



**Hidalgo County  
Planning  
Department**

**Anthony Uresti**  
*Director of Planning*

**Main Office**

2818 S. Business Hwy 281  
Edinburg, Texas 78542  
Phone (956) 318-2840

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Phone (956) 968-4734

**Precinct No. 3 Substation**

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

**MEMORANDUM**

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

**From: ANTHONY URESTI, DIRECTOR OF PLANNING**

**Date: MARCH 22, 2024**

**Re: OAK HILL RANCH PH. 1 SUBDIVISION LOT 16 – PCT. 1**

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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.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$28,000.00
PREVIOUS REIMBURSEMENTS	\$ 9,000.00
CURRENT BALANCE:	\$19,000.00

REQUEST FOR 9<sup>TH</sup> REIMBURSEMENT:\$ 1,000.00

BALANCE AFTER APPROVAL: \$18,000.00

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



***HIDALGO COUNTY  
HEALTH & HUMAN SERVICES***

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

*Eduardo Olivarez  
Chief Administrative Officer*

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***Environmental Health Division***

**—MEMORANDUM—**

March 14, 2024

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

**OSSF UPDATE  
OAK HILL RANCHES PH. 1 SUBDIVISION  
LOT 16**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Oak Hill Ranches Ph. 1 Subdivision (Lot 16). The OSSF System can be expected to function at a satisfactory level.

Sincerely,

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

# OSSF – Form G: Inspection Report



Permit#: 55224

Owner: PENA VALENTIN & MYRIAM P

Location: 23261 OAK HILL DRIVE, EDCOUCH, TX 78538

Legal Description: OAK HILL RANCH PH 1

Lot#: 16 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

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>4</u>
▪ Sq. Ft., (est.) _____
<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: 18' To Drainfield: 29'

Distance from Property Line: To Tank: 38' To Drainfield: 34'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SB2-8" Type: STD. GRAVELLESS No. of Feet: 300'

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: \_\_\_\_\_

300' x 4' = 1,200 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 02-09-2024



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HIDALGO COUNTY PLANNING DEPARTMENT	
○ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____	Date <u>Feb. 20</u> 20 <u>14</u>
<b>TOTAL</b>	Received by: <u>Landco</u> \$ <u>28,000.00</u>
○ SUBDIVISION FEES Acct # - 1100-341-30-210-003-0-000 Filing/Review Fee _____ 2% Inspection Fee _____ Maps _____ Subd. Rules Book _____ Other _____	<u>Twenty eight thousand and 00/100</u> Dollars
<b>TOTAL</b>	Subdivision: <u>Oak Hill Ranch Ph. 1</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 _____	Cash _____ Check # <u>32469</u> M.O. # _____
<b>TOTAL</b> <u>28,000.00</u>	Received by: <u>Flora Castillo</u>
 THE STATE OF TEXAS COUNTY OF HIDALGO	
<b>Precinct No. 2 &amp; 4 RECEIPT Nº 69498 - 2/4</b>	
<small>COUNTY AUDITOR'S FORM RE-PD-0001</small>	
<small>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</small>	

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING			
<b>LANDCO</b> (956) 318-0956 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539-7351	NOC# 0707554 956-239-1848	<b>FIRST NATIONAL BANK</b> EDINBURG, TX 78539 88-2141/1149	<b>32469</b> 2/19/2014
PAY TO THE ORDER OF <u>HIDALGO COUNTY.</u>		<b>\$**28,000.00</b>	
<u>Twenty-Eight Thousand and 00/100</u> DOLLARS		HIDALGO COUNTY.	
<small>MEMO</small>			
<u>Oak Hill Ranch Septic Tanks- 27 Septic Tanks</u>			
			
⑈032469⑈ ⑈114921415⑈ ⑈0014008645⑈			