



**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: MARCH 10, 2025

Re: EL FARITO ESTATES SUBDIVISION – PCT. 1

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

PREVIOUS REIMBURSEMENT REQUEST:
 \$1,500.00

2ND REIMBURSEMENT REQUEST:
 \$1,500.00

REMAINING BALANCE AFTER APPROVAL:
 \$13,500.00

***** 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
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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



FOR Escrow fee 11 septic tank system

[Signature]



**HIDALGO COUNTY
HEALTH & HUMAN SERVICES**

Ivan Melendez, MD, MBA
Health Authority/Chief Physician

Dairen Sarmiento Rangel
Chief Administrative Officer

Environmental Health Division

—OSSF UPDATE—

February 03, 2025

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

**EL FARITO ESTATES
LOT 10**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at
El Farito Estates, Lot 10

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#: 55668

Owner: EL FARITO LLC

Location: 1621756

Legal Description: EL FARITO ESTATES

Lot#: 10 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: 19' To Drainfield: 31'

Distance from Property Line: To Tank: 38' To Drainfield: 21'

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: V. PEREZ License#: 8943

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 12/11/2024