



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

1818 S. Business Hwy 281
Edinburg, Texas 78542
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Precinct No. 1 Substation

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

Date: MARCH 22, 2024

Re: ENCHANTED ESTATES SUBDIVISION LOT 5- PCT. 4

ON MARCH 07, 2023, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF EIGHT (8) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF EIGHT (8) 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	\$ 12,000.00
1 ST REIMBURSEMENT	\$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$ 10,500.00

***** 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—

March 14, 2024

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

**OSSF UPDATE
ENCHANTED ESTATES SUBDIVISION
LOT 5**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Enchanted Estates Subdivision (Lot 5). 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#: 55153

Owner: RIOS RODOLFO & ESTELA RIOS

Location: 26.313916, -98.100619, EDINBURG, TX 78542

Legal Description: ENCHANTED ESTATES

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.): _____ 3 x 500gals = 1,500gals.

- Commercial
 - Type: _____
- Residential
 - # Bedrooms: 5
 - Sq. Ft., (est.) < 4,500
- 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: 5' To Drainfield: 8'

Distance from Property Line: To Tank: 12' To Drainfield: 5'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 360'

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: I. MATA License#: 4378

Remarks: 360' x 4' = 1,440 sq. ft.

APPROVED

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 01/02/2024

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 8

Hidalgo County Planning Department

2/9/2023
8:33:00 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840 Fax: 956-318-2844	Ph: 956-968-4734 Fax: 956-973-7850	Ph: 956-205-7045 Fax: 956-205-7049

MANUEL ANGEL MURILLO

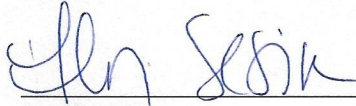
Received of

ENCHANTED ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$12000.00
Method of Payment: Check
Check/M.O.#: 26235
Payment: \$12000.00
Change Due: \$0.00



Main Office
Receipt No. 027909

THIS CHECK IS PROTECTED WITH A VOID PANTOGRAPH - OTHER SECURITY FEATURES DETAILED ON BACK.

26235



CASHIER'S CHECK

PO Box 4650
Edinburg, TX 78540

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED
BEFORE ANY CASHIER'S CHECK OF THIS BANK WILL BE
REPLACED OR REFUNDED IN THE EVENT IT IS LOST,
MISPLACED OR STOLEN.

DATE 02/08/2023

REMITTER MANUEL ANGEL MURILLO

\$*****12,000.00

PAY Twelve Thousand Dollars AND 00/100

TO THE ORDER OF HIDALGO COUNTY PLANNING DEPT.

AUTHORIZED SIGNATURE

PURPOSE

⑈ 26 23 5 ⑈

⑆ 114920128⑆

⑈ 9990000010⑈