



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
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Precinct No. 1 Substation

1902 Joe Stephens Ave.
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2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
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MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: ANTHONY URESTI DIRECTOR OF PLANNING

Date: SEPTEMBER 09, 2024

Re: LOS NOVILLOS SUBDIVISION LOT 09- PCT. 4

ON OCTOBER 11, 2005, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF THIRTY EIGHT THOUSAND DOLLARS (\$38,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY EIGHT (38) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT IN THE AMOUNT OF ONE THOUSAND DOLLARS (\$1,000.00) FROM THE CASH DEPOSIT. THIS REFLECTS THE INSTALLATION OF ONE (1) ADDITIONAL SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE ADDITIONAL 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 DOLLARS (\$1,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$38,000.00
PREVIOUS REIMBURSEMENTS:	
	\$19,000.00

REQUESTING 14TH REIMBURSEMENT:
\$ 1,000.00

BALANCE AFTER APPROVAL:
\$18,000.00

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



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HIDALGO COUNTY PLANNING DEPARTMENT

Nº 155570

Official Receipt for Fees

Sept. 27, 2005

RECEIVED OF: KCJC Real Estate Partnership \$ 38,000.00
Thirty Eight thousand and 00/100 DOLLARS

SUBDIVISION: Los Novillos DEVELOPER Opus II Duma

COST OF PAVING _____ COST OF DRAINAGE _____ PCT. _____

FLOODPLAIN ADM. 1100-341-30-210-002-0-000	
Other	
Total	

SUBDIVISION FEES 1100-341-30-210-001 0-000	
Filing/Review Fee	
2% Inspection Fee	
Maps	
Subd. Rules Book	
Other	
Total	

ESCROWS	
1/3 Paving	Acct#
Septic Tanks	05-1100-211-00-000-018-0-000
30 tanks	38,000.00
Other	
Total	38,000.00

M.O. CHECK 1038 CASH

Yolanda D. Carrasco
PREPARED BY:

Auditor's Form - ECPD 0001: Rev. 6-04

KCJC REAL ESTATE PARTNERSHIP 88-1762 1038
P.O. BOX 4424 1149
MC ALLEN, TX 78501-4424 6007853320
DATE 9/26/05

PAY TO THE ORDER OF Hidalgo Co. Planning \$ 38,000.00
Thirty Eight Thousand and 00/100 DOLLARS

MEMO Septic
Los Novillos Subd. escrow

IBC International Bank of Commerce



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Eduardo Olivarez
Chief Administrative Officer

Environmental Health Division

—MEMORANDUM—

July 31, 2024

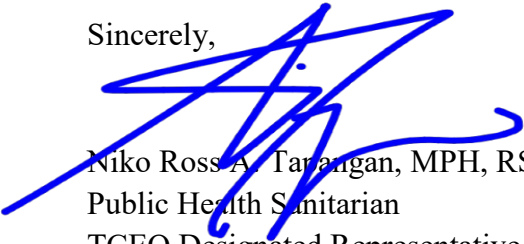
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**OSSF UPDATE
LOS NOVILLOS SUBDIVISION
LOT 9**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at Los Novillos Subdivision (Lot 9). 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)

OSSF – Form G: Inspection Report



Permit#: 54872

Owner: LOPEZ IRMA LAURA

Location: 24148 RIO COLORADO RD. LINN, TX 78563

Legal Description: LOS NOVILLOS

Lot#: 9 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 500gals. = 1,000gals.

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: 60' To Drainfield: 65'

Distance from Property Line: To Tank: 45' To Drainfield: 8'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: 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: I. MATA License#: 4378

Remarks: 240' x 4' = 960 sq. ft.

Inspector: N. TAPANGAN License#: 35768

Date of Inspection: 07/11/2023