



**Hidalgo County
Planning
Department**

T.J. Arredondo
Director of Planning

Main Office

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Precinct No. 1 Substation


1900 Joe Stephens Ave. Ste. A
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2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
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MEMORANDUM

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

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

Date: JANUARY 23, 2023

Re: STONE OAKS SUBDIVISION LOTS 17,21,35,36,38,42 – PCT. 1

ON JANUARY 25, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF FIFTY FOUR (54) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY ONE THOUSAND DOLLARS (\$81,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY FOUR (54) SEPTIC TANK SYSTEMS.

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

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 81,000.00
FIRST REIMBURSEMENT	\$ 9,000.00

REMAINING BALANCE AFTER APPROVAL:
\$ 72,000.00

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



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Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 54	Hidalgo County Planning Department 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	1/14/2022 10:29:13 AM
	A&M CONSTRUCTION Received of STONE OAKS SUBDIVISION Subdivision flor.sesin Prepared by  Received by	 Main Office Receipt No. 021844
Total Amount: \$81000.00 Method of Payment: Check Check/M.O.#: 26256 Payment: \$81000.00 Change Due: \$0.00		



**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

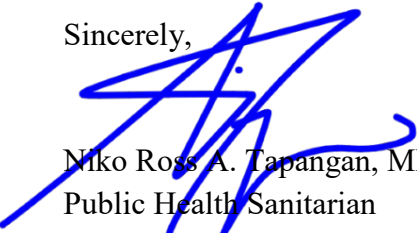
Hidalgo County Planning Department
Tomas Arredondo
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
STONE OAKS SUBDIVISION
LOTS 17, 21, 35, 36, 38, 42**

To whom it may concern,

Our records indicate that six (6) OSSF Systems have been installed, inspected, and approved at Stone Oaks Subdivision [Lots 17, 21, 35, 36, 38, 42]. 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#: 54452

Owner: TORRES ISMAEL

Location: MILE 6 1/2 & MILE 11

Legal Description: STONE OAKS

Lot#: 17 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. = 1,000gal.

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: 15' To Drainfield: 30'

Distance from Property Line: To Tank: 10' 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

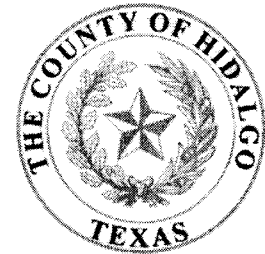
Remarks: 300' x 4' = 1,200 sq. ft.

CLASS II SOIL CONFIRMED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 12/15/2022

OSSF – Form G: Inspection Report



Permit#: 54293

Owner: EDGAR CRUZ

Location: 26.212568, -98.021390

Legal Description: STONE OAKS

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 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: X Bed: _____ Evapotranspiration: _____

Distance from **Private/Public Well**: To Tank: N/A To Drainfield: N/A

Distance from Foundation: To Tank: 19' To Drainfield: 35'

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

Trench Depth: 26" Trench Width: 24"

Backfill Material: Ib: _____ II: _____ III: X

Pipe: Brand (if known): SB2-8" Type: STD. GRAVELLESS No. of Feet: 360'

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: 360' x 4' = 1,440 SQ. FT INSTALLED.
INSPECTION PASSED. OK TO ISSUE ANY PENDING UTILITIES.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 09/27/2022

OSSF – Form G: Inspection Report



Permit#: 54294

Owner: JUAN GARCIA JR

Location: 26.212795, -98.016678

Legal Description: STONE OAKS

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: 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: 10' To Drainfield: 25'

Distance from Property Line: To Tank: 6' To Drainfield: 9'

Trench Depth: 36' Trench Width: 24"

Backfill Material: Ib: _____ II: X 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 INSTALLED.
INSPECTION PASSED. OK TO ISSUE ANY PENDING UTILITIES.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 09/13/2022

OSSF – Form G: Inspection Report



Permit#: 54295

Owner: JUAN GARCIA JR

Location: 26.212795, -98.017026

Legal Description: STONE OAKS

Lot#: 36 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.) <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: 10' To Drainfield: 29'

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

Trench Depth: 36' 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 INSTALLED.
INSPECTION PASSED. OK TO ISSUE ANY PENDING UTILITIES.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 09/13/2022

OSSF – Form G: Inspection Report



Permit#: 54347

Owner: DAGOBERTO TREVIÑO

Location: 26.212909, -98.016136, WESLACO, TX 78599

Legal Description: STONE OAKS

Lot#: 38 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: 3
 - Sq. Ft., (est.) < 2,500
- 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: _____ 10' To Drainfield: _____ 24'

Distance from Property Line: To Tank: _____ 11' To Drainfield: _____ 13'

Trench Depth: _____ 24" 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 INSTALLED.
INSPECTION PASSED. OK TO ISSUE ANY PENDING UTILITIES.

Inspector: D. GARZA License#: OS 0037161

Date of Inspection: 10/27/2022

OSSF – Form G: Inspection Report



Permit#: 54502

Owner: CERVANTES DIEGO A & BERENICE BARBOSA

Location: MILE 6 1/2 & MILE 11

Legal Description: STONE OAKS

Lot#: 42 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. = 1,000gal.

Commercial
▪ Type: _____

Residential
▪ # Bedrooms: 3
▪ Sq. Ft., (est.) < 2,500

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: 30'

Distance from Property Line: To Tank: 10' To Drainfield: 12'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS 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) 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: 240' x 4' = 960 sq. ft.

CLASS II SOIL CONFIRMED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 12/15/2022