



**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: JUNE 16, 2025

Re: NORTH VICTORIA ESTATES SUBDIVISION LOT 6 – PCT. 1

ON APRIL 04, 2023 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF NINETEEN THOUSAND FIVE HUNDRED DOLLARS (\$19,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTEEN (13) 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.

CASH DEPOSIT

ORIGINAL AMOUNT FOR OSSF'S	\$19,500.00
REQUEST FOR 3 RD OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 13,500.00

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 13

Hidalgo County Planning Department

3/10/2023
1:25:51 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
1304 South 25th Street Edinburg, Texas 78542	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

J&D TIERRA VENTURES, LLC.

Received of

NORTH VICTORIA ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by

Received by

Total Amount: \$19500.00
Method of Payment: Check
Check/M.O.#: 1014
Payment: \$19500.00
Change Due: \$0.00



Main Office
Receipt No. 028445



Hidalgo County Health & Human Services Department

Dairen Sarmiento Rangel, M.B.A.
Director

OSSF UPDATE

May 19, 2025

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

NORTH VICTORIA ESTATES LOT 6

To whom it may concern,

One (1) OSSF System has been installed, inspected and approved at

NORTH VICTORIA ESTATES LOT 6

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



OSSF – Form G: Inspection Report



Permit#: 55815

Owner: BARBOSA ROSALINDA

Location: _____

Legal Description: NORTH VICTORIA ESTATES

Commercial
 ■ Type: _____

Residential
 ■ # Bedrooms: 1 -
 ■ Sq. Ft., (est.) < 2,500

Other: _____

Vacant Lot

Lot#: 6 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

Drain Field: Trench: Bed: _____ Evapotranspiration: _____

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

Distance from Foundation: To Tank: 14' To Drainfield: 16'

Distance from Property Line: To Tank: 18' To Drainfield: 12'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 180'

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: F. TREVINO License#: 34418

Remarks: 180' x 4' = 720 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 03/13/2025

OSSF – Form H: License to Operate

The license does not become effective until final inspection and approval is made by a Health Inspector.
A 48-hour notice is required for final septic tank inspections.



COMMERCIAL ■ COM. TYPE: _____

RESIDENTIAL ■ # OF ROOMS: 1 - 2

PERMIT#: 55815

PROPERTY OWNER: BARBOSA ROSALINDA

SITE LOCATION: _____

LEGAL DESCRIPTION

SUBDIVISION: NORTH VICTORIA ESTATES

LOT#: 6 BLOCK#: _____ SECTION/F. TRACT#: _____

Water Supply System: Public Well Surface

SOIL EVALUATION: _____ CLASS II

