



**Hidalgo County  
Planning  
Department**

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**MEMORANDUM**

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

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

**Date: JANUARY 6, 2023**

**Re: HIGHLAND MANOR SUBDIVISION LOTS 1,2,5,6,8,11 – PCT. 1**

ON DECEMBER 22, 2020 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF SIXTEEN THOUSAND FIVE HUNDRED DOLLARS (\$16,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF ELEVEN (11) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF NINE THOUSAND DOLLARS (\$9,000.00) WHICH REFLECTS THE INSTALLATION OF SIX (6) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SIX (6) 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 NINE THOUSAND DOLLARS (\$9,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT FOR (11) OSSF'S	\$16,500.00
REQUEST FOR 1 <sup>ST</sup> OSSF REIMBURSEMENT:	\$ 9,000.00
BALANCE FOR OSSF AFTER APPROVAL:	\$ 7,500.00

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



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

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

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

January 3, 2023

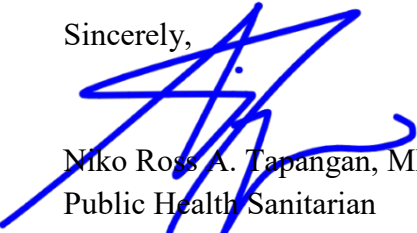
Hidalgo County Planning Department  
Tomas Arredondo  
2818 S Bus Hwy 281  
Edinburg, TX 78539

**RE: OSSF UPDATE  
HIGHLAND MANOR SUBDIVISION  
LOTS 1, 2, 5, 6, 8, 11**

To whom it may concern,

Our records indicate that six (6) OSSF Systems have been installed, inspected, and approved at Highland Manor Subdivision [Lots 1, 2, 5, 6, 8, 11]. The OSSF Systems can be expected to function at a satisfactory level.

Sincerely,

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

# OSSF – Form G: Inspection Report



Permit#: 53994

Owner: JORGE FIGUEROA JUAREZ

Location: 26.213645, -98.002464

Legal Description: HIGHLAND MANOR

Lot#: 1 Block#: 1 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.

Commercial  
▪ Type: \_\_\_\_\_

Residential  
▪ # Bedrooms: 4  
▪ Sq. Ft., (est.) <3,500

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: 15' To Drainfield: 28'

Distance from Property Line: To Tank: 19' To Drainfield: 19'

Trench Depth: 32" Trench Width: 24"

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

Pipe: Brand (if known): SB2-8" Type: STD. 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: ISAAC MATA License#: 4378

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

UNFINISHED BRICK HOME. SEWER PIPING TO SEPTICS MUST BE CONNECTED BEFORE UTILITIES CAN BE ISSUED TO OWNER. LOT SIZE >1/2 ACRE.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 04/14/2022

# OSSF – Form G: Inspection Report



Permit#: 53556

Owner: JUAN GARCIA

Location: WESTGATE + Mill

Legal Description: HIGHLAND MANOR

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 x 500 gal = 1,000 gal

Commercial  
 ▪ Type: \_\_\_\_\_

Residential  
 ▪ # Bedrooms: 4  
 ▪ Sq. Ft., (est.) 43500

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: 13' To Drainfield: 30'

Distance from Property Line: To Tank: 10' To Drainfield: 8'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SBL-8" Type: AMALUN 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' = 1200 ft<sup>2</sup>

Inspector: \_\_\_\_\_ License#: 35768

Date of Inspection: 8/17/2021

# OSSF – Form G: Inspection Report



Permit#: 53557

Owner: Juan Garcia

Location: Westgate + Mi 11

Legal Description: HIGHLAND MANOR

Lot#: 5 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

Commercial  
 ▪ Type: \_\_\_\_\_

Residential  
 ▪ # Bedrooms: 4  
 ▪ Sq. Ft., (est.) 23500

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: 13' To Drainfield: 30'

Distance from Property Line: To Tank: 14' To Drainfield: 11'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SB2-8" Type: GRAVEL 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: L. MATA License#: 4378

Remarks: 300' x 4' = 1,200 ft<sup>2</sup>

Inspector: [Signature] License#: 35768

Date of Inspection: 8/17/2021

# OSSF – Form G: Inspection Report



Permit#: 53836

Owner: JOSEFA TREVINO

Location: MILE 11 & WESTGATE

Legal Description: HIGHLAND MANOR

Lot#: 6 Block#: 1 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.

- Commercial
  - Type: \_\_\_\_\_
- Residential
  - # Bedrooms: 4
  - Sq. Ft., (est.) <3,500
- 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: 20' To Drainfield: 35'

Distance from Property Line: To Tank: 10' To Drainfield: 8'

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: 01/11/2022

# OSSF – Form G: Inspection Report



Permit#: 53597

Owner: JUAN GARCIA

Location: 26. 213974, -97.999073

Legal Description: HIGHLAND MANOR

Lot#: 8 Block#: 1 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

Commercial  
 ▪ Type: \_\_\_\_\_

Residential  
 ▪ # Bedrooms: 4  
 ▪ Sq. Ft., (est.) 2300

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: 13' 10" (N) To Drainfield: 13' 28" (N)

Distance from Property Line: To Tank: 13' To Drainfield: 10'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SB2-8" Type: GRAVELLUS No. of Feet: 300'

~~Gravel Drainfield (if applicable): Natural: \_\_\_\_\_ Crushed: \_\_\_\_\_ Washed: \_\_\_\_\_~~

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

~~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 ft<sup>2</sup>

Inspector: [Signature] License#: 35768

Date of Inspection: 8/20/2021

# OSSF – Form G: Inspection Report



Permit#: 53835

Owner: JUAN GARCIA

Location: MILE 11 & WESTGATE

Legal Description: HIGHLAND MANOR

Lot#: 11 Block#: 2 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.

- Commercial
  - Type: \_\_\_\_\_
- Residential
  - # Bedrooms: 4
  - Sq. Ft., (est.) <3,500
- 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: 28'

Distance from Property Line: To Tank: 25' To Drainfield: 12'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: \_\_\_\_\_ II: X 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: 01/11/2022