



**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: JANUARY 24, 2025

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 SIX THOUSAND DOLLARS (\$6,000.00) WHICH REFLECTS THE INSTALLATION OF FOUR (4) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT FOUR (4) SEPTIC TANKS HAVE 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 SIX THOUSAND DOLLARS (\$6,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

<u>CASH DEPOSIT</u>	
ORIGINAL AMOUNT FOR OSSF'S	\$81,000.00
PREVIOUS REIMBURSEMENTS:	\$ 7,500.00
REQUEST FOR 5 TH OSSF REIMBURSEMENT:	\$ 6,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 67,500.00

***** 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	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
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

DREAMLAND ESTATES LLC.

Received of

THE DISTRICT NORTH PHASE II SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

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



Main Office
Receipt No. 032828



Dreamland Estates LLC

2900 N Texas Blvd Ste 201
Weslaco, TX 78599

PLAINS CAPITAL BANK

88-2299/1113

11/17/2023

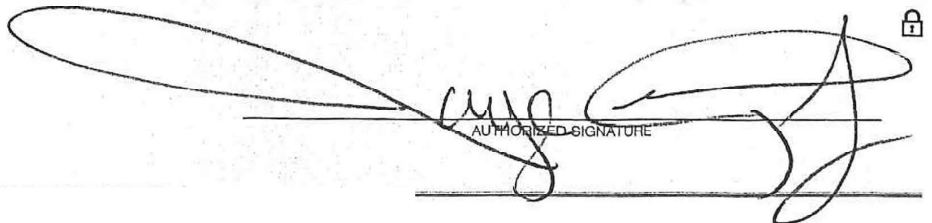
DATE

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

1629





**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Dairen Sarmiento Rangel
Chief Administrative Officer

Environmental Health Division

—OSSF UPDATE—

December 18, 2024

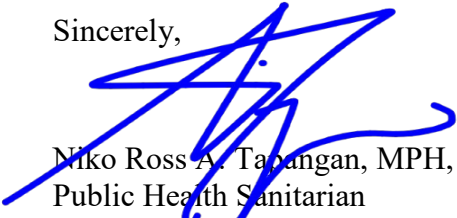
Hidalgo County Planning Department
2818 S Bus Hwy 281
Edinburg, TX 78539

**THE DISTRICT-NORTH WESLACO PH. 2 SUBDIVISION
LOTS 31, 41, 53, 54**

To whom it may concern,

Four (4) OSSF System have been installed, inspected, and approved at
The District-North Weslaco Ph. 2 Subdivision (Lot 31, 41, 53, 54)
The OSSF Systems 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#: 55618

Owner: G.I. CONSTRUCTION LLC

Location: 1639827

Legal Description: THE DISTRICT-NORTH WESLACO PH.2

Lot#: 31 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: 4
 - Sq. Ft., (est.) < 2,500
- 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: 14' To Drainfield: 13'

Distance from Property Line: To Tank: 26' To Drainfield: 9'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: 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: JOSE A. GONZALEZ License#: 35502

Remarks: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 10/31/2024

OSSF – Form G: Inspection Report



Permit#: 55644

Owner: M5 VALLEY BUILDERS LLC

Location: 1639837

Legal Description: THE DISTRICT-NORTH WESLACO PH.2

Lot#: 41 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: 4
▪ Sq. Ft., (est.) < 2,500

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: 13' To Drainfield: 7'

Distance from Property Line: To Tank: 18' To Drainfield: 8'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: 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: JOSE A. GONZALEZ License#: 35502

Remarks: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 11/13/2024

OSSF – Form G: Inspection Report



Permit#: 55645

Owner: G I CONSTRUCTION LLC

Location: 1639849

Legal Description: THE DISTRICT-NORTH WESLACO PH.2

Lot#: 53 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

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>4</u>
▪ Sq. Ft., (est.) <u>< 2,500</u>
<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 19' To Drainfield: 16'

Distance from Property Line: To Tank: 10' To Drainfield: 9'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: 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: JOSE A. GONZALEZ License#: 35502

Remarks: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 11/13/2024

OSSF – Form G: Inspection Report



Permit#: 55661

Owner: MARTINEZ CARLOS ALBERTO & RAQUEL A DOMINGUEZ

Location: 1639850

Legal Description: THE DISTRICT-NORTH WESLACO PH.2

Lot#: 54 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: X Bed: _____ Evapotranspiration: _____

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

Distance from Foundation: To Tank: 13' To Drainfield: 27'

Distance from Property Line: To Tank: 21' To Drainfield: 9'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X 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: JOSE A. GONZALEZ License#: 35502

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 11/20/2024