



**Hidalgo County
Planning
Department**
Anthony Uresti
Assistant Director

MEMORANDUM

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

From: ANTHONY URESTI, ASSISTANT DIRECTOR *AU*

Date: SEPTEMBER 18, 2023

Re: OAKHILL RANCH PH. 2 SUBDIVISION LOT 99 – PCT. 1

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
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

ON APRIL 07, 2008 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH LETTER OF CREDIT NO. 032708 TO SECURE THE INSTALLATION OF SIXTY SIX (66) SEPTIC TANK SYSTEMS. ON APRIL 10, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF FORTY SIX THOUSAND DOLLARS (\$46,000.00) TO SECURE THE INSTALLATION OF THE REMAINING FORTY SIX (46) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF ONE (1) ADDITIONAL SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE ADDITIONAL SEPTIC TANK SYSTEM 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 IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$46,000.00
PREVIOUS REIMBURSEMENTS	\$33,000.00
CURRENT BALANCE	\$13,000.00

REQUEST FOR 12 TH REIMBURSEMENT:	\$ 1,000.00
--	-------------

REMAINING BALANCE AFTER APPROVAL:	\$12,000.00
--------------------------------------	-------------

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



**Hidalgo County
Planning
Department**
Anthony Uresti
Assistant Director

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
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

HIDALGO COUNTY PLANNING DEPARTMENT	
◊ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ TOTAL _____	Date <u>April 10 20 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>J & DMC Properties, LLC</u> \$ <u>46,000.00</u> <u>Forty six thousand and 00/100</u> Dollars Subdivision: <u>Oak Hill Ranch Ph 2</u> Cash _____ Check # <u>1014</u> M.O. # _____
◊ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>46,000.00</u> Other _____ TOTAL <u>46,000.00</u>	Received by: <u>[Signature]</u>  THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 2 & 4 RECEIPT Nº 69795 - 2/4 COUNTY AUDITOR'S FORM RE 7D-0001

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

J&DMC PROPERTIES, LLC TXOL# 0707554 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539 PH. 956-318-0956 956-320-4152		TEXAS REGIONAL BANK 4501 N. 10TH STREET MCALLEE, TEXAS 78604 1014 88-1233/1119 4/9/2014
PAY TO THE ORDER OF County of Hidalgo	\$ **46,000.00	
Forty-Six Thousand and 00/100..... DOLLARS		
County of Hidalgo		
MEMO Oak Hill Ranch Ph 2 Septic Tanks	<u>[Signature]</u> AUTHORIZED SIGNATURE	
⑈001014⑈ ⑆114912335⑆ ⑈041002945⑈		



**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

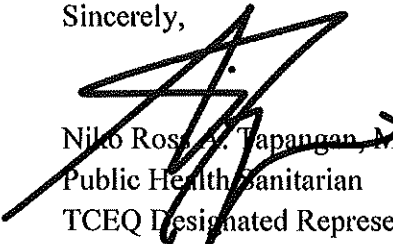
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
OAK HILL RANCH PH. 2
LOT 99**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Oak Hill Ranch Ph. 2 Subdivision [Lot 99]. The OSSF System can be expected to function at a satisfactory level.

Sincerely,


Nilo Ros, M. Tapangan, MPH, RS
Public Health Sanitarian
TCEQ Designated Representative (#OS0035768)

OSSF – Form G: Inspection Report



Permit#: 54950

Owner: GARZA RAMON & FLORICEL

Location: 23105 OAK KNOLL DR. MONTE ALTO, TX 78538

Legal Description: OAK HILL RANCH PH. 2

Lot#: 99 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.): _____ 2 x 500gals = 1,000gals.

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>3</u>
▪ Sq. Ft., (est.) <u>< 2,500</u>
<input type="checkbox"/> Other: _____
<input type="checkbox"/> Vacant Lot

Drain Field: Trench: X Bed: _____ Evapotranspiration: _____

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

Distance from Foundation: To Tank: 15' To Drainfield: 30'

Distance from Property Line: To Tank: 35' To Drainfield: 32'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 240'

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: 240' x 4' = 960 sq. ft.

APPROVED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 08/21/2023