



**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: MARCH 23, 2026

Re: HIGHLAND MANOR PHASE 3 SUBDIVISION – PCT. 1

ON SEPTEMBER 03, 2024 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 SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF FIVE (5) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE OSSF DIVISION STATING THAT FIVE (5) SEPTIC TANK SYSTEMS HAVE 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 SEVEN THOUSAND FIVE HUINDRED DOLLARS (\$7,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 28,500.00
FIRST REIMBURSEMENT:	\$ 7,500.00
REMAINING BALANCE AFTER APPROVAL:	\$ 21,000.00

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500
Quantity: 19

Hidalgo County Planning Department

7/11/2024
2:27:15 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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DASC INVESTMENTS LLC

Received of

HIGHLAND MANOR PH 3

Subdivision

cynthia.hernandez

Prepared by

Received by 

Total Amount: \$28500.00
Method of Payment: Check
Check/M.O.#: 656
Payment: \$28500
Change Due: \$0.00



Main Office
Receipt No. 035860

Texas DRIVER LICENSE USA

DRIVER LICENSE

Director: *Emma C. Miller*

UNDER 21 UNTIL
04/17/2023

4d DL: 43452388
 5. Class: C
 3. DOB: 04/17/2002
 4b. Exp: 04/17/2026
 4a. Iss: 06/04/2020
 12. Rest: NONE
 9a. End: NONE

Jesus Hinojosa Sr.

1. HINOJOSA
 2. JESUS ALBERTO
 8. 1051 E WHITEWING ST
 ROMA, TX 78584

16. Hgt: 5'-08"
 15. Sex: M 18. Eyes: BRO
 5. DD: 32629080163044888372

DASC INVESTMENTS LLC DL 43452388
 4104 COCONUT PALM DR 956-351-7291
 PALMHURST, TX 78573 456-380-5152

656
 88-1544/1149

Pay to the Order of Hidalgo County Five hundred Dollars \$ 28,500.00

Twenty eight thousand

Rio BANK

For Septic Screens Highway

Date 7/11/24

Rio BANK

MP

Photo Replaces Card on Disk

INFORMATION CONTACT US AT 1-800-875-5273

⑆111915447⑆0656 1364898⑆



HIDALGO COUNTY PLANNING DEPARTMENT

OSSF DIVISION



OSSF UPDATE

February, 26 2026

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

Highland Manor Ph. 3 Lot 1

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor
Ph Lot 1.

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

Sincerely,

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

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

March, 23 2026

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

**Highland Manor Ph. 3
Lot 2**

To whom it may concern,

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



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

February, 26 2026

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

**Highland Manor Ph. 3
Lot 3**

To whom it may concern,

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



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

February, 26 2026

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

**Highland Manor Ph. 3
Lot 7**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor
Ph Lot 7.

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)



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

February, 26 2026

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

**Highland Manor Ph. 3
Lot 17**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor
Ph Lot 17.

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#: 56089

Owner: LEGACY CONSTRUCTION BUILDERS LLC

Location: _____

Legal Description: HIGHLAND MANOR PH.3

Lot#: 1 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

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>3</u> <input checked="" type="checkbox"/>
▪ Sq. Ft., (est.) <u>< 2,500</u>
<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 46'

Distance from Property Line: To Tank: 9' To Drainfield: 8'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X 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

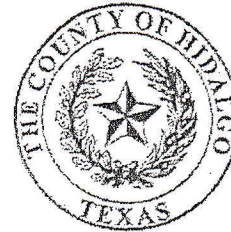
Installer: J. GONZALEZ License#: 35502

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 09/17/2025

OSSF - Form G: Inspection Report



Permit#: 044289
 Owner: SALINAS STEPHEN AND NANCY HERRERA
 Location: MILE 5 1/2 RD AND MILE 11 N
 Legal Description: HIGHLAND MANOR PH 3
 Lot#: 2 Block#: _____ Section/E. 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 500 gallon = 1000 gallons

Commercial
 ▪ Type: _____
 Residential
 ▪ # Bedrooms: 4
 ▪ Sq. Ft., (est.) < 3,500
 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: 30'
 Distance from Property Line: To Tank: 8' To Drainfield: 6'
 Trench Depth: 30" 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 GONZALES License#: OS35502

Remarks: 300' x 4' = 1200' sq. ft.
4 RISERS INSTALLED

Inspector: R. CAVAZOS License#: OS0040691

Date of Inspection: 1/08/20226



OSSF – Form G: Inspection Report

Permit#: 56093

Owner: DONALD INEZ

Location: _____

Legal Description: HIGHLAND MANOR PH.3

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.): _____ 2 x 500gals = 1,000gals

Commercial
 ▪ Type: _____

Residential
 ▪ # Bedrooms: 3
 ▪ Sq. Ft., (est.) < 2,500

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: 27' To Drainfield: 43'

Distance from Property Line: To Tank: 13' To Drainfield: 10'

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X 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: 09/17/2025

OSSF – Form G: Inspection Report



Permit#: 56117

Owner: NAYELY CASTRO

Location: _____

Legal Description: HIGHLAND MANOR PH.3

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

<input type="checkbox"/> Commercial
▪ Type: _____
<input checked="" type="checkbox"/> Residential
▪ # Bedrooms: <u>4</u>
▪ Sq. Ft., (est.) <u>< 2,500</u>
<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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: 14' To Drainfield: 31'

Distance from Property Line: To Tank: 27' To Drainfield: 7'

Trench Depth: 30" 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: J. GONZALEZ License#: 35502

Remarks: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 09/24/2025



OSSF – Form G: Inspection Report

Permit#: 56036

Owner: GARZA OSCAR & LESLEY LIZETH

Location: 1008 SOFIA ST

Legal Description: HIGHLAND MANOR PH 3

Lot#: 17 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: X Bed: _____ Evapotranspiration: _____

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

Distance from Foundation: To Tank: 19' To Drainfield: 30'

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

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: X 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: I. MATA License#: 4378

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 08/13/2025