



**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: APRIL 28, 2026

Re: GROVES SUBDIVISION – PCT. 1

ON OCTOBER 01, 2024 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF SIXTEEN (16) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWENTY FOUR THOUSAND DOLLARS (\$24,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF SIXTEEN (16) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF SIX THOUSAND DOLLARS (\$6,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF FOUR (4) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE OSSF DIVISION STATING THAT FOUR (4) 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 SIX THOUSAND DOLLARS (\$6,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT \$ 24,000.00

FIRST REIMBURSEMENT: \$ 6,000.00

REMAINING BALANCE AFTER APPROVAL:
\$ 18,000.00

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 16

Hidalgo County Planning Department

2/1/2024
1:36:25 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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ROBERTO OR LUCIA VALLADARES

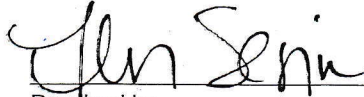
Received of

GROVES SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$24000.00
Method of Payment: Check
Check/M.O.#: 5643
Payment: \$24000.00
Change Due: \$0.00



Main Office
Receipt No. 033359

NOB: 12-18-07 TX DA# 20424893
ROBERTO OR LUCIA VALLADARES
PH. 956-532-7168 P# 482-4081
P.O. BOX 332
WESLACO, TX 78599-0332

88-1527
1149 14

5643

DATE 01/30/2024

SPECIALTY INK FROM SECURITY



PAY TO
THE ORDER OF

Hidalgo County
Twenty-four thousand dollars + zero cents \$ 24,000.00

Heat
Reactive
Ink

VANTAGE BANK
GROVES, TEXAS
ECONOMICS SYSTEMS



⑆114915272⑆ 5643⑆ 20 6011 6⑆



HIDALGO COUNTY PLANNING DEPARTMENT

OSSF DIVISION



OSSF UPDATE

April, 7 2026

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

GROVES Lot 5

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at GROVES LOT 5.

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#: 045482

Owner: MARTIN VILLANUEVA CONSTRUCTION LLC

Location: MILE 6 W. & MILE 11 N.

Legal Description: GROVES LOT 5

Lot#: 5 Block#: _____ Section/F. Tract#: _____

Tank Type: _____ CONCRETE

Inside Diameter: _____ 60"

Inside Length of Sides: _____ 60"

Liq. Depths or Dist. From Tank Bottom to Outlet Bottom: _____ 48"

Airspace (approx.): _____ 3"

Gallon Cap. (approx.): _____ 2 X500GAL = 1000 GAL

- 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: 35'

Distance from Property Line: To Tank: 10' 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: JOSE A. GONZALEZ License#: 35502

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

Inspector: R. CAVAZOS License#: OS0040691

Date of Inspection: 3/19/2026



HIDALGO COUNTY PLANNING DEPARTMENT

OSSF DIVISION



OSSF UPDATE

February, 5 2026

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

GROVES Lot 6

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at GROVES LOT 6.

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#: 56009 _____

Owner: RIMO, LLC _____

Location: _____

Legal Description: GROVES _____

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 _____

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: 6' To Drainfield: 13'

Distance from Property Line: To Tank: 11' To Drainfield: 9'

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: I. MATA License#: 4378

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 07/29/2025



HIDALGO COUNTY PLANNING DEPARTMENT

OSSF DIVISION



OSSF UPDATE

February, 5 2026

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

GROVES Lot 7

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at GROVES 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 Martinez".

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)



OSSF – Form G: Inspection Report

Permit#: 55890

Owner: JUAN M. GARCIA JR

Location: _____

Legal Description: GROVES

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.) < 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: 5' To Drainfield: 13'

Distance from Property Line: To Tank: 22' To Drainfield: 9'

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: I. MATA License#: 4378

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 05/13/2025



HIDALGO COUNTY PLANNING DEPARTMENT

OSSF DIVISION



OSSF UPDATE

February, 5 2026

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

GROVES Lot 13

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at GROVES LOT
13.

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#: 55818

Owner: ROBERTO VALLADARES JR. & LUCIA J

Location: MILE-6 & MILE-11

Legal Description: GROVES

Lot#: 13 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>
▪ Sq. Ft., (est.) <u>< 1,500</u>
<input type="checkbox"/> Other: _____
<input checked="" 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: 22' To Drainfield: 38'

Distance from Property Line: To Tank: 8' 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: 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: JOSE A. GONZALEZ License#: OSOO35502

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

Inspector: RODOLFO RIOS License#: OSOO33030

Date of Inspection: 03/20/2025