



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo**  
*Director of Planning*

**Main Office**

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
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, DIRECTOR OF PLANNING**

**Date: AUGUST 16, 2022**

**Re: LAS ESTRELLAS NO. 1 SUBDIVISION LOT 26 – PCT. 3**

ON DECEMBER 20, 2011, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF THIRTY NINE THOUSAND DOLLARS (\$39,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF TWENTY SIX (26) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) 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 TWENTY THREE (23) OUT OF TWENTY SIX (26) 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 FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$39,000.00
PREVIOUS REIMBURSEMENTS	\$33,000.00

**REQUEST FOR 8<sup>TH</sup> REIMBURSEMENT:**  
\$ 1,500.00

BALANCE REMAINING \$ 4,500.00

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



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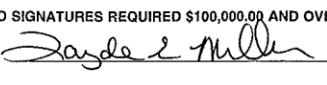
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HIDALGO COUNTY PLANNING DEPARTMENT	
○ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ <b>TOTAL</b> _____	Date <u>Feb. 28</u> 20 <u>12</u> Received of: <u>Cwl Limited</u> \$ <u>39,000.00</u> <u>thirty nine thousand 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>Las Estrellas No 1</u> Cash _____ Check # <u>0119711</u> M.O. # _____
○ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>39,000.00</u> Other _____ <b>TOTAL</b> <u>39,000.00</u>	Received by: <u>David Castillo</u>  THE STATE OF TEXAS COUNTY OF HIDALGO
<b>Precinct No. 2 &amp; 4 RECEIPT Nº 66047 - 2/4</b> <small>COUNTY AUDITOR'S FORM RE-PD-0001</small>	
<small>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</small>	

26GT4982	01 / 7	0119711
<b>CWL LIMITED</b> <small>REMITTER</small>		 <small>Post Office Box 6555 McAllen, Texas 78502-6555 MEMBER FDIC</small>
PAY TO THE ORDER OF <b>HIDALGO COUNTY</b>		DATE <u>02/27/12</u> <small>88-1161/1149</small> \$ <u>***39,000.00***</u>
<b>CASHIER'S CHECK</b> <small>THIRTY NINE THOUSAND and 00/100**USDollars</small> <small>FOR INQUIRIES CALL 956-682-2265</small> <b>Re: Las Estrellas I-Septic Cash Escrow</b>		
<small>TWO SIGNATURES REQUIRED \$100,000.00 AND OVER</small>  <small>AUTHORIZED SIGNATURE</small>		<small>Security Features included</small>
<small>⑈0119711⑈ ⑆114911616⑆ ⑈99 0010 1⑈</small>		



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## HIDALGO COUNTY HEALTH & HUMAN SERVICES

*Environmental Health Division*

### —MEMORANDUM—

*Ivan Melendez, MD, MBA*

*Health Authority/Chief Physician*

*Eduardo Olivarez*

*Chief Administrative Officer*

August 10, 2022

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

**RE: OSSF ESCROW UPDATE  
LAS ESTRELLAS SUBDIVISION I**

Mr. Arredondo,

Our records indicate that one (1) OSSF Septic System has been installed at Las Estrellas Subdivision I (Lot 26). The OSSF Septic System has been inspected and can be expected to function at a satisfactory level.

At the time of writing, as per our records, three (3) of the total twenty-six (26) lots mentioned in the agreement do not have an OSSF system installed.

Sincerely,

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

Hidalgo County Environmental Health Division  
2818 S Bus Hwy 281, Ste 7, Edinburg, TX 78539  
(956) 383-0111

Rev. 08/2022