



**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
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: OCTOBER 28, 2021

Re: OAKHILL RANCH PH. 2 SUBDIVISION LOT 96 – 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 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 THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FIFTY THREE (53) 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 ONE THOUSAND DOLLARS (\$1,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$46,000.00
PREVIOUS REIMBURSEMENTS	\$32,000.00
CURRENT BALANCE	\$14,000.00

REQUEST FOR 11 TH REIMBURSEMENT:	\$ 1,000.00
REMAINING BALANCE AFTER APPROVAL:	\$13,000.00

***** 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. 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

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

J+DMC PROPERTIES, LLC T/DOL# 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 88-1733/1149
PAY TO THE ORDER OF County of Hidalgo		4/9/2014 \$ **46,000.00
Forty-Six Thousand and 00/100*****		DOLLARS
County of Hidalgo		
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. 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



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Environmental Health Division

—MEMORANDUM—

Ivan Melendez, MD, MBA

Health Authority Chief Physician

Eduardo Olivarez

Chief Administrative Officer

October 19, 2021

Hidalgo County Planning Department
Mr. Tomas Arredondo
1304 S 25th Ave
Edinburg, TX 78542

RE: Oak Hill Ranch Phase 2, Lot 96

Dear Mr. Arredondo,

Our records indicate that one (1) OSSF Septic System has been installed at Oak Hill Ranch Phase 2 (Lot 96). The OSSF Septic System has been inspected and can be expected to function at a satisfactory level.

At the time of writing, fifty-three (53) of the total sixty-six (66) lots in Oak Hill Ranch Phase 2 have had an OSSF system installed and approved by the Environmental Health Division of Hidalgo County, Texas.

Sincerely,

Niko Ross A. Tapangan, MPH, RS
Public Health Sanitarian

Hidalgo County Environmental Health Division
1304 S 25th St., Edinburg, TX 78542
(956) 383-0111

Rev. 01/2020