



**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: MAY 07, 2024

Re: KINGDOM ESTATES SUBDIVISION LOT 18 – 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 FORTY FOUR (44) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY SIX THOUSAND DOLLARS (\$66,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY FOUR (44) 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 THAT 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 \$66,000.00

PREVIOUS REIMBURSEMENTS \$9,000.00

3RD REIMBURSEMENT REQUEST:
\$1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$55,500.00

***** 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—

May 3, 2024

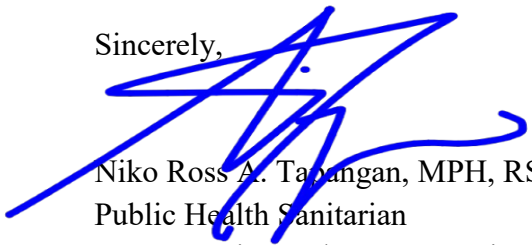
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
KINGDOM ESTATES
Lot 18**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Kingdom Estates (Lot 18). The OSSF System can be expected to function at a satisfactory level.

Sincerely,


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

OSSF – Form G: Inspection Report



Permit#: 55302

Owner: RICARDO TORRES & NANCY GARCIA

Location: 2806 KINGDOM DR WESLACO, TX 78599

Legal Description: KINGDOM ESTATES

Lot#: 18 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: _____
▪ 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: _____ 11' To Drainfield: _____ 9'

Distance from Property Line: To Tank: _____ 34' To Drainfield: _____ 7'

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. GARZA License#: 34892

Remarks: _____

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 04-09-2024

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 44

Hidalgo County Planning Department

5/10/2022
1:07:41 PM

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	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

A&M CONSTRUCTION

Received of

KINGDOM ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by

Received by

Total Amount: \$66000.00
Method of Payment: Check
Check/M.O.#: 26483
Payment: \$66000.00
Change Due: \$0.00



Main Office
Receipt No. 023773

Reprinted: 05/07/2024