



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
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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
Fax (956) 205-7049

MEMORANDUM

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

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

Date: JANUARY 23, 2023

Re: KINGDOM ESTATES SUBDIVISION LOTS 7,21,31,35 – PCT. 1

ON MAY 31, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF FORTY FOUR (44) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY SIX THOUSAND DOLLARS (\$66,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY FOUR (44) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF SIX THOUSAND DOLLARS (\$6,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF FOUR (4) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FOUR (4) 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 SIX THOUSAND DOLLARS (\$6,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT \$ 66,000.00

FIRST REIMBURSEMENT \$ 6,000.00

REMAINING BALANCE AFTER APPROVAL:
\$ 60,000.00

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



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Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 44	<p style="text-align: right;">5/10/2022 1:07:41 PM</p> <p style="text-align: center;">Hidalgo County Planning Department</p> <table border="0"> <tr> <td>Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844</td> <td>Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850</td> <td>Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049</td> </tr> </table> <p>A&M CONSTRUCTION</p> <p>Received of _____</p> <p>KINGDOM ESTATES SUBDIVISION</p> <p>Subdivision _____</p> <p>flor.sesin</p> <p>Prepared by _____</p> <p><i>flor.sesin</i></p> <p>Received by _____</p>	Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
Main Office 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1902 Joe Stephens Ave. Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049		
Total Amount: \$66000.00 Method of Payment: Check Check/M.O.#: 26483 Payment: \$66000.00 Change Due: \$0.00	 <p style="text-align: right;">Main Office Receipt No. 023773</p>			

P# 4038-0214 COP: 12-10-19
 P# 407-0303 TPO# 04654200
A&M CONSTRUCTION
 502 E. EXPRESSWAY 83, SUITE G
 WESLACO, TX 78596

26483

 88-7354/3149

Date: 5/6/22

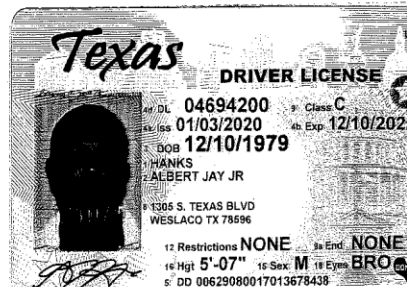
Pay to the order of Hidalgo County Planning Dept. \$ 66,000.00
Sixty Six thousand dollar and 00/100 Dollars

GREATERT STATE BANK
 FALFURRIAS, HEBBRONVILLE
 EDINBURG, TEXAS
 MEMBER FDIC

For Kingdom Septic Tank

#026483# #314973548# #4400537#

AH





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

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

January 6, 2023

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

**OSSF UPDATE
KINGDOM ESTATES SUBDIVISION
LOTS 7, 21, 31, 35**

To whom it may concern,

Our records indicate that four (4) OSSF Systems have been installed, inspected, and approved at Kingdom Estates Subdivision [Lots 7, 21, 31, 35]. 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#: 54435

Owner: HOME 23 CONSTRUCTION

Location: 642 - 11N.

Legal Description: KINGDOM ESTATES

Lot#: 7 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.): 25000

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: _____ To Drainfield: _____

Distance from Property Line: To Tank: _____ To Drainfield: _____

Trench Depth: _____ Trench Width: _____

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2-8 Type: GRAVELLES No. of Feet: 240'

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

Amount: 2 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: F. MATO License#: 4378

Remarks: 240' X 4 = 960 SQ FT

Inspector: _____ License#: 20831

Date of Inspection: 11/08/2022

OSSF – Form G: Inspection Report



Permit#: 54440
 Owner: OLIVIA MARTINEZ & LEONARDO LOPEZ
 Location: 642 & 11W
 Legal Description: KINGDOM ESTATES

Lot#: 21 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 gallons

Commercial
 ▪ Type: _____
 Residential
 ▪ # Bedrooms: 3/4
 ▪ 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: 10' To Drainfield: 20'
 Distance from Property Line: To Tank: 8' To Drainfield: 6'
 Trench Depth: 36" Trench Width: 24"
 Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SBZ-8" Type: GRAVELLES No. of Feet: 30

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: J. MATA License#: 4378

Remarks: 300' X 4' = 1200 sq. ft.

Inspector: _____ License#: 20831

Date of Inspection: 11/08/2012

OSSF – Form G: Inspection Report



Permit#: 54456

Owner: HERIBERTO GARCIA

Location: 6th / mlc-11

Legal Description: Kindom St

Lot#: 31 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: 1/8'

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: 10' To Drainfield: 25'

Distance from Property Line: To Tank: 8' To Drainfield: 5'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 8" Type: GRAVELECC 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)..... 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: N/A

Inspector: Poddy Fin License#: 33030

Date of Inspection: 12-2-22

OSSF – Form G: Inspection Report



Permit#: 54457

Owner: FELIPE VILLARREAL

Location: 6 1/2 mile ll

Legal Description: KINGDOM EST

Lot#: 35 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: 18"

Airspace (approx.): 3"

Gallon Cap. (approx.): 2,500 = 1,000

- 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: 10' To Drainfield: 25'

Distance from Property Line: To Tank: 8' To Drainfield: 9'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: — III: _____

Pipe: Brand (if known): SBJ 8" Type: GRAVELTSS 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)..... 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#: 4378

Remarks: N/A

Inspector: Rocky Pao License#: 33030

Date of Inspection: 12-2-22