



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

Main Office

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2401 N. Moorefield Road
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MEMORANDUM

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

From: ANTHONY URESTI, DIRECTOR OF PLANNING

Date: APRIL 24, 2025

Re: OAKHILL RANCH PH. 2 SUBDIVISION LOT 74 – PCT. 1

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 | \$36,000.00 |
| CURRENT BALANCE | \$10,000.00 |

| | |
|--|-------------|
| REQUEST FOR 14 TH REIMBURSEMENT: | \$ 1,000.00 |
|--|-------------|

| | |
|--------------------------------------|------------|
| REMAINING BALANCE AFTER APPROVAL: | \$9,000.00 |
|--------------------------------------|------------|

*** 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>April 10</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 _____ | Received by: <u>J & DMC Properties, LLC</u> \$ <u>46,000.00</u> <u>Forty six thousand and 00/100</u> Dollars |
| TOTAL | |
| ◦ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>46,000.00</u> Other _____ | Subdivision: <u>Oak Hill Ranch Ph 2</u> Cash _____ Check # <u>1014</u> M.O. # _____ |
| TOTAL | |
|  THE STATE OF TEXAS COUNTY OF HIDALGO | |
| Received by: <u>[Signature]</u> Precinct No. 2 & 4 RECEIPT Nº 69795 - 2/4 | |
| <small>COUNTY AUDITOR'S FORM RE-PD-0001</small> | |
| <small>White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy</small> | |

| | | |
|--|--|--|
| J&DMC PROPERTIES, LLC TXDL# 07073544 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539 PH. 956-318-0956 956-320-4152 | | TEXAS REGIONAL BANK 4601 N. 10TH STREET MCALLEN, TEXAS 78504 1014 88-1733/1149 |
| PAY TO THE ORDER OF County of Hidalgo | | 4/9/2014 \$ **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⑈ ⑈114917335⑈ ⑈041002945⑈ | | |



HIDALGO COUNTY HEALTH & HUMAN SERVICES

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Dairen Sarmiento Rangel
Chief Administrative Officer

Environmental Health Division

—OSSF UPDATE—

March 06, 2025

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

OAK HILL RANCH PH.2 LOT74

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at
Oak Hill Ranch Ph.2, Lot 74

The OSSF System can be expected to function at a satisfactory level.

Sincerely,



Alberto Flores, RS
Public Health Sanitarian
TCEQ Designated Representative (#OS0038768)

OSSF – Form G: Inspection Report



Permit#: 55746

Owner: JENNIFER PENA

Location: 23908 OAK KNOLL DR EDCOUCH TX

Legal Description: OAKHILL RANCHES PH 2

Lot#: 74 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.): 2-500=1000 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: 20' To Drainfield: 30'

Distance from Property Line: To Tank: 10' To Drainfield: 8'

Trench Depth: 36" Trench Width: 24'

Backfill Material: Ib: _____ II: 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#: OS001350

Remarks: APPROVED
240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 02/03/2025