



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: JUNE 25, 2026

Re: EL FARITO ESTATES SUBDIVISION – PCT. 1

ON APRIL 02, 2024, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF ELEVEN (11) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF SIXTEEN THOUSAND FIVE HUNDRED DOLLARS (\$16,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF ELEVEN (11) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF THREE (3) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY OSSF DIVISION STATING THAT THREE (3) 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 FOUR THOUSAND FIVE HUNDRED DOLLARS (\$4,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT \$16,500.00

PREVIOUS REIMBURSEMENT REQUEST:
\$3,000.00

3RD REIMBURSEMENT REQUEST:
\$4,500.00

REMAINING BALANCE AFTER APPROVAL:
\$9,000.00

*** END OF MEMORANDUM ***

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 11

Hidalgo County Planning Department

3/4/2024
2:04:50 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
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EL FARITO LLC.

Received of

EL FARITO ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$16500.00
Method of Payment: Check
Check/M.O.#: 1049
Payment: \$16500.00
Change Due: \$0.00



Main Office
Receipt No. 033797

00011500
EL FARITO LLC
PO BOX 1007
WESLACO, TX 78599-1007

1049

88-2299/1113
17202

DATE 2/29/2024

 CHECK ARMOR
TRADE PROTECTION

PAY
TO THE
ORDER OF

Hidalgo County Planning Department

\$ 16,500.00

Sixteen thousand five hundred

DOLLARS



Photo
Safe
Deposit
Details on back

PlainsCapital Bank 

www.plainscapital.com

FOR

Escrow fee 11 septic tank system

H

HP



HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION
OSSF UPDATE



June, 2 2026

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

El Farito Estates

To whom it may concern,

Three (3) OSSF Systems have been installed, inspected, and approved at El Farito
Estates Lots 7, 8 and 9.

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

Sincerely,

A handwritten signature in black ink, appearing to be "Pm", written over a white background.

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 56073

Owner: GARCIA JESUS ANGEL

Location:

Legal Description: EL FARITO ESTATES

Lot#: 9 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: 18' To Drainfield: 30'

Distance from Property Line: To Tank: 43' To Drainfield: 21'

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: V. PEREZ License#: 8943

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 09/15/2025

OSSF – Form G: Inspection Report



Permit#: 56207

Owner: EL FARITO LLC

Location: MILE 12 1/2 N. & MILE 6 WEST

Legal Description: EL FARITO ESTATES

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: 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: 18' To Drainfield: 28'

Distance from Property Line: To Tank: 17' To Drainfield: 14'

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.G. GONZALES License#: 40014

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

4 RISERS INSTALLED

Inspector: R. CAVAZOS License#: 40691

Date of Inspection: 12/12/2025

OSSF – Form G: Inspection Report



Permit#: 56127

Owner: EL FARITO LLC

Location: _____

Legal Description: EL FARITO ESTATES

Lot#: 8 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: 31'

Distance from Property Line: To Tank: 22' To Drainfield: 17'

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.G. GONZALES License#: 40014

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

4 RISERS INSTALLED

Inspector: A. FLORES License#: 38768

Date of Inspection: 10/28/2025