



**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: JULY 26, 2024

Re: ALONDRA LA BLANCA PHASE 2 SUBDIVISION LOT 42- PCT. 4

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 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 THE 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 OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 63,000.00
PREVIOUS REIMBURSEMENT	\$ 6,000.00
4 TH REIMBURSEMENT:	\$ 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—

July 19, 2024

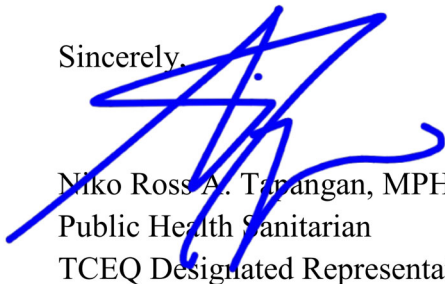
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
ALONDRA LA BLANCA PH. 2 SUBDIVISION
LOT 42**

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 42). 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)



County of Hidalgo

1304 S. 25th Ave. - Edinburg, TX 78539

Phone: (956) 383-0111 • Fax: (956) 383-7351

On-Site Sewerage Inspection Report

Owner: Maldonado Marcos Alberto Permit #: 54919

Address: FM 493 + 107 Phone #: _____

Location: Alondra La Blanca Ph. 2 Lot 42 No. Bedrooms: 3

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.: 2 x 500 = 1,000 gals.

Drain Field: Trench Bed: _____ Evapotranspiration: _____

Distance from private well: N/A

Distance from foundation: To tank: 60' To drainfield: 22'

Distance from property line: To tank: 12' To drainfield: 6'

Depth of Trench: 30" Width of trench: 2'

Backfill material: lb: _____ II: III: _____

Dimensions: 240' X 4 = 960 Sq. Ft.

Gravel: Natural: N/A Crushed: N/A Washed: N/A

Amount: N/A yards, or Tons (per installation)

Pipe: Type: Gravelless Brand (if known): SB2-8" Number of feet: 240'

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

Installer: I. Mata License No.: 4378

Remarks: 240 ft drainfield Approved

Inspector: J. Gonzalez Date: 8-8-23

D.R. Lic. # 20831

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

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
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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