



**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: JANUARY 24, 2025**

**Re: OAK HILL RANCH PH. 1 SUBDIVISION LOT 31 – 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	\$10,000.00
CURRENT BALANCE:	\$18,000.00

REQUEST FOR 10<sup>TH</sup> REIMBURSEMENT:  
\$ 1,000.00

BALANCE AFTER APPROVAL: \$17,000.00

**\*\*\* 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. _____ Date <u>Feb. 20</u> 20 <u>14</u>	
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 - <u>28 tanks</u> <u>28,000.00</u> Other _____	
TOTAL	<u>28,000.00</u>
Received by: <u>Sandoz</u> \$ <u>28,000.00</u> <u>Twenty eight thousand and 00/100</u> Dollars Subdivision: <u>Oak Hill Ranch Ph. 1</u> Cash _____ Check # <u>32469</u> M.O. # _____ Received by: <u>Flora Castillo</u>	
 THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2 & 4 <b>RECEIPT</b> N° 69498 - 2/4 COUNTY AUDITOR'S FORM RE-PD-0001	
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

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	<b>FIRST NATIONAL BANK</b> EDINBURG, TX 78539 88-2141/1149
NOC# 0707554 956-239-1848	32469 2/19/2014
PAY TO THE ORDER OF <u>HIDALGO COUNTY.</u> \$**28,000.00	
<u>Twenty-Eight Thousand and 00/100</u> DOLLARS	
MEMO <u>HIDALGO COUNTY.</u> <u>Oak Hill Ranch Septic Tanks- 27 Septic Tanks</u>	
@ 2011 INTUIT INC. # 1872 1-800-433-8610 TAMPER RESISTANT TONER AREA Intuit® CheckPerfect® Secure Check	
⑈032469⑈ ⑈114921415⑈ ⑈0014008645⑈	



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

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

*Dairen Sarmiento Rangel*  
*Chief Administrative Officer*

***Environmental Health Division***

**—OSSF UPDATE—**

December 18, 2024

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

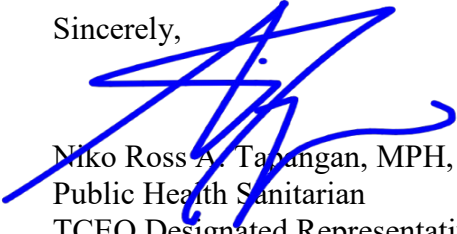
**OAK HILL RANCH PH. 1 SUBDIVISION  
LOT 31**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at  
Oak Hills Ranch Ph. 1 Subdivision, Lot 31

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#: 55677

Owner: GARCIA EDGARDO G & IVELISSE TORRES R

Location: 23713 OAK HILL DR, MONTE ALTO, TX 78538

Legal Description: OAK HILL RANCH PH.1

Lot#: 31 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

- Commercial
  - Type: \_\_\_\_\_
- Residential
  - # Bedrooms: 4
  - 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: 22' To Drainfield: 34'

Distance from Property Line: To Tank: 15' To Drainfield: 8'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SB2 - 8" Type: 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: JOSE A. GONZALEZ License#: 35502

Remarks: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 11/27/2024