



## 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: DECEMBER 17, 2024**

**Re: EL FARITO ESTATES SUBDIVISION – PCT. 1**

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ON APRIL 02, 2024, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF ELEVEN (11) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTEEN THOUSAND FIVE HUNDRED DOLLARS (\$16,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF ELEVEN (11) 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                      \$16,500.00

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

REMAINING BALANCE AFTER APPROVAL:                      \$15,000.00

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

Acct. # - 1100-211-00-000-018-0-000  
OSSF  
Price: \$1500.00  
Quantity: 11

### Hidalgo County Planning Department

3/4/2024  
2:04:50 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

**EL FARITO LLC.**

Received of

**EL FARITO ESTATES SUBDIVISION**

Subdivision

**flor.sesin**

Prepared by



Received by

Total Amount: \$16500.00  
Method of Payment: Check  
Check/M.O.#: 1049  
Payment: \$16500.00  
Change Due: \$0.00



**Main Office**  
**Receipt No. 033797**

0011500  
**EL FARITO LLC**  
PO BOX 1007  
WESLACO, TX 78599-1007

1049

88-2299/1113  
17202

DATE 2/29/2024



PAY TO THE ORDER OF Hidalgo County Planning Department

\$ 16,500.00

Sixteen thousand five hundred

DOLLARS



**PlainsCapital Bank** 

[www.plainscapital.com](http://www.plainscapital.com)

FOR Escrow fee 11 septic tank system

 



**HIDALGO COUNTY  
HEALTH & HUMAN SERVICES**

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

*Eduardo Olivarez*  
*Chief Administrative Officer*

***Environmental Health Division***

**—OSSF UPDATE—**

December 3, 2024

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

**EL FARITO ESTATES SUBDIVISION  
LOT 11**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at  
El Farito Estates Subdivision (Lot 11)

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#: 55415

Owner: JOSE LUIS GARCIA

Location: \_\_\_\_\_

Legal Description: EL FARITO ESTATES

Lot#: 11 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: 16' To Drainfield: 27'

Distance from Property Line: To Tank: 58' To Drainfield: 18'

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: V. PEREZ License#: 8943

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

240' x 4' = 960 SQ FT INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 07-03-2024