



**Hidalgo County  
Planning  
Department**  
Anthony Uresti  
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  
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: ANTHONY URESTI, DIRECTOR OF PLANNING**

**Date: JANUARY 19, 2024**

**Re: OAKHILL RANCH PH. 2 SUBDIVISION LOTS 70, 97 – PCT. 1**

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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 TWO THOUSAND DOLLARS (\$2,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF TWO (2) ADDITIONAL SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TWO ADDITIONAL SEPTIC TANK SYSTEMS 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 TWO THOUSAND DOLLARS (\$2,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$46,000.00
PREVIOUS REIMBURSEMENTS	\$34,000.00
CURRENT BALANCE	\$12,000.00

REQUEST FOR 13 <sup>TH</sup> REIMBURSEMENT:	\$ 2,000.00
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REMAINING BALANCE AFTER APPROVAL:	\$10,000.00
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**\*\*\* 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. _____ <b>TOTAL</b> _____	Date <u>April 10</u> 20 <u>14</u> Received of: <u>J &amp; DMC Properties, LLC</u> \$ <u>46000.00</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. # _____ Received by: <u>[Signature]</u>
◦ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____ <b>TOTAL</b> _____	RECEIVED BY: <u>[Signature]</u> Precinct No. 2 & 4 <b>RECEIPT</b> <b>Nº 69795 - 2/4</b> COUNTY AUDITOR'S FORM RE-PD-0001
◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>46,000.00</u> Other _____ <b>TOTAL</b> <u>46,000.00</u>	THE STATE OF TEXAS COUNTY OF HIDALGO White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

<b>J&amp;DMC PROPERTIES, LLC</b> TXDL# 07073544 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539 PH. 956-318-0956 956-320-4152	TEXAS REGIONAL BANK 4501 N. 10TH STREET MCALLEN, TEXAS 78504	1014 88-1733/1149 4/9/2014
PAY TO THE ORDER OF County of Hidalgo	\$ **46,000.00	DOLLARS
Forty-Six Thousand and 00/100 ***** County of Hidalgo	MEMO Oak Hill Ranch Ph 2 Septic Tanks	AUTHORIZED SIGNATURE <u>[Signature]</u>
⑈001014⑈ ⑈114917335⑈ ⑈041002945⑈		



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

*Ivan Melendez, MD, MBA*  
*Health Authority/Chief Physician*

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

December 11, 2023

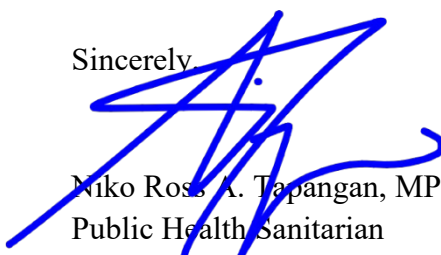
Hidalgo County Planning Department  
2818 S Bus Hwy 281  
Edinburg, TX 78539

**OSSF UPDATE  
OAK HILL RANCH PH. 2 SUBDIVISION  
LOTS 70, 97**

To whom it may concern,

Our records indicate that two (2) OSSF Systems have been installed, inspected, and approved at Oak Hill Ranch Ph. 2 Subdivision (Lots 70 & 97). The OSSF Systems 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#: 55088

Owner: GUZMAN CONSTRUCTION LLC

Location: 23802 OAK KNOLL DR, EDCOUCH, TX 78538

Legal Description: OAK HILL RANCH PH. 2

Lot#: 70 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 500gal = 1,000 gal

Commercial  
▪ Type: \_\_\_\_\_

Residential  
▪ # Bedrooms: 3  
▪ Sq. Ft., (est.) < 2,500

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: 29' To Drainfield: 41'

Distance from Property Line: To Tank: 22' To Drainfield: 19'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: \_\_\_\_\_ II:  III: \_\_\_\_\_

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

Remarks: \_\_\_\_\_

240' x 4' = 960 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 11-28-2023

# OSSF – Form G: Inspection Report



Permit#: 55089

Owner: GONZALEZ PEDRO ANTONIO & AMELIA BARBOSA GONZALEZ

Location: 23121 OAK KNOLL DR, EDCOUCH, TX 78538

Legal Description: OAK HILL RANCH PH. 2

Lot#: 97 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 500gal = 1,000 gal

Commercial  
 ▪ Type: \_\_\_\_\_

Residential  
 ▪ # Bedrooms: 3  
 ▪ Sq. Ft., (est.) < 2,500

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: 17' To Drainfield: 26'

Distance from Property Line: To Tank: 42' To Drainfield: 37'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: \_\_\_\_\_ II:  III: \_\_\_\_\_

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

Remarks: \_\_\_\_\_

240' x 4' = 960 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 11-28-2023