



**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: FEBRUARY 20, 2026

Re: SIENNA RIDGE SUBDIVISION – PCT. 1

ON MARCH 07, 2023, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF FIFTY TWO (52) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SEVENTY EIGHT THOUSAND DOLLARS (\$78,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY TWO (52) 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 TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT \$78,000.00

2ND REIMBURSEMENT REQUEST: \$1,500.00

REMAINING BALANCE AFTER APPROVAL: \$66,000.00

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

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

OSSF

Price: \$1500.00

Quantity: 52

Hidalgo County Planning Department

2/16/2023

3:41:01 PM

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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DII MANAGEMENT LLC.

Received of

SIENNA RIDGE SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$78000.00

Method of Payment: Check

Check/M.O.#: 26915

Payment: \$78000.00

Change Due: \$0.00



Main Office

Receipt No. 028026



**HIDALGO COUNTY
PLANNING DEPARTMENT**

OSSF DIVISION

OSSF UPDATE

February, 11 2026

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



**SIENNA RIDGE SUBDIVISION
Lot 2**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at SIENNA RIDGE
SUBDIVISION LOT 2.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Priscilla".

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 56016

Owner: TREASURE BUILDERS LLC

Location: _____

Legal Description: SIENNA RIDGE

Lot#: 2 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: 15' To Drainfield: 28'

Distance from Property Line: To Tank: 13' To Drainfield: 8'

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: J. GONZALEZ License#: 35502

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 07/29/2025