



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
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: NORTH VICTORIA ESTATES SUBDIVISION LOTS 5 & 12 – PCT. 1

ON APRIL 04, 2023 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$19,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTEEN (13) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) WHICH REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT TWO (2) SEPTIC TANKS 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 FOR OSSF'S	\$19,500.00
REQUEST FOR 1 ST OSSFS REIMBURSEMENT:	\$ 3,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 16,500.00

***** 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

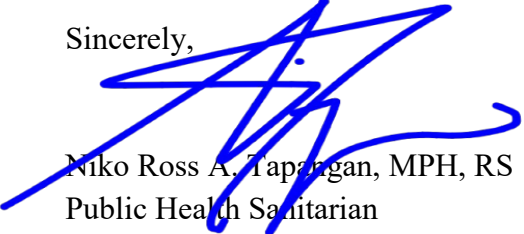
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
NORTH VICTORIA ESTATES
Lots 5 & 12**

To whom it may concern,

Our records indicate that two (2) OSSF Systems have been installed, inspected, and approved at North Victoria Estates (Lots 5 & 12). 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)

OSSF – Form G: Inspection Report



Permit#: 55265

Owner: NUNEZ MARIA DEL CARMEN

Location: _____

Legal Description: NORTH VICTORIA 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.): _____ 2 x 500gal = 1,000 gal

- 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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 25' To Drainfield: 19'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2-8" Type: STD. 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..... 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: _____

240' x 4' = 960 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 03-13-2024

OSSF – Form G: Inspection Report



Permit#: 55267

Owner: GUERRA EMMANUEL GILBERTO

Location: _____

Legal Description: NORTH VICTORIA ESTATES

Lot#: 12 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: 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: N/A To Drainfield: N/A

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): SB2-8" Type: STD. 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..... 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 INSTALLED

OSSF APPROVED

Inspector: A. FLORES License#: 38768

Date of Inspection: 03-15-2024

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 13

Hidalgo County Planning Department

3/10/2023
1:25:51 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	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

J&D TIERRA VENTURES, LLC.

Received of

NORTH VICTORIA ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by

Received by

Total Amount: \$19500.00
Method of Payment: Check
Check/M.O.#: 1014
Payment: \$19500.00
Change Due: \$0.00



Main Office
Receipt No. 028445