



**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: APRIL 24, 2025**

**Re: THE DISTRICT NORTH WESLACO PH. 2 SUBDIVISION – PCT. 1**

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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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) WHICH REFLECTS THE INSTALLATION OF ONE (1) SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING THAT ONE (1) SEPTIC TANK 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.

<b><u>CASH DEPOSIT</u></b>	
ORIGINAL AMOUNT FOR OSSF'S	\$81,000.00
PREVIOUS REIMBURSEMENTS:	\$ 19,500.00
REQUEST FOR 7 <sup>TH</sup> OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 60,000.00

**\*\*\* 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

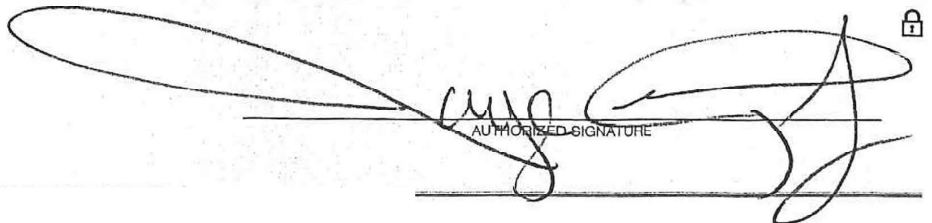
DATE

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

Security features. Details on back.





# **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 5, 2025

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

### **THE DISTRICT-NORTH WESLACO PH.2 LOT7**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at  
The District-North Weslaco Ph.2, Lot 7  
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#: 55726

Owner: AJ3 CONSTRUCTION

Location: MILE-11 & MILE-5 1/2 RD.

Legal Description: DISTRICT NORTH PH-2

Lot#: 7 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:  Bed: \_\_\_\_\_ Evapotranspiration: \_\_\_\_\_

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

Distance from Foundation: To Tank: 6' To Drainfield: 8'

Distance from Property Line: To Tank: 15" To Drainfield: 6"

Trench Depth: 36" 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: RODOLFO RIOS License#: 33030

Date of Inspection: 01/15/2025