FOR THE ABOVE REFERENCED SUBDIVISION. ON JUNE 27, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND DOLLARS (\$11,000.00) TO SECURE THE INSTALLATION OF THE REMAINING ELEVEN (11) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A REIMBURSEMENT IN THE AMOUNT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF ONE (1) ADDITIONAL SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY SEVEN (47) SEPTIC TANK SYSTEMS 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 DOLLARS (\$1,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$11,000.00
PREVIOUS REIMBURSEMENT:	
	\$ 7,000.00
REQUEST FOR 3 <sup>RD</sup> REIMBURSEMENT:	
	\$ 1,000.00
REMAINING BALANCE AFTER APPROVAL:	
	\$ 3,000.00

**\*\*\* 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. _____ <b>TOTAL</b> _____	Date <u>June 27</u> 20 <u>14</u> Received of: <u>J + Dmc Properties, LLC</u> \$ <u>11,000.00</u> <u>eleven thousand and 00/100</u> Dollars
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ <b>TOTAL</b> _____	Subdivision: <u>Vista Ridge Acres Ph 1</u> Cash _____ Check # <u>1010</u> M.O.# _____
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>11</u> <u>11,000.00</u> Other _____ <b>TOTAL</b> <u>11,000.00</u>	Received by: <u>Jose Castillo</u>  THE STATE OF TEXAS COUNTY OF HIDALGO
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

Precinct No. 2 & 4  
**RECEIPT**  
N<sup>o</sup> 70281 - 2/4  
COUNTY AUDITOR'S FORM RE-PD-0001

<b>J&amp;DMC PROPERTIES, LLC</b> 2614 W FREDDY GONZALEZ DR EDINBURG, TX 78539 PH. 956-318-0956 (956) 237-1148	FIRST COMMUNITY BANK 1151 W. HIGHWAY 77 SAN BENTO, TX 78586	1010 68-828/1149 09
PAY TO THE ORDER OF Hidalgo County Eleven Thousand and 00/100*****	\$ **11,000.00	6/27/2014
MEMO Vista Ridge Acres- 11 Septic Tanks	AUTHORIZED SIGNATURE 	DOLLARS <input type="checkbox"/>
⑈00 60 60⑈ ⑆ 1 1 4 9 0 8 2 8 9 ⑆ ⑆000007 25 24⑈		



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### HEALTH DEPARTMENT

July 30, 2021

Hidalgo County Planning Department  
Mr. Thomas Arredondo  
1304 S. 25<sup>th</sup> St.  
Edinburg, TX 78539

**RE: VISTA RIDGE ACRES PHASE I SUBDIVISION**

Dear Mr. Arredondo:

According to our records 47 Septic Tank Systems out of 50 Systems have been installed and can be expected to function satisfactory.

Sincerely,

Roberto Serna  
Hidalgo County  
Health Department  
Environmental Health