



**Hidalgo County
Planning
Department**

Anthony Uresti
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MEMORANDUM

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

From: ANTHONY URESTI, ASSISTANT DIRECTOR *AU*

Date: SEPTEMBER 18, 2023

Re: OAK HILL RANCH PH. 1 SUBDIVISION LOT 13 – 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 ONE ADDITIONAL LOT 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.

<u>CASH DEPOSIT</u>	
ORIGINAL AMOUNT	\$28,000.00
PREVIOUS REIMBURSEMENTS	\$ 8,000.00
CURRENT BALANCE:	\$20,000.00

REQUEST FOR 8TH REIMBURSEMENT:\$ 1,000.00

BALANCE AFTER APPROVAL: \$19,000.00

***** 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 # - 1100-341-30-210-003-0-000	
Filing/Review Fee	_____
2% Inspection Fee	_____
Maps	_____
Subd. Rules Book	_____
Other	_____
TOTAL	_____

ESCROW Acct # - 1100-341-30-210-003-0-000	
1/3 Paving	_____
Septic Tank	27,000.00
Other	_____
TOTAL	27,000.00

Date Feb. 20 2014

Received of: Landco \$ 28,000.00

Twenty eight thousand and 00/100 Dollars

Subdivision: Oak Hill Ranch Ph 1

Cash _____ Check # 33469 M.O. # _____



Received by: Flore Castillo

THE STATE OF TEXAS
COUNTY OF HIDALGO

Precinct No. 2 & 4
RECEIPT
N^o 69498 - 2/4

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

COUNTY AUDITOR'S FORM RE-PD-000

LANDCO (956) 318-0956 2814 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539-7351		71064 0707554 956-239-1848	FIRST NATIONAL BANK EDINBURG, TX 78539 89-2141/1149	32469
PAY TO THE ORDER OF HIDALGO COUNTY.				\$28,000.00
Twenty-Eight Thousand and 00/100				DOLLARS
MEMO Oak Hill Ranch Septic Tanks - 27 Septic Tanks				
#032469#		#114921415#		#0014008645#



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

September 6, 2023

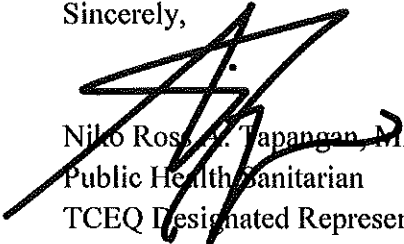
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
OAK HILL RANCH PH. 1
LOT 13**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Oak Hill Ranch Ph. 1 Subdivision [Lot 13]. The OSSF System can be expected to function at a satisfactory level.

Sincerely,


Niko Rosal Tapangan, MPH, RS
Public Health Sanitarian
TCEQ Designated Representative (#OS0035768)

OSSF – Form G: Inspection Report



Permit#: 54962

Owner: SILVA AMINTA

Location: 23201 OAK HILL DR, MONTE ALTO, TX 78538

Legal Description: OAK HILL RANCH PH.1

Lot#: 13 Block#: _____ Section/F. Tract#: _____

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 500gal = 1,500 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: 13' To Drainfield: 10'

Distance from Property Line: To Tank: 25' To Drainfield: 17'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2-8" Type: STD. GRAVELLESS 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: J.A. GONZALEZ License#: 1350

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

Inspector: J. GONZALEZ License#: 20831

Date of Inspection: 08-30-2023