



**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: MAY 3, 2022**

**Re: ANHELITO RANCH SUBDIVISION LOT 4 – PCT. 1**

ON SEPTEMBER 27, 2016 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THREE (3) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) WHICH REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEMS ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE (1) SEPTIC TANK 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 FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT FOR OSSF'S	\$4,500.00
REQUEST FOR OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S 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. _____ Date <u>9/9</u> 20 <u>16</u>	
TOTAL	<u>4500.00</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____	
◦ ESCROW 1/3 Paving _____ Septic Tank - <u>3 septic tanks</u> <u>4500.00</u> Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000 TOTAL <u>4500.00</u>	
Received of:	<u>Javier Martinez</u> \$ <u>4500.00</u>
	<u>four thousand five hundred + 00/100</u> Dollars
Subdivision:	<u>Anhelito Ranch subdivision</u>
Cash _____	Check # <u>8974</u> M.O. # _____
Received by:	<u>[Signature]</u>
 THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2/4 <b>RECEIPT</b> <u>74375-214</u>	
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	
COUNTY AUDITOR'S FORM RE-PD-0001	

TXID# <u>03271533</u>	DOB: <u>2-18-65</u>	88-1527 1149	8974
<b>JAVIER MARTINEZ</b> (REAL ESTATE ACCOUNT) 745 S. COLORADO AVE. PH. 956-565-2763 MERCEDES, TX 78570-3309		DATE <u>8/29/16</u>	Shield <sup>SM</sup>
PAY TO THE ORDER OF: <u>Hidalgo County Planning Department</u>		\$ <u>4,500.00</u>	
<u>four thousand five hundred 00/100</u>		DOLLARS	
MEMO: <u>escrow septic tanks</u>			
INTER NATIONAL BANK Rio Grande Valley ABA R/T 1149-1527-2 956-664-8401			
MEMO: <u>escrow septic tanks</u>			
1: 4 9 1 5 2 7 2 : 8 9 7 4 2 0 9 6 5 7 9 1 1			





**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

*Ivan Melendez, MD, MBA*  
*Health Authority/Chief Physician*

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

April 29, 2022

Nain Engineering, LLC  
526 N 5th St  
Donna, TX 78537

**RE: ANHELITO RANCH SUBDIVISION, LOT 4**

To whom it may concern,

This is a formal notice that one (1) OSSF system has been installed and approved on ANHELITO RANCH SUBDIVISION, LOT 4. The OSSF system is expected to function at a satisfactory level.

As noted on the Agreement, the Financial Guarantee has allocated \$1,500.00 per lot for future OSSF installations totaling \$4,500.00 for three (3) of the four (4) lots; as Lot 1 already had an existing OSSF. With the aforementioned installation, our records indicate only Lots 2 & 3 remain without an OSSF system.

Sincerely,

Niko Ross A. Tapangan, MPH, RS  
Public Health Sanitarian  
TCEQ Designated Representative (#OS0035768)