



**Hidalgo County  
Planning  
Department**

**Anthony Uresti**  
*Director of Planning*

**Main Office**

2818 S. Business Hwy 281  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**MEMORANDUM**

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

**From: ANTHONY URESTI, DIRECTOR OF PLANNING**

**Date: NOVEMBER 25, 2024**

**Re: VIRIDIAN ESTATES SUBDIVISION LOT 13 – PCT. 1**

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ON FEBRUARY 23, 2021, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF THIRTY (30) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF FORTY FIVE THOUSAND DOLLARS (\$45,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY (30) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL 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 HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT 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 IN THE AMOUNT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

**CASH DEPOSIT**

ORIGINAL AMOUNT                      \$ 45,000.00

PREVIOUS REIMBURSEMENTS      \$ 31,500.00

5<sup>TH</sup> REIMBURSEMENT REQUEST:  
  \$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:  
  \$ 12,000.00

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



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Acct. # - 1100-211-00-000-018-0-000  
OSSF  
Price: \$45000  
Quantity: 1

### Hidalgo County Planning Department

2/12/2021  
8:45:14 AM

<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> 1902 Joe Stephens Ave. 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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### A&M Construction

Received of

### Viridian Estates

Subdivision

### Jose.tovar

Prepared by

Received by

Total Amount: \$45000.00  
Method of Payment: Check  
Check/M.O.#: 25251  
Payment: \$45000  
Change Due: \$0.00



Main Office  
Receipt No. 016577

956-284-0218  
956-630-0216

**A&M CONSTRUCTION**  
502 E. EXPRESSWAY 83, SUITE G  
WESLACO, TX 78596

Date: 2/11/21

25251

88-7354/3149

Secured by ECHENLEO

Pay to the order of: Hidalgo County Planning Department \$ 45,000.00

Forty five thousand and 00/100 Dollars

**GREATER STATE BANK**  
FALFURRIAS, HEBBRONVILLE  
EDINBURG, TEXAS  
MEMBER FDIC

For: Escrow - Viridian - Septic Tank

⑈025251⑈ ⑆344973548⑆ ⑆4400537⑆



# **HIDALGO COUNTY HEALTH & HUMAN SERVICES**

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

*Eduardo Olivarez*  
*Chief Administrative Officer*

## ***Environmental Health Division***

# **—MEMORANDUM—**

October 10, 2024

Hidalgo County Planning Department  
2818 S Bus Hwy 281, Ste 8  
Edinburg, TX 78539

**OSSF UPDATE  
VIRIDIAN ESTATES SUBDIVISION  
Lot 13**

**7/20/2023 Update: (2 Lots) 12, 29**

**5/4/2023 Update: (2 Lots) 18, 26**

**1/6/2023 Update: (17 Lots) 1, 3, 4, 7, 8, 9, 11, 14, 15, 16, 17, 22, 23, 24, 27, 28, 30**

To whom it may concern,

Our records indicate that one (1) OSSF Systems has been installed, inspected, and approved at Viridian 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#: 54951

Owner: FALARS- V INV

Location: WEST GATE & MILE 11

Legal Description: VERIDIAN 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: 2  
 ▪ Sq. Ft., (est.) < 1500

Other: \_\_\_\_\_

Vacant Lot

Drain Field: Trench: X Bed: Evapotranspiration:

Distance from Private/Public Well: To Tank: N/A To Drainfield: N/A

Distance from Foundation: To Tank: 15' To Drainfield: 28"

Distance from Property Line: To Tank: 18' To Drainfield: 12'

Trench Depth: 36" Trench Width: 24'

Backfill Material: Ib: II: III:

Pipe: Brand (if known): EQ-36 Type: L. CHAMBERS No. of Feet: 145'

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: ISAAC MATA License#: 4378

Remarks: APPROVED

145' x 5' = 725 SQ FT INSTALLED

Inspector: JOSE G. GONZALES License#: OS0020831

Date of Inspection: 09/ 01/2023