



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

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Precinct No. 1 Substation

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2401 N. Moorefield Road
Mission, Texas 78572
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MEMORANDUM

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

From: T.J. ARREDONDO, CFM, DIRECTOR OF PLANNING

Date: AUGUST 2, 2022

Re: LOS NOVILLOS SUBDIVISION LOTS 24, 25- PCT. 4

ON OCTOBER 11, 2005, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF THIRTY EIGHT THOUSAND DOLLARS (\$38,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY EIGHT (38) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF TWO THOUSAND DOLLARS (\$2,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF TWO (2) ADDITIONAL SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT NINETEEN (19) OUT OF THIRTY EIGHT (38) SEPTIC TANK SYSTEMS HAVE 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 TWO THOUSAND DOLLARS (\$2,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT \$38,000.00
PREVIOUS REIMBURSEMENTS:
\$17,000.00

CURRENT BALANCE: \$21,000.00

REQUESTING 13TH REIMBURSEMENT:
\$ 2,000.00

BALANCE AFTER APPROVAL:
\$19,000.00

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



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**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Environmental Health Division

—MEMORANDUM—

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

August 1, 2022

Hidalgo County Planning Department
Mr. Tomas Arredondo
1304 S 25th Ave
Edinburg, TX 78542

**RE: OSSF ESCROW UPDATE
LOS NOVILLOS SUBDIVISION**

Mr. Arredondo,

Our records indicate that two (2) OSSF Septic System have been installed at Los Novillos Subdivision (Lots 24, 25). The OSSF Septic Systems have been inspected and can be expected to function at a satisfactory level.

At the time of writing, as per our records, nineteen (19) of the remaining thirty-eight (38) lots mentioned in the agreement do not have an OSSF system installed.

Sincerely,

Niko Ross A. Tapangan, MPH, RS
Public Health Sanitarian
TCEQ Designated Representative (#OS0035768)

Hidalgo County Environmental Health Division
2818 S Bus Hwy 281, Ste 7, Edinburg, TX 78539
(956) 383-0111

Rev. 08/2022

OSSF – Form G: Inspection Report



Permit#: 53717

Owner: TIMEOTED DANIEL GARZA

Location: RIO COLORADO + LAZY PINES

Legal Description: LOS NOVILLOS SUB

Lot#: 24 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.): 2X500gal = 1,000 gal

Commercial

▪ Type: _____

Residential

▪ # Bedrooms: 4

▪ Sq. Ft., (est.) 4500

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: 34' To Drainfield: 24'

Distance from Property Line: To Tank: 40' To Drainfield: 20'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SBL-8" Type: GRAVELUM No. of Feet: 300'

~~Gravel Drainfield (if applicable): Natural: _____ Crushed: _____ Washed: _____~~

~~Amount: _____ Yards or Tons N/A~~

~~Gravel Generally Consistent 12" depth throughout field Yes No~~

~~Porous Media Uniform (0.72-2.0 inches) 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: I. MATA License#: 4378

Remarks: 300' x 4' = 1,200 F12

Inspector: [Signature] License#: 35768

Date of Inspection: 10/19/2021

OSSF – Form G: Inspection Report



Permit#: 54092

Owner: LUIS G RODRIGUEZ TREVINO

Location: 26.543747, -98.161981

Legal Description: LOS NOVILLOS SUB

Lot#: 25 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. = 1,000gal.

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>4</u>
▪ Sq. Ft., (est.) <u><3,500</u>
<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 25' To Drainfield: 23'

Distance from Property Line: To Tank: 25' To Drainfield: 23'

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: I. MATA License#: 4378

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

Inspector:  License#: 35768

Date of Inspection: 05/11/2022