



**Hidalgo County
Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
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Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
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Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

**To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT**

From: ANTHONY URESTI, DIRECTOR OF PLANNING

Date: FEBRUARY 20, 2026

Re: ENCHANTED ESTATES SUBDIVISION - PCT. 4

ON MARCH 07, 2023, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF EIGHT (8) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF EIGHT (8) 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	\$ 12,000.00
PREVIOUS REIMBURSEMENT	\$ 3,000.00
3 RD REIMBURSEMENT	\$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$ 7,500.00

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



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

January, 22 2026

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

**ENCHANTED ESTATES
Lot 3**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at ENCHANTED
ESTATES LOT 3.

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#: 56041

Owner: DANIEL GALVAN

Location: 5556 E MILE 17 1/2 RD

Legal Description: ENCANTED ESTATES

Lot#: 3 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.): _____ 3 x 500gals = 1,500gals

Commercial
▪ Type: _____

Residential
▪ # Bedrooms: 5
▪ Sq. Ft., (est.) < 3,500

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: 30' To Drainfield: 45'

Distance from Property Line: To Tank: 9' To Drainfield: 9'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 360'

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: D. MONTANEZ License#: 38826

Remarks: 360' x 4' = 1440 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 09/04/2025

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 8

Hidalgo County Planning Department

2/9/2023
8:33:00 AM

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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MANUEL ANGEL MURILLO

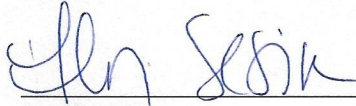
Received of

ENCHANTED ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$12000.00
Method of Payment: Check
Check/M.O.#: 26235
Payment: \$12000.00
Change Due: \$0.00



Main Office
Receipt No. 027909

THIS CHECK IS PROTECTED WITH A VOID PANTOGRAPH - OTHER SECURITY FEATURES DETAILED ON BACK.

26235



CASHIER'S CHECK

PO Box 4650
Edinburg, TX 78540

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED
BEFORE ANY CASHIER'S CHECK OF THIS BANK WILL BE
REPLACED OR REFUNDED IN THE EVENT IT IS LOST,
MISPLACED OR STOLEN.

DATE 02/08/2023

REMITTER MANUEL ANGEL MURILLO

\$*****12,000.00

PAY Twelve Thousand Dollars AND 00/100

TO THE ORDER OF HIDALGO COUNTY PLANNING DEPT.

AUTHORIZED SIGNATURE

PURPOSE

⑈ 26 23 5 ⑈

⑆ 114920128⑆

⑈ 9990000010⑈