



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840
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Precinct No. 1 Substation


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2401 N. Moorefield Road
Mission, Texas 78572
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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. 3 SUBDIVISION LOT 346 – PCT. 3

ON MARCH 06, 2012, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A CASH DEPOSIT IN THE AMOUNT OF SIXTY NINE THOUSAND DOLLARS (\$69,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY SIX (46) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A FULL 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 FORTY SIX (46) 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 \$1,500.00 FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$69,000.00
TOTAL REIMBURSED:	\$67,500.00
REQUEST FOR 8 TH REIMBURSEMENT:	\$1,500.00
BALANCE REMAINING	\$ 0

***** 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. _____ TOTAL _____	Date <u>Feb 21 2013</u> Received of: <u>CWL Limited</u> \$ <u>69,000.00</u> <u>Sixty 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 _____ TOTAL _____	Subdivision: <u>Las Estrellas III</u> Cash _____ Check # <u>0119487</u> M.O. # _____ Received by: <u>[Signature]</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>6,000.00</u> Other _____ TOTAL <u>69,000.00</u>	<div style="text-align: center;">  THE STATE OF TEXAS COUNTY OF HIDALGO </div> <div style="text-align: right;"> Precinct No. 2 & 4 RECEIPT N^o 65996 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001 </div>
<small>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</small>	

26GT4982	01/15	TRC# 1434449 DOB 01-07-65	Border Capital Bank MEMBER FDIC Post Office Box 5555 McAllen, Texas 78502-5555	0119487
CWL LIMITED		"CASH DEPOSIT" LAS ESTRELLAS S/D III		88-1161/1149
REMITTER		DATE	02/01/12	
PAY TO THE ORDER OF HIDALGO COUNTY		\$ ***69,000.00***		
SIXTY NINE THOUSAND and 00/100***USDollars		TWO SIGNATURES REQUIRED \$100,000.00 AND OVER		
CASHIER'S CHECK		[Signature]		
FOR INQUIRIES CALL 956-682-2265		AUTHORIZED SIGNATURE		
⑆0119487⑆ ⑆1149116161⑆ ⑆99 0010 1⑆				



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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 25th Ave
Edinburg, TX 78542

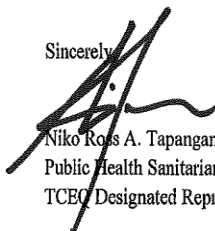
**RE: OSSF ESCROW UPDATE
LAS ESTRELLAS SUBDIVISION III**

Mr. Arredondo,

Our records indicate that one (1) OSSF Septic System has been installed at Las Estrellas Subdivision III (Lot 346). 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, all forty-six (46) lots mentioned in the agreement have had an OSSF system installed.

Sincerely,



Niko Ross 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