



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

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MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: T.J. ARREDONDO, DIRECTOR OF PLANNING *BA*

Date: JANUARY 23, 2023

Re: OAK HILL RANCH PH. 1 SUBDIVISION LOT 30 – PCT. 1

ON MARCH 13, 2007, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH LETTER OF CREDIT NO. 012307 TO SECURE THE INSTALLATION OF FIFTY TWO (52) SEPTIC TANK SYSTEMS. ON FEBRUARY 20, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF TWENTY EIGHT THOUSAND DOLLARS (\$28,000.00) TO SECURE THE INSTALLATION OF THE REMAINING TWENTY EIGHT (28) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT LOT THIRTY (30) HAS 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 DOLLARS (\$1,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	\$28,000.00
PREVIOUS REIMBURSEMENTS	\$ 6,000.00
CURRENT BALANCE:	\$22,000.00

REQUEST FOR 6TH REIMBURSEMENT:\$ 1,000.00

BALANCE AFTER APPROVAL: \$21,000.00

***** 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>Feb. 20</u> 20 <u>14</u> Received by: <u>Landco</u> \$ <u>28,000.00</u> <u>Twenty eight 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>Oak Hill Ranch Ph. 1</u> Cash _____ Check # <u>32469</u> M.O. # _____ Received by: <u>Flore Castillo</u>
○ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>28 tanks</u> <u>28,000.00</u> Other _____ TOTAL <u>28,000.00</u>	<div style="text-align: center;">  THE STATE OF TEXAS COUNTY OF HIDALGO </div> <div style="text-align: right;"> Precinct No. 2 & 4 RECEIPT Nº 69498 - 2/4 <small>COUNTY AUDITOR'S FORM RE-PD-001</small> </div>

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<small>CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING</small>		
LANDCO (956) 318-0956 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539-7351	FIRST NATIONAL BANK EDINBURG, TX 78539 88-2141/1149	32469 2/19/2014
PAY TO THE ORDER OF <u>HIDALGO COUNTY.</u> \$**28,000.00		DOLLARS
<u>Twenty-Eight Thousand and 00/100</u> DOLLARS		
HIDALGO COUNTY.		
MEMO <u>Oak Hill Ranch Septic Tanks - 27 Septic Tanks</u>		
⑈032469⑈ ⑆1114921415⑆ ⑈0014008645⑈		



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

January 3, 2023

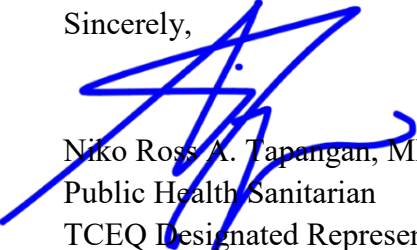
Hidalgo County Planning Department
Tomas Arredondo
2818 S Bus Hwy 281
Edinburg, TX 78539

**RE: OSSF UPDATE
OAK HILL RANCHES PH. 1
LOT 30**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Oak Hill Ranches Ph. 1 Subdivision [Lot 30]. The OSSF System can be expected to function at a satisfactory level.

Sincerely,


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

OSSF – Form G: Inspection Report



Permit#: 54520

Owner: GLORISELA FLORES

Location: MILE -19 & FM-88

Legal Description: OAK HILLRANCH PH-1

Lot#: 30 Block#: N/A Section/F. Tract#: N/A

Tank Type: CONCRETE

Inside Diameter: 5'

Inside Length of Sides: 5'

Liq. Depths or Dist. From Tank Bottom to Outlet Bottom: 48"

Airspace (approx.): 3"

Gallon Cap. (approx.): 3 X 500=1500 -GAL

Commercial
 ▪ Type: _____

Residential
 ▪ # Bedrooms: 5
 ▪ Sq. Ft., (est.) _____

Other: _____

Vacant Lot

Drain Field: Trench: Bed: _____ Evapotranspiration: _____

Distance from Private/Public Well: To Tank: N/A To Drainfield: N/A

Distance from Foundation: To Tank: 10' To Drainfield: 25'

Distance from Property Line: To Tank: 45' To Drainfield: 28'

Trench Depth: 36' Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB-2 Type: GRAVELESS No. of Feet: 360'

Gravel Drainfield (if applicable): Natural: N/A Crushed: N/A Washed: N/A

Amount: N/A Yards or Tons

Gravel Generally Consistent 12" depth throughout field..... N/A Yes No

Porous Media Uniform (0.72-2.0 inches)..... N/A Yes No

General Conditions and Workmanship:

Solid Lines from House Schedule 40 with Cleanout..... Yes No

T's Installed at least 25% of Liquid Level..... Yes No

Inlet and Outlet Flow Clearly Marked..... Yes No

Manufacturer's Name, Address, & Tank Capacity Visible..... Yes No

Port Holes 12" in Diameter..... Yes No

Septic Tank Sturdy & Water-Tight..... Yes No

Trench or Bed Bottom Essentially Level..... Yes No

Perforated Pipe Generally Level throughout Field..... Yes No

End Caps provided on Drainfield (if not looped)..... Yes No

Geo-Textile Fabric used for Permeable Soil Barrier..... Yes No

Installer: JOSE A GONZALEZ License#: 1350

Remarks: 360x 4' = 1,440SQ. FT INSTALLED.

Inspector: RODOLFO RIOS License#: 33030

Date of Inspection: 12/9/22