



**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  
Fax (956) 973-7850

**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: THE DISTRICT NORTH WESLACO SUBDIVISION LOT 26 – PCT. 1**

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ON JANUARY 25, 2022 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$88,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY NINE (59) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) WHICH REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FOUR (4) 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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT FOR OSSF'S	\$88,500.00
PREVIOUS REIMBURSEMENTS:	\$4,500.00
REQUEST FOR 2 <sup>ND</sup> OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 82,500.00

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



## Hidalgo County Planning Department

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

### Main Office

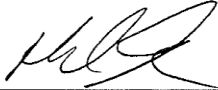

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Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 59	<b>Hidalgo County Planning Department</b> Main Office      Precinct No. 1 Substation      Precinct No. 3 Substation 1304 South 25th Street      1902 Joe Stephens Ave.      2401 N. Moorefield Rd. Edinburg, Texas 78542      Weslaco, Texas 78596      Mission, Texas 78572 Ph: 956-318-2840      Ph: 956-968-4734      Ph: 956-205-7045 Fax: 956-318-2844      Fax: 956-973-7850      Fax: 956-205-7049	11/18/2021 2:31:37 PM
	<b>DREAMLAND ESTATES, LLC.</b> Received of  <b>THE DISTRICT NORTH WESLACO SUBDIVISION</b> Subdivision  <b>flor.sesin</b> Prepared by  Received by	 <b>Main Office</b> <b>Receipt No. 021082</b>
Total Amount: \$88500.00 Method of Payment: Check Check/M.O.#: 1087 Payment: \$88500.00 Change Due: \$0.00		



# County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539  
Phone: (956) 383-0111 • Fax: (956) 383-7351

## On-Site Sewerage Inspection Report

Owner: EDWARD and BLANCA PEREZ Permit #: 54709  
Address: THE DISTRICT NORTH WESTLAND Phone #: \_\_\_\_\_  
Location: MIKE HANB 5 1/2 W No. Bedrooms: 4  
Tank Type: CONCRETE LOT 26

Inside diameter: 5'  
Inside length of sides: 5  
Liquids depth or distance from tank bottom to outlet bottom: 48"  
Airspace (approximately): 3"  
Approximate gallon cap.: 2,500-1000 gallons

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_  
Distance from private well: N/A  
Distance from foundation: To tank: 15' To drainfield: 27'  
Distance from property line: To tank: 40' To drainfield: 7'  
Depth of Trench: 36" Width of trench: 24"  
Backfill material: lb: \_\_\_\_\_ II: \_\_\_\_\_ III: \_\_\_\_\_

Dimensions: 375 X 4 = 1500 Sq. Ft.

Gravel: Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_  
Amount: 19 X 70 yards, or Tons (per installation)

Pipe: Type: SB2-8" Brand (if known): MADELLERSE Number of feet: 375

### General conditions and Workmanship:

- Solid Lines from house schedule 40 and have cleanout .....  YES .....  NO
- T's installed in tank at least 25% of liquid level .....  YES .....  NO
- Trench or bed bottom essentially level .....  YES .....  NO
- Gravel generally consistent 12" depth throughout field .....  YES .....  NO
- Perforated pipe generally level throughout field .....  YES .....  NO
- Porous media uniform (.72-2.0 inches) .....  YES .....  NO
- Inlet and outlet flow clearly marked .....  YES .....  NO
- Port holes 12" in diameter .....  YES .....  NO
- Are end caps provided if drainfield not looped .....  YES .....  NO
- Septic tank sturdy/water-tight .....  YES .....  NO
- Geo-textile fabric used for the permeable soil barrier .....  YES .....  NO
- Manufacturer's name address & tank capacity clearly visible .....  YES .....  NO

Installer: J A Gonzales License No.: 1350

Remarks: \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: 06/23/2012

D.R. Lic. # 20831 06/23/2012



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

*Ivan Melendez, MD, MBA*  
*Health Authority/Chief Physician*

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

July 15, 2022

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

**RE: OSSF ESCROW UPDATE  
THE DISTRICT NORTH WESLACO SUBDIVISION**

Mr. Arredondo,

Our records indicate that four (4) OSSF Septic System have been installed at The District North Weslaco Subdivision (Lots 24, 25, 26, 30). 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, fifty-five (55) of the remaining fifty-nine (59) lots mentioned in the agreement without an OSSF system installed.

Sincerely,

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