



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
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
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Precinct No. 3 Substation

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: OCTOBER 6, 2022

Re: VILLAS WEST PHASE 1 SUBDIVISION – PCT. 3

ON JUNE 28, 2022 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF SEVENTY THOUSAND FIVE HUNDRED DOLLARS (\$70,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY SEVEN (47) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF SIXTY SIX THOUSAND DOLLARS (\$66,000.00) WHICH REFLECTS THE INSTALLATION OF FORTY FOUR (44) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FORTY FOUR (44) 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 SIXTY SIX THOUSAND DOLLARS (\$66,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT FOR OSSF'S	\$70,500.00
REQUEST FOR 1 ST OSSF REIMBURSEMENT:	\$ 66,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 4,500.00

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



Hidalgo County Planning Department

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Director of Planning

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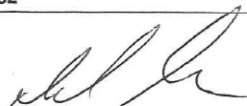

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<p>Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$70500.00 Quantity: 1</p> <p>Acct. # - 1100-211-00-000-026-0-000 Subdivision Improvements Price: \$229104.00 Quantity: 1 <i>Paving 148.</i></p>	<p style="text-align: right;">Hidalgo County Planning Department 6/10/2022 3:24:12 PM</p> <table border="0"><tr><td>Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844</td><td>Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850</td><td>Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049</td></tr></table> <p>Mile Seven Ronie LLC Received of</p> <p>Villas West Phase I Subdivision</p> <p>cynthia.perez Prepared by</p> <p>Received by</p> <p></p> <p>Total Amount: \$299604.00 Method of Payment: Check Check/M.O.#: 00018 Payment: \$299604.00 Change Due: \$0.00</p> <p style="text-align: center;"></p> <p style="text-align: right;">Main Office Receipt No. 024327</p>	Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

September 6, 2022

Melden & Hunt Inc.
115 W McIntyre
Edinburg, TX 78541

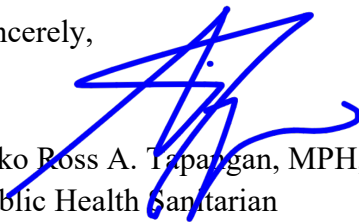
**RE: OSSF UPDATE
VILLAS WEST PHASE I SUBDIVISION**

To whom it may concern,

Our records indicate that forty-three (43) residential OSSF Systems have been installed, inspected, and approved at Villas West Phase I Subdivision. Additionally, one (1) Commercial OSSF has been installed on Lot 46. The OSSF Septic Systems can be expected to function at a satisfactory level.

At the time of writing, three (3) Commercial Lots (Lots 1, 45, and 47) have not yet had an OSSF installed. As stipulated in the plat, the Commercial OSSFs for these lots will be designed and installed on a case by case basis ensuring all relevant regulations and requirements are met.

Sincerely,


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