



**Hidalgo County  
Planning  
Department**

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*Director of Planning*

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**MEMORANDUM**

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

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

**Date: MAY 05, 2023**

**Re: VIRIDIAN ESTATES SUBDIVISION LOTS 18, 26 – PCT. 1**

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ON FEBRUARY 23, 2021, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF THIRTY (30) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF FORTY FIVE THOUSAND DOLLARS (\$45,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY (30) SEPTIC TANK SYSTEMS.

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

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$ 45,000.00
PREVIOUS REIMBURSEMENTS	\$ 25,500.00
REIMBURSEMENT REQUEST:	\$ 3,000.00
REMAINING BALANCE AFTER APPROVAL:	\$ 16,500.00

**\*\*\* 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—**

May 4, 2023

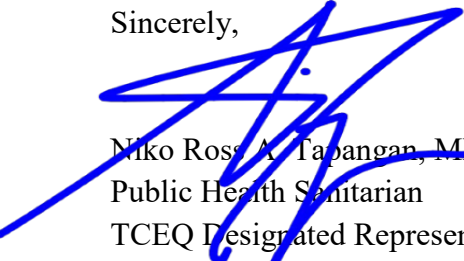
Hidalgo County Planning Department  
2818 S Bus Hwy 281  
Edinburg, TX 78539

**OSSF UPDATE  
VIRIDIAN ESTATES SUBDIVISION  
LOTS 18 & 26**

To whom it may concern,

Our records indicate that two (2) OSSF Systems have been installed, inspected, and approved at Viridian Estates Subdivision (Lots 18 & 26). 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#: 54635

Owner: NESTOR SANCHEZ

Location: 26.205851, -98.006918, WESLACO TX 78599

Legal Description: VIRIDIAN ESTATES

Lot#: 18 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 = 1,000 gal

- 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: \_\_\_\_\_ 16'

Distance from Property Line: To Tank: \_\_\_\_\_ 16' 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: \_\_\_\_\_ 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: \_\_\_\_\_ JOSE A. GONZALEZ License#: 1350

Remarks: \_\_\_\_\_  
240' x 4' = 960 SQ FT INSTALLED

Inspector: \_\_\_\_\_ JOSE G. GONZALES License#: OS0020831

Date of Inspection: 02/14/2023

# OSSF – Form G: Inspection Report



Permit#: 54575

Owner: DULCE CARRION

Location: 1308 AVERY DR, WESLACO, TX 78599

Legal Description: VIRIDIAN ESTATES

Lot#: 26 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:  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_

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

Distance from Foundation: To Tank: 14' To Drainfield: 15'

Distance from Property Line: To Tank: 11' 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: JOSE A. GONZALEZ License#: 1350

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

INSPECTION PORTS INSTALLED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 01/12/2023