



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
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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: OCTOBER 01, 2025

Re: OAK HILL RANCH PH. 1 SUBDIVISION LOT 6 – PCT. 1

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	\$11,000.00
CURRENT BALANCE:	\$17,000.00

REQUEST FOR 11TH REIMBURSEMENT:
\$ 1,000.00

BALANCE AFTER APPROVAL: \$16,000.00

*** 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. _____ TOTAL _____	Date <u>Feb. 20</u> 20 <u>14</u> Received by: <u>Sarden</u> \$ <u>28,000.00</u> <u>Twenty eight 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 _____ TOTAL _____	Subdivision: <u>Oak Hill Ranch Ph. 1</u> Cash _____ Check # <u>32469</u> M.O. # _____
○ ESCROW Acct # - 1100-341-30-210-003-0-000 1/3 Paving _____ Septic Tank - <u>27 tanks</u> <u>28,000.00</u> Other _____ TOTAL <u>28,000.00</u>	Received by: <u>Flora Castillo</u>  THE STATE OF TEXAS COUNTY OF HIDALGO

**Precinct No. 2 & 4
RECEIPT
Nº 69498 - 2/4**

COUNTY AUDITOR'S FORM RE-PD-0001

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LANDCO (956) 318-0956 2614 W. FREDDY GONZALEZ DR. EDINBURG, TX 78539-7351	<u>7004 0707554</u> <u>956-239-1848</u>	FIRST NATIONAL BANK EDINBURG, TX 78539 88-2141/1149	32469
PAY TO THE ORDER OF <u>HIDALGO COUNTY.</u>		<u>2/19/2014</u>	
MEMO <u>Oak Hill Ranch Septic Tanks- 27 Septic Tanks</u>		\$**28,000.00	
HIDALGO COUNTY.		DOLLARS	
MEMO		<u>Spencer McCalland</u>	
⑈032469⑈ ⑆114921415⑆		⑈0014008645⑈	

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Hidalgo County Health & Human Services Department

Dairen Sarmiento Rangel, M.B.A.
Director

OSSF UPDATE

August 29, 2025

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

OAK HILL RANCH PH.1 LOT 6

To whom it may concern,

One (1) OSSF System has been installed, inspected and approved at

OAK HILL RANCH PH.1 LOT 6

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

Sincerely,

Alberto Flores, RS
Public Health Sanitarian
TCEQ Designated Representative (#0S0038768)

Environmental Health Division
2818 S. Bus. Hwy 281, Suite 7
Edinburg, TX 78539
(956) 383-0111



OSSF – Form G: Inspection Report

Permit#: 56039

Owner: MONJARAS DANIEL ENRIQUE & GENEVA ROXANNE SALAS

Location: 8808 MILE 20

Legal Description: OAK HILL RANCH PH. 1

Lot#: 6 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: 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: 12' To Drainfield: 22'

Distance from Property Line: To Tank: 20' To Drainfield: 22'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: X 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: J. GONZALEZ License#: 35502

Remarks: 240' x 4' = 960 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 07/28/2025