



**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: APRIL 28, 2026

Re: THE DISTRICT NORTH WESLACO SUBDIVISION – PCT. 1

ON JANUARY 25, 2022 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$88,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY NINE (59) 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 OSSF DIVISION 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	\$88,500.00
PREVIOUS REIMBURSEMENTS:	\$36,000.00
REQUEST FOR 10 TH OSSF REIMBURSEMENT:	\$ 1,500.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 51,000.00

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



Hidalgo County Planning Department

Anthony Uresti
Director of Planning

Main Office

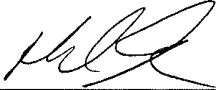

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Acct. # - 1100-211-00-000-018-0-000 OSSF Price: \$1500.00 Quantity: 59	Hidalgo County Planning Department 11/18/2021 2:31:37 PM														
	<table><tr><td>Main Office</td><td>Precinct No. 1 Substation</td><td>Precinct No. 3 Substation</td></tr><tr><td>1304 South 25th Street</td><td>1902 Joe Stephens Ave.</td><td>2401 N. Moorefield Rd.</td></tr><tr><td>Edinburg, Texas 78542</td><td>Weslaco, Texas 78596</td><td>Mission, Texas 78572</td></tr><tr><td>Ph: 956-318-2840</td><td>Ph: 956-968-4734</td><td>Ph: 956-205-7045</td></tr><tr><td>Fax: 956-318-2844</td><td>Fax: 956-973-7850</td><td>Fax: 956-205-7049</td></tr></table>	Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation	1304 South 25th Street	1902 Joe Stephens Ave.	2401 N. Moorefield Rd.	Edinburg, Texas 78542	Weslaco, Texas 78596	Mission, Texas 78572	Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045	Fax: 956-318-2844	Fax: 956-973-7850
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	DREAMLAND ESTATES, LLC. Received of														
	THE DISTRICT NORTH WESLACO SUBDIVISION Subdivision														
	flor.sesin Prepared by														
	 Received by														
Total Amount: \$88500.00 Method of Payment: Check Check/M.O.#: 1087 Payment: \$88500.00 Change Due: \$0.00	 Main Office Receipt No. 021082														

#082-9081 DOPS: 12-18-87
#081 722-1441 TXDU# 20426893

1087



Dreamland Estates LLC
2900 N Texas Blvd Ste 201
Weslaco, TX 78599

Plains Capital Bank
88-2299/1113



11/1/2021

PAY TO THE
ORDER OF

County Of Hidalgo

\$ \$88,500.00

Eighty Eight Thousand Five Hundred Dollars And No Cents

DOLLARS

County Of Hidalgo

[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO

District North Weslaco Subd.

Security features. Details on back.



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

April, 14 2026

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

**The District North No. 1
Lot 13**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at The District
North No.1 Lot 13.

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)

OSSF – Form G: Inspection Report



Permit#: 55974

Owner: LUNA JUAN PABLO JR

Location: _____

Legal Description: THE DISTRICT-NORTH WESLACO PH.1

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

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: 11' To Drainfield: 25'

Distance from Property Line: To Tank: 29' To Drainfield: 16'

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: F. TREVINO License#: 34418

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 07/25/2025