



**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: MAY 06, 2025

Re: HIGHLAND MANOR PHASE 2 SUBDIVISION LOT 13 – PCT. 1

ON MAY 31, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF NINETEEN (19) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF NINETEEN (19) 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 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	\$ 28,500.00
PREVIOUS REIMBURSEMENTS:	\$ 16,500.00
8 TH REIMBURSEMENT	\$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$ 10,500.00

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



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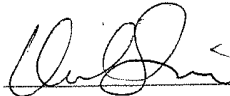
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Phone (956) 205-7045

Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 19	Hidalgo County Planning Department 5/2/2022 11:26:25 AM														
	<table border="0"> <tr> <td>Main Office</td> <td>Precinct No. 1 Substation</td> <td>Precinct No. 3 Substation</td> </tr> <tr> <td>1304 South 25th Street</td> <td>1902 Joe Stephens Ave.</td> <td>2401 N. Moorefield Rd.</td> </tr> <tr> <td>Edinburg, Texas 78542</td> <td>Weslaco, Texas 78596</td> <td>Mission, Texas 78572</td> </tr> <tr> <td>Ph: 956-318-2840</td> <td>Ph: 956-968-4734</td> <td>Ph: 956-205-7045</td> </tr> <tr> <td>Fax: 956-318-2844</td> <td>Fax: 956-973-7850</td> <td>Fax: 956-205-7049</td> </tr> </table>	Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation	1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.	Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572	Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045	Fax: 956-318-2844	Fax: 956-973-7850
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	DASC INVESTMENTS, LLC. Received of HIGHLAND MANOR PH. 2 SUBDIVISION Subdivision flor.sesin Prepared by  Received by														
Total Amount: \$28500.00 Method of Payment: Check Check/M.O.#: N/A Payment: \$28500.00 Change Due: \$0.00	 <p style="text-align: right;">Main Office Receipt No. 023625</p>														

DASC INVESTMENTS LLC ~~DOB: 4-23-09~~ ~~PL# 422-0138~~
 4104 COCONUT PALM DR ~~TRD# 19567808~~
 PALMHURST TX 78573 ~~DOB: 5-27-72~~ 4/28/22 Date
 PL# 8605152

Pay to the Order of Hidalgo County Planning Department \$ 28,500.00
twenty eight thousand five hundred & 00/100 Dollars

Rio BANK
 Main Branch Center
 P.O. BOX 4188
 McALLEN, TEXAS 78502

For Highland Manor 2 Septic Tank Escrow 

⑆114915447⑆ 13664898⑆

Hitland Check BLUE SHEPHERD®

OSSF – Form G: Inspection Report



Permit#: 55659

Owner: LIGHTNING CONSTRUCTION LLC

Location: 1466323

Legal Description: HIGHLAND MANOR PH.2

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 500gals = 1,000gals

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: 48' To Drainfield: 53'

Distance from Property Line: To Tank: 16' To Drainfield: 18'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: 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



Hidalgo County Health & Human Services Department

Dairen Sarmiento Rangel, M.B.A.
Director

OSSF UPDATE

May 2, 2025

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

HIGHLAND MANOR #2 LOT 13

To whom it may concern,

One (1) OSSF System has been installed, inspected and approved at
Highland Manor #2, Lot 13

The OSSF System can be expected to function at a satisfactory level.

Sincerely,

Alberto Flores, RS
Public Health Sanitarian
TCEQ Designated Representative (#0S0038768)

Environmental Health Division
2818 S. Bus. Hwy 281, Suite 7
Edinburg, TX 78539
(956) 383-0111