



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Phone (956) 968-4734  
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**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

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

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

**Date: JULY 28, 2022**

**Re: SUNSET VALLEY PH. 4 SUBDIVISION LOTS 1 & 2 – PCT. 1**

ON AUGUST 22, 2017 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF SIXTEEN (16) SINGLE FAMILY LOTS WITH THIRTEEN (13) OSSF'S INSTALLED. THE CASH DEPOSIT IN THE AMOUNT OF FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THE REMAINING THREE (3) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) WHICH REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FIFTEEN (15) SEPTIC TANKS 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 THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT FOR OSSF'S	\$4,500.00
REQUEST FOR 1 <sup>ST</sup> OSSF REIMBURSEMENT:	\$ 3,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 1,500.00

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



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HIDALGO COUNTY PLANNING DEPARTMENT	
Date <u>8-3</u> 20 <u>17</u> Received of: <u>Sandoval Development</u> \$ <u>4,500.00</u> <u>four thousand five hundred + 00/100</u> Dollars	
Subdivision: <u>Sweet Valley Tr. IV Subd.</u>	
Cash _____ Check # <u>008789</u> M.O. # _____ Received by: <u>[Signature]</u>	
 THE STATE OF TEXAS COUNTY OF HIDALGO	
Precinct No. 2/4 <b>RECEIPT</b> 76156-2/4	
White - Customer Copy • Yellow - Auditor's Copy • Pink - Office Copy	

Pmt # 381-1001 TRD # 00157382  
 Pmt # 237-2037 ROP: 8-21-84

REMITTER: SANDOVAL DEVELOPMENT LN# 7922662  
 PAY TO THE ORDER OF: HIDALGO COUNTY PLANNING

RIO BANK  
 P.O. BOX 4169  
 McALLEN, TEXAS 78502

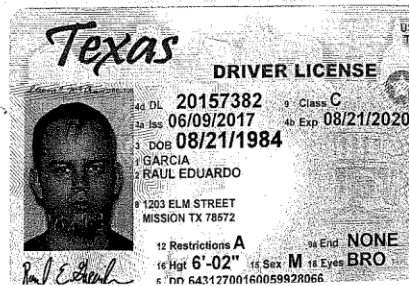
DATE: JUNE 5, 2017  
 008789  
 \$\*\*4,500.00\*\*

DOLLARS

**LOAN PROCEEDS**  
 NOTICE TO CUSTOMERS  
 PURCHASE OF AN INDEMNITY BOND IS REQUIRED  
 BEFORE ANY OFFICIAL CHECK OF THIS BANK  
 WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS  
 LOST, MISPLACED OR STOLEN.

BY: [Signature]

#008789# 12149154471 100 00711#





***HIDALGO COUNTY  
HEALTH & HUMAN SERVICES***

*Ivan Melendez, MD, MBA*

*Health Authority/Chief Physician*

*Eduardo Olivarez*

*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

June 7, 2022

Hidalgo County Planning Department  
Mr. Tomas Arredondo  
2818 S. Business Highway 281  
Edinburg, TX 78539

**RE: SUNSET VALLEY PH. 4 - LOTS 1 & 2**

Dear Mr. Arredondo,

Our records indicate that two (2) OSSF Septic Systems have been installed at Sunset Valley Subdivision Ph. 4 (Lots 1 & 2). The OSSF Septic Systems have been inspected and can be expected to function at a satisfactory level.

At the time of writing, fifteen (15) of the sixteen (16) OSSF Septic Systems have been installed at Sunset Valley Ph. 4 (Lots 1-14 and 16). The OSSF Systems have been inspected and can be expected to function at a satisfactory level.

Sincerely,

Daniel Andres Garza, MSHS, RS  
Public Health Sanitarian  
TCEQ Designated Representative (#OS0037161)

# OSSF – Form G: Inspection Report



Permit#: 53908

Owner: CORDERO JUAN

Location: VICTORIA RD/ LOTT RD

Legal Description: SUNSET VALLEY PH-4

Lot#: 1 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

Commercial  
 ▪ Type: \_\_\_\_\_

Residential  
 ▪ # Bedrooms: 3  
 ▪ Sq. Ft., (est.) \_\_\_\_\_

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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 20' To Drainfield: 15'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: \_\_\_\_\_ II: 2' III: \_\_\_\_\_

Pipe: Brand (if known): SB2 8" Type: FRANIGER 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) .....  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. MATA License#: 4370

Remarks: N/A

Inspector: Fodulfo Reis License#: 33030

Date of Inspection: 02-18-2022

# OSSF – Form G: Inspection Report



Permit#: 53909

Owner: EDDIE SANDOVAL

Location: COTT RD/ VICTORIA

Legal Description: SUNSET VALLEY PH. 4

Lot#: 2 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

Commercial  
▪ Type: \_\_\_\_\_

Residential  
▪ # Bedrooms: 3  
▪ Sq. Ft., (est.) \_\_\_\_\_

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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 82' To Drainfield: 80'

Trench Depth: 36" Trench Width: 2'

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

Pipe: Brand (if known): SBJ-8" Type: GRAVEL No. of Feet: 290

Gravel Drainfield (if applicable): Natural: N/A Crushed: N/A Washed: N/A

Amount: \_\_\_\_\_ Yards or Tons

Gravel Generally Consistent 12" depth throughout field N/A  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: F. MATA License#: 4378

Remarks: N/A

Inspector: Rochelle Rios License#: 33030

Date of Inspection: 07-18-2022