



**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

1900 Joe Stephens Ave. Ste. A
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2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
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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: RANCHITOS ESCONDIDOS PH. I SUBDIVISION LOTS 13, 22, 24-26, 37, 43
& 45 – PCT. 4**

ON FEBRUARY 11, 2014 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A CASH DEPOSIT FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF SEVENTY TWO THOUSAND DOLLARS (\$72,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY EIGHT (48) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00) WHICH REFLECTS THE INSTALLATION OF EIGHT (8) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY TWO (42) 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 TWELVE THOUSAND DOLLARS (\$12,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	\$72,000.00
PREVIOUS REIMBURSEMENTS	\$51,000.00

REQUEST FOR 8 TH REIMBURSEMENT:	\$12,000.00
REMAINING BALANCE	\$9,000.00

***** 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 _____	Date <u>Jan 14</u> 20 <u>14</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____	Received of: <u>CWL Limited</u> \$ <u>72,000.00</u> <u>Seventy-two thousand and 00/100</u> Dollars Subdivision: <u>Ranchitos Escondido Ph 1</u>
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>4 sets 72,000.00</u> Other _____ TOTAL <u>72,000.00</u>	Cash _____ Check # <u>1254</u> M.O. # _____ Received by: <u>M. V. Castillo</u>
 THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2 & 4 RECEIPT N° 63297 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001	
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

TVO# 1434449		1254
CWL LIMITED PO BOX 118 EDINBURG, TX 78540 956-383-7032	TEXAS REGIONAL BANK 88-1161 PO BOX 5555 1149 MCALLEN, TX 78502-5555 956-682-2265	DATE <u>12/23/2013</u>
PAY <u>Hidalgo County</u> \$ **72,000.00		
<u>SEVENTY-TWO-THOUSAND AND 00/100</u> ***** DOLLARS		
TO THE ORDER OF <u>Hidalgo County</u>	CWL LIMITED By: THREE LLC, It's General Partner <u>Just Punch</u>	
Memo <u>Septic Tank Escrow -Ranchitos Escon. Ph1</u>		
@1254@ @114917335@ @0030236@		



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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

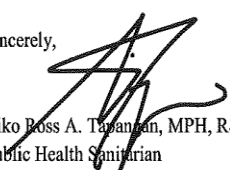
**RE: OSSF ESCROW UPDATE
RANCHITOS ESCONDIDOS SUBDIVISION PH. I**

Mr. Arredondo,

Our records indicate that eight (8) OSSF Septic System have been installed Ranchitos Escondidos Subdivision Ph. I (Lots 13, 22, 24, 25, 26, 37, 43, 45). 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, six (6) of the total forty-eight (48) lots mentioned in the agreement do not have an OSSF system installed.

Sincerely,


Niko Boss A. Tayanan, 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