



**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: RANCHITOS ESCONDIDOS PH. 1-A SUBDIVISION LOT 65 – PCT. 4

ON MARCH 31, 2015 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A CASH DEPOSIT FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF FIFTY FOUR THOUSAND DOLLARS (\$54,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY SIX (36) 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) ADDITIONAL SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT 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	\$54,000.00
PREVIOUS REIMBURSEMENTS:	\$37,500.00
REQUEST FOR 5 TH REIMBURSEMENT:	\$1,500.00
REMAINING BALANCE AFTER APPROVAL:	\$15,000.00

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



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UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000- Permit No. _____ TOTAL _____		HIDALGO COUNTY PLANNING DEPARTMENT Date <u>March 9</u> 20 <u>15</u>	
SUBDIVISION FEES Acct # - 1100-341-30-210-001-0-000 Filing / Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ TOTAL _____		Received of: <u>CWL Limited</u> \$ <u>54,000.00</u> <u>Fifty-four thousand and 00/100</u> Dollars	
ESCROW 1/3 Paving _____ Septic Tank - <u>54,000.00</u> Acct # - 1100-211-00-000-018-0-000 Other _____ Acct # - 1100-211-00-000-026-0-000 TOTAL <u>54,000.00</u>		Subdivision: <u>Ranchitos Escondidos Ph. 1-A</u> Cash _____ Check # <u>1389</u> M.O. # _____ Received by: <u>[Signature]</u>	
THE STATE OF TEXAS COUNTY OF HIDALGO		Precinct No. 1 RECEIPT <u>71526-2/4</u> COUNTY AUDITOR'S FORM RE-PD-0001	

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

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

CWL LIMITED P.O. BOX 118 EDINBURG TX 78540 (956) 383-1341	TEXAS REGIONAL BANK P.O. BOX 5555 MCALLEN, TX 78502	88-1161 1149	0001389 3/4/2015
MEMO <u>Septic Tank Escrow -Ranchitos Escon. Ph 1-A</u>			
PAY TO THE ORDER OF <u>Hidalgo County</u>		\$ <u>*\$54,000.00</u>	
<u>Fifty-Four Thousand and 00/100*****</u>		<u>DOLLARS</u>	
Hidalgo County		CWL LIMITED By: THREE LLC, It's General Partner <u>[Signature]</u>	

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

⑈0001389⑈ ⑆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

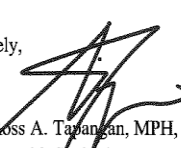
**RE: OSSF ESCROW UPDATE
RANCHITOS ESCONDIDOS SUBDIVISION PH. I-A**

Mr. Arredondo,

Our records indicate that one (1) OSSF Septic System has been installed at Ranchitos Escondidos Subdivision Ph. I-A (Lot 65). 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, ten (10) of the total thirty-six (36) lots mentioned in the agreement do not have an OSSF system installed.

Sincerely,


Niko Boss 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