



**Hidalgo County
Planning
Department**

Anthony Uresti
Assitant Director

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
Phone (956) 318-2840
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Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

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: ANTHONY URESTI, ASSISTANT DIRECTOR *AU*

Date: SEPTEMBER 18, 2023

Re: T & O RANCH NO. 5 SUBDIVISION LOTS 1-7 PCT. 1

ON MAY 2 2023, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF SEVEN (7) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF SEVEN (7) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING THE FULL REIMBURSEMENT OF TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF SEVEN (7) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT SEVEN (7) 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 TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 10,500.00
FULL REIMBURSEMENT	\$ 10,500.00

REMAINING BALANCE AFTER APPROVAL:
\$ 0

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500
Quantity: 7

Hidalgo County Planning Department

4/17/2023
1:34:42 PM

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Westaco, 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
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T&O Ranch Investments, LLC

Received of

T&O No 5 Subdivision

Subdivision

cynthia.perez

Prepared by


Received by



Total Amount: \$10500.00
Method of Payment: Check
Check/M.O.#: 5213
Payment: \$10500
Change Due: \$0.00

Main Office
Receipt No. 029104

T&O RANCH INVESTMENTS LLC

DOB: 1-22-75

1201 S. HUISACHE ST.
PHARR, TX 78577

Plat # 403-9787

5213
88-7354/3149

Acct # 222-3135 TXID # 05470197

DATE 4-17-23

PAY TO THE
ORDER OF

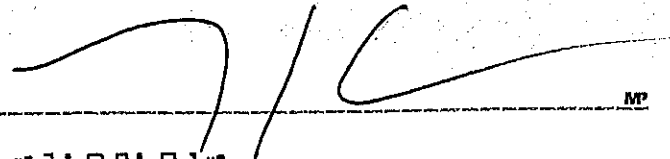
Hidalgo County Planning Department \$ 10,500.00

Ten thousand five hundred and ⁰⁰/₁₀₀ DOLLARS

Security features included. Details on back.

Greater State BANK
Genuine hometown banking!

MEMO Tto Ranch No. 5 ESCROW OFF'S



⑈005213⑈ ⑆314973548⑆

⑈3407491⑈



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

September 8, 2023

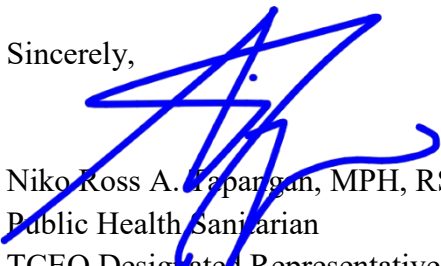
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
T & O RANCH NO. 5 SUBDIVISION**

To whom it may concern,

Our records indicate that seven (7) OSSF Systems have been installed, inspected, and approved at T & O Ranch No. 5 Subdivision (Lots 1-7). The OSSF Septic Systems can be expected to function at a satisfactory level.

Sincerely,


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

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

Lot#: 1 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: 3

▪ Sq. Ft., (est.) < 2500

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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 18' To Drainfield: 12'

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: APPROVED
240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

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 500gal = 1,000 gal

Drain Field: Trench: X Bed: _____ Evapotranspiration: _____

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

Distance from Foundation: To Tank: _____ N/A To Drainfield: _____ N/A

Distance from Property Line: To Tank: _____ 18' To Drainfield: _____ 12'

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: APPROVED

240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

Lot#: 3 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: 3
 - Sq. Ft., (est.) < 2500
- 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: _____ N/A To Drainfield: _____ N/A

Distance from Property Line: To Tank: _____ 18' To Drainfield: _____ 12'

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: APPROVED

240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

Lot#: 4 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: 3
▪ Sq. Ft., (est.) < 2500

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: _____ N/A To Drainfield: _____ N/A

Distance from Property Line: To Tank: _____ 18' To Drainfield: _____ 12'

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: APPROVED

240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

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 = 1,000 gal

- Commercial
 - Type: _____
- Residential
 - # Bedrooms: 3
 - Sq. Ft., (est.) < 2500
- 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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 18' To Drainfield: 12'

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: APPROVED
240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023

OSSF – Form G: Inspection Report



Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

Lot#: 6 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: 3
 - Sq. Ft., (est.) < 2500
- 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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 18' To Drainfield: 12'

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: APPROVED

240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023



OSSF – Form G: Inspection Report

Permit#: 54980

Owner: T & O INVESTMENTS

Location: MILE 4 W & 11 N

Legal Description: T & O RANCH No 5

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.): _____ 2 x 500gal = 1,000 gal

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>3</u>
▪ Sq. Ft., (est.) < <u>2500</u>
<input type="checkbox"/> Other: _____
<input checked="" 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: _____ N/A To Drainfield: _____ N/A

Distance from Property Line: To Tank: _____ 18' To Drainfield: _____ 12'

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: APPROVED

240' x 4' = 960 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/07/2023