



**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: MAY 15, 2026

Re: ALONDRA LA BLANCA PHASE 2 SUBDIVISION- PCT. 4

ON MAY 03, 2022, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF FORTY-TWO (42) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTY-THREE THOUSAND DOLLARS (\$63,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FORTY-TWO (42) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING THE REIMBURSEMENT OF THREE THOUSAND DOLLARS (\$3,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF TWO (2) SINGLE-FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY HEALTH DEPARTMENT STATING TWO (2) 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 OF THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	\$ 63,000.00
PREVIOUS REIMBURSEMENT	\$ 15,000.00
¹⁰ TH REIMBURSEMENT:	\$ 3,000.00
REMAINING BALANCE AFTER APPROVAL:	\$ 45,000.00

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

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 42

Hidalgo County Planning Department

3/31/2022
11:17:05 AM

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	Fax: 956-205-7049

TOKOS LLC.

Received of

ALONDRA LA BLANCA PH. 2 SUBDIVISION

Subdivision

flor.sesin

Prepared by

Flor Sesin

Received by

Total Amount: \$63000.00
Method of Payment: Check
Check/M.O.#: 1585
Payment: \$63000.00
Change Due: \$0.00



Main Office
Receipt No. 023031

Reprinted: 04/08/2022

TEXAS COMMUNITY BANK
88-2481/1149

1585

8
TOKOS LLC
1602 W EXPRESSWAY 83
ALAMO, TX 78516
956-781-1911

03/23/2022

PAY TO THE
ORDER OF

Hidalgo County Planning

\$ **63,000.00

Sixty-three thousand and 00/100*****

DOLLARS

Hidalgo County Planning

VOID AFTER 90 DAYS

MEMO

OSSF Improvement Alondra Phase II


AUTHORIZED SIGNATURE

⑈001585⑈ ⑆114924810⑆ ⑈5010013896⑈



**HIDALGO COUNTY
PLANNING DEPARTMENT**

OSSF DIVISION



OSSF UPDATE

March, 32 2026

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

**Alondra La Blanca Ph 2
Lot 32**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Alondra La
Blanca Ph2 Lot 32

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

Sincerely,

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 56061

Owner: LUJANO IRMA BELTRAN

Location: 13537 BASKETFLOWER DR

Legal Description: ALONDRA LA BLANCA PH 2

Lot#: 32 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: 1 -
▪ 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: 20' To Drainfield: 30'

Distance from Property Line: To Tank: 31' To Drainfield: 10'

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: D. MONTANEZ License#: 38826

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 08/27/2025



**HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION**



OSSF UPDATE

May, 5 2026

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

**Alondra La Blanca Ph2
Lot 40**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Alondra La Blanca Ph2 Lot 40.

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#: 046434

Owner: SOLIS DULCE

Location: FM 493 AND HWY 107

Legal Description: ALONDRA LA BLANCA PH 2

Lot#: 40 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: _____ 54"

Airspace (approx.): _____ 3"

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

Commercial
 ▪ Type: _____

Residential
 ▪ # Bedrooms: 1 - 2
 ▪ 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: 30' To Drainfield: 49'

Distance from Property Line: To Tank: 33' To Drainfield: 18'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: _____ II: III: _____

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 180'

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#: OS0034418

Remarks: 180' x 4' = 720 sq. ft.

4 RISERS INSTALLED

Inspector: P.MARTINEZ License#: OS0040689

Date of Inspection: 4/29/2026