



**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: SEPTEMBER 06, 2024**

**Re: NORTH VICTORIA ESTATES SUBDIVISION LOT 13 – PCT. 1**

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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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) WHICH REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE (1) SEPTIC TANK 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 FOR OSSF'S	\$19,500.00
REQUEST FOR 2 <sup>ND</sup> OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 15,000.00

**\*\*\* END OF MEMORANDUM \*\*\***

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

<b>Main Office</b> 1304 South 25th Street Edinburg, Texas 78542 Ph: 956-318-2840 Fax: 956-318-2844	<b>Precinct No. 1 Substation</b> 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	<b>Precinct No. 3 Substation</b> 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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### 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**

J & D TIERRA VENTURES LLC XXXXXXXXX

88-1544/1149

#1014



DATE 3/9/2023

Harland Clarke

PAY TO THE ORDER OF

Hidalgo County

\$ 19500.00

Nineteen Thousand Five Hundred and 00/100

DOLLARS



FOR Escrow for Septic Tanks

*Alan M. D.*

MP



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

*Ivan Melendez, MD, MBA*  
*Health Authority/Chief Physician*

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—MEMORANDUM—**

August 6, 2024

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

**OSSF UPDATE  
NORTH VICTORIA ESTATES SUBDIVISION  
Lot 13**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at North Victoria Estates Subdivision (Lot 13). 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#: 55382

Owner: HERNANDEZ LOPEZ MANUEL

Location: 4800 N. VICTORIA RD. DONNA, TX 78537

Legal Description: NORTH VICTORIA ESTATES

Lot#: 13 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: 28' To Drainfield: 22'

Distance from Property Line: To Tank: 19' To Drainfield: 8'

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: F. TREVINO License#: 34418

Remarks: \_\_\_\_\_

240' x 4' = 960 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 05-16-2024