



**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: MAY 8, 2024**

**Re: VISTA RIDGE ACRES PH. 1 SUBDIVISION LOT 20 – PCT. 1**

---

ON JULY 28, 2009, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE TO SECURE THE INSTALLATION OF FIFTY (50) SEPTIC TANK SYSTEMS FOR THE ABOVE REFERENCED SUBDIVISION. ON JUNE 27, 2014 THE DEVELOPER REPLACED THE ORIGINAL LETTER OF CREDIT WITH A CASH DEPOSIT IN THE AMOUNT OF ELEVEN THOUSAND DOLLARS (\$11,000.00) TO SECURE THE INSTALLATION OF THE REMAINING ELEVEN (11) 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 HIDALGO COUNTY HEALTH DEPARTMENT STATING ONE (1) 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                      \$11,000.00

PREVIOUS REIMBURSEMENT:  
    \$ 8,000.00

REQUEST FOR 4<sup>TH</sup> REIMBURSEMENT:  
    \$ 1,000.00

REMAINING BALANCE AFTER APPROVAL:  
    \$ 2,000.00

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



# 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

HIDALGO COUNTY PLANNING DEPARTMENT	
○ UTILITY CERTIFICATE REVIEW FEE Acct # - 1100-341-30-210-003-0-000 Permit No. _____ <b>TOTAL</b> _____	Date <u>June 27</u> 20 <u>14</u> Received of: <u>J + Dmc Properties, LLC</u> \$ <u>11,000.00</u> <u>eleven 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 _____ <b>TOTAL</b> _____	Subdivision: <u>Vista Ridge Acres Ph 1</u> Cash _____ Check # <u>1010</u> M.O. # _____ Received by: <u>[Signature]</u>
○ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>11</u> <u>11,000.00</u> Other _____ <b>TOTAL</b> <u>11,000.00</u>	 THE STATE OF TEXAS COUNTY OF HIDALGO Precinct No. 2 & 4 <b>RECEIPT</b> N° 70281 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

<b>J&amp;DMC PROPERTIES, LLC</b> 2614 W FREDDY GONZALEZ DR EDINBURG, TX 78539 PH. 956-318-0956 (956) 237-1148	FIRST COMMUNITY BANK 1151 W. HIGHWAY 77 SAN BENITO, TX 78586	1010 88-828/1149 09
PAY TO THE ORDER OF Hidalgo County Eleven Thousand and 00/100*****	6/27/2014 \$ **11,000.00	DOLLARS
MEMO Vista Ridge Acres- 11 Septic Tanks	 AUTHORIZED SIGNATURE	Details on Back. Security Features Included
⑈ 00 10 10 ⑈ ⑆ 1 1 4 9 0 8 2 8 9 ⑆ ⑈ 0 0 0 0 0 7 2 5 2 4 ⑈		



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

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

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

May 3, 2024

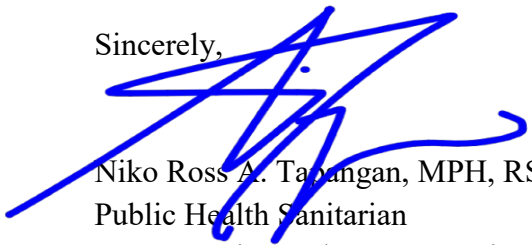
Hidalgo County Planning Department  
2818 S Bus Hwy 281  
Edinburg, TX 78539

**OSSF UPDATE  
VISTA RIDGE ACRES  
Lot 20**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Vista Ridge Acres (Lot 20). 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#: 55283

Owner: GALVAN RAMIRO JR & MARIA RODRIGUEZ

Location: 8630 VISTA RIDGE DR, EDCOUCH, TX 78538

Legal Description: VISTA RIDGE ACRES

Lot#: 20 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: X Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_

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

Distance from Foundation: To Tank: 18' To Drainfield: 31'

Distance from Property Line: To Tank: 68' To Drainfield: 64'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: \_\_\_\_\_ II: X 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: 03-28-2024