



**Hidalgo County
Planning
Department**

Anthony Uresti
Assistant Director

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

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

Date: OCTOBER 11, 2023

Re: HIGHLAND MANOR PHASE 2 SUBDIVISION LOT 11 – 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 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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF ONE (1) SINGLE FAMILY SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING ONE (1) SEPTIC TANK SYSTEM HAS 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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 28,500.00
PREVIOUS REIMBURSEMENTS:	\$ 12,000.00
6 TH REIMBURSEMENT	\$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$ 15,000.00

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



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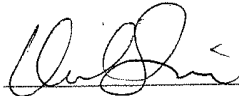
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Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 19	Hidalgo County Planning Department	5/2/2022 11:26:25 AM														
	<table border="0"> <tr> <td>Main Office</td> <td>Precinct No. 1 Substation</td> <td>Precinct No. 3 Substation</td> </tr> <tr> <td>1304 South 25th Street</td> <td>1902 Joe Stephens Ave.</td> <td>2401 N. Moorefield Rd.</td> </tr> <tr> <td>Edinburg, Texas 78542</td> <td>Weslaco, Texas 78596</td> <td>Mission, Texas 78572</td> </tr> <tr> <td>Ph: 956-318-2840</td> <td>Ph: 956-968-4734</td> <td>Ph: 956-205-7045</td> </tr> <tr> <td>Fax: 956-318-2844</td> <td>Fax: 956-973-7850</td> <td>Fax: 956-205-7049</td> </tr> </table>	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
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	DASC INVESTMENTS, LLC. Received of HIGHLAND MANOR PH. 2 SUBDIVISION Subdivision flor.sesin Prepared by  Received by															
Total Amount: \$28500.00 Method of Payment: Check Check/M.O.#: N/A Payment: \$28500.00 Change Due: \$0.00	 <div style="text-align: right;"> Main Office Receipt No. 023625 </div>															

DASC INVESTMENTS LLC ~~DOB: 4-23-09~~ ~~PL# 422-0138~~
 4104 COCONUT PALM DR ~~TRD# 12999302~~ 88-1544/1149 TRD# 195107808
 PALMHURST TX 78573 ~~DOB: 5-27-72~~ 4/28/22 Date
 PL# 805152

Pay to the Order of Hidalgo County Planning Department \$ 28,500.00
 twenty eight thousand five hundred & 00/100 Dollars


 For Septic Tank Escrow Highland Manor 2


⑆14915447⑆ 1364898⑆

Hatfield Check BLUE SHEPHERD®



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

October 4, 2023

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

**OSSF UPDATE
HIGHLAND MANOR PH. 2 SUBDIVISION
LOT 11**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Highland Manor Ph. 2 Subdivision (Lot 11). The OSSF System can be expected to function at a satisfactory level.

Sincerely,

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



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539

Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: Jaime Guerra Permit #: 54997
 Address: _____ Phone #: _____
 Location: Highland Manor Ph. 2 Lot 11 No. Bedrooms: 3
 Tank Type: Concrete

Inside diameter: 5'
 Inside length of sides: 5'
 Liquids depth or distance from tank bottom to outlet bottom: 48"
 Airspace (approximately): 3"
 Approximate gallon cap.: 2 x 500 = 1,000

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
 Distance from foundation: To tank: 8' To drainfield: 13'
 Distance from property line: To tank: 13' To drainfield: 6'
 Depth of Trench: 30" Width of trench: 2'
 Backfill material: Ib: _____ II: III: _____

Dimensions: 240' X 4' = 960 Sq. Ft.

Gravel: Natural: N/A Crushed: N/A Washed: N/A

Amount: N/A yards, or Tons (per installation)

Pipe: Type: gravelless Brand (if known): SB2-8" Number of feet: 240

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: O. Cardoza License No.: 31606

Remarks: 240' x 4' = 960 sq. ft.

Inspector: J. Gonzalez Date: 9-20-23

D.R. Lic. # 20831