



**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: JANUARY 24, 2025**

**Re: ALONDRA LA BLANCA PHASE 2 SUBDIVISION LOT 35- PCT. 4**

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ON MAY 03, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF FORTY-TWO (42) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY-THREE THOUSAND DOLLARS (\$63,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY-TWO (42) SEPTIC TANK SYSTEMS.

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

**CASH DEPOSIT**

ORIGINAL AMOUNT	\$ 63,000.00
PREVIOUS REIMBURSEMENT	\$ 9,000.00
6 <sup>TH</sup> REIMBURSEMENT:	\$ 1,500.00
REMAINING BALANCE AFTER APPROVAL:	\$ 52,500.00

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



**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 27, 2024

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

**ALONDRA LA BLANCA PH. 2 SUBDIVISION  
LOT 35**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at  
Alondra La Blanca Ph. 2 Subdivision, Lot 35  
The OSSF System can be expected to function at a satisfactory level.

Sincerely,

Alberto Flores, RS  
Public Health Sanitarian  
TCEQ Designated Representative (#OS0038768)

# OSSF – Form G: Inspection Report



Permit#: 55639

Owner: SALINAS VERONICA

Location: 1463801

Legal Description: ALONDRA LA BLANCA PH. 2

Lot#: 35 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: N/A To Drainfield: N/A

Distance from Property Line: To Tank: 49' To Drainfield: 12'

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..... V/L  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: A. FLORES License#: 38768

Date of Inspection: 11/15/2024

TEXAS COMMUNITY BANK  
88-2481/1149

1585

8  
TOKOS LLC  
1602 W EXPRESSWAY 83  
ALAMO, TX 78516  
956-781-1911

03/23/2022

PAY TO THE  
ORDER OF

Hidalgo County Planning

\$ \*\*63,000.00

Sixty-three thousand and 00/100\*\*\*\*\*

DOLLARS

Hidalgo County Planning

VOID AFTER 90 DAYS

MEMO

OSSF Improvement Alondra Phase II

  
AUTHORIZED SIGNATURE

⑈001585⑈ ⑆114924810⑆ ⑈5010013896⑈

## Hidalgo County Planning Department

3/31/2022

11:17:05 AM

Acct. # - 1100-211-00-000-018-0-000

OSSF

Price: \$1500.00

Quantity: 42

Main Office  
1304 South 25th Street  
Edinburg, Texas 78542  
Ph: 956-318-2840  
Fax: 956-318-2844

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Ph: 956-205-7045  
Fax: 956-205-7049

### TOKOS LLC.

Received of

### ALONDRA LA BLANCA PH. 2 SUBDIVISION

Subdivision

**flor.sesin**

Prepared by

Received by

Total Amount: \$63000.00

Method of Payment: Check

Check/M.O.#: 1585

Payment: \$63000.00

Change Due: \$0.00



**Main Office**

**Receipt No. 023031**