



**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  
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: RANCHITOS ESCONDIDOS PH. 2 SUBDIVISION LOTS 86, 96, 109 & 110 –  
PCT. 4**

ON AUGUST 23, 2016 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A CASH DEPOSIT FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$64,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY THREE (43) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF SIX THOUSAND DOLLARS (\$6,000.00) WHICH REFLECTS THE INSTALLATION OF FOUR (4) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT THIRTY THREE (33) OUT OF FORTY THREE (43) 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 SIX THOUSAND DOLLARS (\$6,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

**CASH DEPOSIT**

|                          |             |
|--------------------------|-------------|
| ORIGINAL AMOUNT          | \$64,500.00 |
| PREVIOUS REIMBURSEMENTS: | \$43,500.00 |

REQUEST FOR 4<sup>th</sup> REIMBURSEMENT: \$ 6,000.00

|                                      |             |
|--------------------------------------|-------------|
| REMAINING BALANCE AFTER<br>APPROVAL: | \$15,000.00 |
|--------------------------------------|-------------|

**\*\*\* 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. _____                   | _____ |
| TOTAL                              | _____ |

|                                    |       |
|------------------------------------|-------|
| 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 - \$64,500.00          | _____       |
| Acct # - 1100-211-00-000-018-0-000 |             |
| Other                              | _____       |
| Acct # - 1100-211-00-000-026-0-000 |             |
| TOTAL                              | \$64,500.00 |

Date 8/02 2016

Received of: CWL Limited \$ 64,500.00

Sixty four thousand five hundred and 00/100 Dollars

Subdivision: Ranchitos Escondidos Ph. II

Cash \_\_\_\_\_ Check # 1510 M.O. # \_\_\_\_\_



THE STATE OF TEXAS  
COUNTY OF HIDALGO

Received by: [Signature]

Precinct No. 2/4  
RECEIPT

74162 - 2/4

White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

COUNTY AUDITOR'S FORM RE-PD-0001

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

CWL LIMITED  
P.O. BOX 118  
EDINBURG TX 78540  
(956) 383-1341  
PAID 8/2/16 64500

TEXAS REGIONAL BANK  
P.O. BOX 5555  
MCALLEN, TX 78502  
88-1161 0001510  
1149 5/4/2016

MEMO, Septic Tank Escrow - Ranchitos Escon. Ph II

PAY TO THE ORDER OF Hidalgo County \$ \*\$64,500.00  
Sixty-Four Thousand Five Hundred and 00/100 DOLLARS

Hidalgo County

CWL LIMITED By: THREE LLC, It's General Partner

[Signature]

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0001510⑈ ⑆114917335⑆ 0030236⑈



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## HIDALGO COUNTY HEALTH & HUMAN SERVICES

*Environmental Health Division*

### —MEMORANDUM—

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

*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  
RANCHITOS ESCONDIDOS SUBDIVISION PH. II**

Mr. Arredondo,

Our records indicate that four (4) OSSF Septic System have been installed at Ranchitos Escondidos Subdivision Ph. II (Lots 86, 96, 109, 110). The OSSF Septic Systems have been inspected and can be expected to function at a satisfactory level.

At the time of writing, as per our records, ten (10) of the total forty-three (43) lots mentioned in the agreement do not have an OSSF system installed.

Sincerely,

Niko 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