



**Hidalgo County  
Planning  
Department**

**Anthony Uresti**  
*Director of Planning*

**Main Office**

2818 S. Business Hwy 281  
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**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
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Phone (956) 968-4734  
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**Precinct No. 3 Substation**

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

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

**From: ANTHONY URESTI DIRECTOR OF PLANNING**

**Date: DECEMBER 17, 2025**

**Re: ENCORE RANCHES SUBDIVISION – PCT. 4**

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ON NOVEMBER 10, 2009, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH A FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. A CASH DEPOSIT IN THE AMOUNT OF \$36,000.00 WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY SIX (36) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF ONE (1) SINGLE FAMILY SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE (1) 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                   \$ 36,000.00

PREVIOUS REIMBURSEMENT       \$ 30,000.00  
REQUEST:

3<sup>RD</sup> REIMBURSEMENT REQUEST: \$1,000.00

REMAINING BALANCE AFTER APPROVAL:  
\$ 5,000.00

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



# PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesin, P.E.  
Planning Administrator

**HIDALGO COUNTY PLANNING DEPARTMENT**

o UTILITY CERTIFICATE REVIEW FEE  
Acct # - 1100-341-30-210-003-0-000  
Permit No. \_\_\_\_\_  
**TOTAL** \_\_\_\_\_

o SUBDIVISION FEES  
Acct # - 1100-341-30-210-001-0-000  
Filing/Review Fee \_\_\_\_\_  
2% Inspection Fee \_\_\_\_\_  
Maps \_\_\_\_\_  
Subd. Rules Book \_\_\_\_\_  
Other \_\_\_\_\_  
**TOTAL** \_\_\_\_\_

o ESCROW  
Acct # - 1100-211-00-000-018-0-000  
1/3 Paving \_\_\_\_\_  
Septic Tank - \$30,000.00  
Other \_\_\_\_\_  
**TOTAL** \$30,000.00

Date 10/22 2009

Received of: Garco, LTD \$ 30,000.00  
Thirty six thousand + 00/100 Dollars

Subdivision: Encore Ranches

Cash - Check # 009893 M.O. # -

Received by: Jorge Castillo

THE STATE OF TEXAS  
COUNTY OF HIDALGO

Precinct No. 2  
**RECEIPT**  
Nº 61430 - 2

White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy

COUNTY AUDITOR'S FORM RE-PD-0001

ORIGINAL CHECK IS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS MICRO PRINTING IN THE SIGNATURE LINE



**GARCO, LTD.**  
3910 W. Freddy Gonzalez Dr.  
Edinburg, Texas 78539

First National Bank  
Customer Service (855) 390-6530  
P.O. Box 810 Edinburg, TX 78540-0810

80-2141  
1149

009893

10/19/2009

PAY TO THE ORDER OF

HIDALGO COUNTY

\$ \*\*36,000.00

Thirty-Six Thousand and 00/100

DOLLARS

HIDALGO COUNTY

MEMO

ENCORE RANCHES

⑈009893⑈ ⑆114921415⑆ ⑈0140003924⑈



# Hidalgo County Health & Human Services Department

Dairen Sarmiento Rangel, M.B.A.  
Director

## OSSF UPDATE

August 26, 2025

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

### ENCORE RANCHES LOT 28

To whom it may concern,

One (1) OSSF System has been installed at

ENCORE RANCHES LOT 28

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