



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
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1900 Joe Stephens Ave. Ste. A
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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: MAY 07, 2024

Re: HIGHLAND MANOR PHASE 2 SUBDIVISION LOTS 10 & 17 – 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 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
PREVIOUS REIMBURSEMENTS:	\$ 13,500.00
7 TH REIMBURSEMENT	\$ 3,000.00

REMAINING BALANCE AFTER APPROVAL:
\$ 12,000.00

***** 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 3, 2024

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

**OSSF UPDATE
HIGHLAND MANOR PH. 2
Lots 10 & 17**

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 10 & 17). The OSSF Systems can be expected to function at a satisfactory level.

Sincerely,

Niko Ross A. Tapangan, 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: JAVIER & YOLANDA GONZALEZ Permit #: 55285
Address: MIGHLAND MANOR PH 2 Phone #: _____
Location: 26.214953, 98.003336 LOT 10 No. Bedrooms: 4
WESLACO TX 78599
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.: 25002000

Drain Field: Trench _____ Bed: _____ Evapotranspiration: _____

Distance from private well: N/A
Distance from foundation: To tank: 6' To drainfield: 18'
Distance from property line: To tank: 41' To drainfield: 39'
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: N/A Washed: N/A
Amount: N/A yards, or Tons (per installation)

Pipe: Type: SB2-8" Brand (if known): GRAUVERS 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

Approved

Installer: José A. Gonzalez License No.: 1350

Remarks: _____

Inspector: [Signature] Date: 04/02/2024
D.R. Lic. # 20831

OSSF – Form G: Inspection Report



Permit#: 55300

Owner: JOSE LEAL & FABOILA GALVAN

Location: _____

Legal Description: HIGHLAND MANOR PH.2

Lot#: 17 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.) < 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: 19' To Drainfield: 14'

Distance from Property Line: To Tank: 29' To Drainfield: 7'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): EZ-FLOW Type: GRAVELLESS No. of Feet: 200'

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: O. CARDOZA License#: 31606

Remarks: _____

200' x 4' = 800 SQ FT INSTALLED APPROVED OSSF

EZ-FLOW SYSTEM, 2 x 500 = 1,000 GALS, 200' DRAINFIELD (EZ-FLOW)

Inspector: A. FLORES License#: 38768

Date of Inspection: 04-17-2024

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

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
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

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



Main Office
Receipt No. 023625

Reprinted: 05/07/2024