



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo**  
*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 08, 2023**

**Re: HIGHLAND MANOR PHASE 2 SUBDIVISION LOTS 2 & 4 – PCT. 1**

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ON MAY 31, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF NINETEEN (19) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF NINETEEN (19) 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 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	\$ 28,500.00
2 <sup>ND</sup> REIMBURSEMENT	\$ 3,000.00

REMAINING BALANCE AFTER APPROVAL:  
\$ 22,500.00

**\*\*\* 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

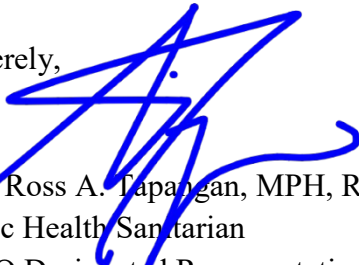
Hidalgo County Planning Department  
2818 S Bus Hwy 281  
Edinburg, TX 78539

**OSSF UPDATE  
HIGHLAND MANOR PH. 2 SUBDIVISION  
LOT 2 & LOT 4**

To whom it may concern,

Our records indicate that two (2) OSSF Systems have been installed, inspected, and approved at Highland Manor Ph. 2 (Lots 2 & 4). The OSSF Systems can be expected to function at a satisfactory level.

Sincerely,

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

# OSSF – Form G: Inspection Report



Permit#: 54617

Owner: JOSUE & VANESSA ESPINOZA

Location: MILE 5 1/2 / MILE 11N

Legal Description: HIGHLAND MANOR PH-2

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: 18"

Airspace (approx.): 3'

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

<input type="checkbox"/>	Commercial
	▪ Type: _____
<input checked="" type="checkbox"/>	Residential
	▪ # Bedrooms: <u>3</u>
	▪ Sq. Ft., (est.) _____
<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	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: 45' To Drainfield: 38'

Trench Depth: 36" Trench Width: 2'

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

Pipe: Brand (if known): SR2- 8" Type: GRAVITEC No. of Feet: 380'

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: ORALDO CARDONA License#: 31606

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

N/A

Inspector: Franklin Rio License#: 33030

Date of Inspection: 2-15-23



# County of Hidalgo

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

## On-Site Sewerage Inspection Report

Owner: Sylvia Beissora Permit #: 54714  
Address: HIGHLAND MANOR PH 2 Phone #: \_\_\_\_\_  
Location: Mile 11 N B 5 1/2 W, 4 No. Bedrooms: 3  
CONCRETE. WRECUA TA 78599  
Tank Type: \_\_\_\_\_

Inside diameter: 48" 5'  
Inside length of sides: 5'  
Liquids depth or distance from tank bottom to outlet bottom: 48"  
Airspace (approximately): 3'  
Approximate gallon cap.: 2.5002 1000gally

Drain Field: Trench  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_  
Distance from private well: N/A  
Distance from foundation: To tank: 35" To drainfield: 40'  
Distance from property line: To tank: 6' To drainfield: 5'  
Depth of Trench: 36" Width of trench: 24"  
Backfill material: Ib: \_\_\_\_\_ II: \_\_\_\_\_ III:

Dimensions: 300' x 4' = 1200 Sq. Ft.

Gravel: Natural: N/A Crushed: Y Washed: N/A  
Amount: \_\_\_\_\_ yards, or Tons (per installation)

Pipe: Type: 5.32 8" Brand (if known): GUSANUS Number of feet: 300

### 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: ORALDO CARROZA License No.: 31606

Remarks: APPROVED INSTALLATION.

Inspector: \_\_\_\_\_ Date: 03/28/2023

D.R. Lic. # 20831 \_\_\_\_\_