



**Hidalgo County  
Planning  
Department**

**Anthony Uresti**  
*Director of Planning*

**Main Office**

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

**Precinct No. 1 Substation**

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

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045

**MEMORANDUM**

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

**From: ANTHONY URESTI, DIRECTOR OF PLANNING**

**Date: MARCH 22, 2024**

**Re: ALONDRA LA BLANCA PHASE 2 SUBDIVISION LOT 59 & 43- PCT. 4**

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ON MAY 03, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF FORTY-TWO (42) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY-THREE THOUSAND DOLLARS (\$63,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY-TWO (42) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING THE 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 THE 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 OF THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$ 63,000.00
PREVIOUS REIMBURSEMENT	\$ 3,000.00
3 <sup>RD</sup> REIMBURSEMENT:	\$ 3,000.00

REMAINING BALANCE AFTER APPROVAL:  
\$ 57,000.00

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



***HIDALGO COUNTY  
HEALTH & HUMAN SERVICES***

*Ivan Melendez, MD, MBA  
Health Authority/Chief Physician*

*Eduardo Olivarez  
Chief Administrative Officer*

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***Environmental Health Division***

**—MEMORANDUM—**

March 14, 2024

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

**OSSF UPDATE  
ALONDRA LA BLANCA PH. 2 SUBDIVISION  
LOT 59**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Alondra La Blanca Ph. 2 Subdivision (Lot 59). 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)

# OSSF – Form G: Inspection Report



Permit#: 55221

Owner: VICTOR GARZA

Location: \_\_\_\_\_

Legal Description: ALONDRA LA BLANCA PH. 2

Lot#: 59 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.) \_\_\_\_\_
- 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: 27' To Drainfield: 39'

Distance from Property Line: To Tank: 19' To Drainfield: 17'

Trench Depth: 30" Trench Width: 2'

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: J.A. GONZALEZ License#: 1350

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

300' x 4' = 1,200 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 02-13-2024



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

*Ivan Melendez, MD, MBA*  
*Health Authority/Chief Physician*

*Eduardo Olivarez*  
*Chief Administrative Officer*

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***Environmental Health Division***

**—MEMORANDUM—**

March 14, 2024

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

**OSSF UPDATE  
ALONDRA LA BLANCA PH. 2 SUBDIVISION  
LOT 43**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Alondra La Blanca Ph. 2 Subdivision (Lot 43). 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)

# OSSF – Form G: Inspection Report



Permit#: 55255

Owner: GONZALEZ HUMBERTO ALMAGUER

Location: 26.287058, -98.040690, EDINBURG, TX 78542

Legal Description: ALONDRA LA BLANCA PH. 2

Lot#: 43 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 500gals = 1,000gals.

- 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: 20' To Drainfield: 35'

Distance from Property Line: To Tank: 15' 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 ..... N/A  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: D. MONTANEZ License#: 38826

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

PENDING OSSF CONNECTION; MUST PROVIDE PROOF OF CON. WHEN REQ. UTILITIES

APPROVED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 03/07/2024

1381-0981 000:1-19-24  
D# 13274538

TEXAS COMMUNITY BANK  
88-2481/1149

1585

TOKOS LLC  
1602 W EXPRESSWAY 83  
ALAMO, TX 78516  
956-781-1911

03/23/2022

PAY TO THE  
ORDER OF

Hidalgo County Planning

\$ \*\*63,000.00

Sixty-three thousand and 00/100\*\*\*\*\*

DOLLARS

Hidalgo County Planning

VOID AFTER 90 DAYS

MEMO

OSSF Improvement Alondra Phase II

  
AUTHORIZED SIGNATURE

⑈001585⑈ ⑆114924810⑆ ⑈5010013896⑈

## Hidalgo County Planning Department

3/31/2022

11:17:05 AM

Acct. # - 1100-211-00-000-018-0-000

OSSF

Price: \$1500.00

Quantity: 42

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

Precinct No. 1 Substation  
1902 Joe Stephens Ave.  
Weslaco, 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

### TOKOS LLC.


Received of

### ALONDRA LA BLANCA PH. 2 SUBDIVISION

Subdivision

### flor.sesin

Prepared by

Received by 

Total Amount: \$63000.00

Method of Payment: Check

Check/M.O.#: 1585

Payment: \$63000.00

Change Due: \$0.00



**Main Office**

**Receipt No. 023031**