



**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: OCTOBER 09, 2024

Re: THE DISTRICT NORTH WESLACO PH. 2 SUBDIVISION – PCT. 1

ON JANUARY 23, 2023 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY ONE THOUSAND DOLLARS (\$81,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY FOUR (54) 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.

<u>CASH DEPOSIT</u>	
ORIGINAL AMOUNT FOR OSSF'S	\$81,000.00
PREVIOUS REIMBURSEMENTS:	\$ 3,000.00
REQUEST FOR 3 RD OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 76,500.00

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 54

Hidalgo County Planning Department

12/19/2023
11:48:40 AM

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A 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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DREAMLAND ESTATES LLC.

Received of

THE DISTRICT NORTH PHASE II SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by



Main Office
Receipt No. 032828

Total Amount: \$81000.00
Method of Payment: Check
Check/M.O.#: 1629
Payment: \$81000.00
Change Due: \$0.00

1629



Dreamland Estates LLC

2900 N Texas Blvd Ste 201
Weslaco, TX 78599

PLAINS CAPITAL BANK

88-2299/1113

11/17/2023

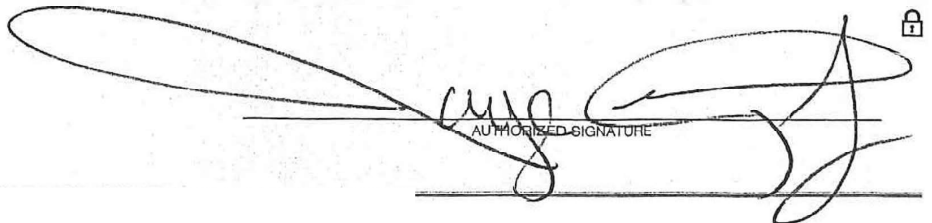
DATE

AMOUNT

EXACTLY EIGHTY-ONE THOUSAND DOLLARS
PAY

*81,000.00

TO THE County of Hidalgo
ORDER 2818 S Business Hwy 281
OF: Edinburg TX 78539


AUTHORIZED SIGNATURE



**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
THE DISTRICT-NORTH WESLACO PH. 2 SUBDIVISION
Lot 33**

To whom it may concern,

Our records indicate that one (1) OSSF System has been installed, inspected, and approved at The District-North Weslaco Ph. 2 Subdivision (Lot 33). 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#: 55480

Owner: M5 VALLEY BUILDERS LLC

Location: 1204 EMMA ELIZABETH ST

Legal Description: THE DISTRICT NORTH WESLACO PH. 2

Lot#: 33 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: 4
 ▪ 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: 12' To Drainfield: 14'

Distance from Property Line: To Tank: 25' 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: 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.A. GONZALEZ License#: 35502

Remarks: _____

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 07-26-2024