



Hidalgo County Planning Department

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78542
Phone (956) 318-2840
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Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

MEMORANDUM

To: JUDGE RICHARD F. CORTEZ
COUNTY COMMISSIONER'S COURT

From: ANTHONY URESTI, DIRECTOR OF PLANNING

Date: JUNE 25, 2026

Re: ENCHANTED ESTATES SUBDIVISION - PCT. 4

ON MARCH 07, 2023, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE-REFERENCED SUBDIVISION WHICH CONSISTS OF EIGHT (8) SINGLE-FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWELVE THOUSAND DOLLARS (\$12,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF EIGHT (8) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF ONE (1) SINGLE-FAMILY SEPTIC TANK SYSTEM. ATTACHED IS A LETTER FROM THE HIDALGO COUNTY OSSF DIVISION STATING ONE (1) SEPTIC TANK SYSTEM 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	\$ 12,000.00
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PREVIOUS REIMBURSEMENT	\$ 4,500.00
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4 TH REIMBURSEMENT	\$ 1,500.00
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REMAINING BALANCE AFTER APPROVAL:	\$ 6,000.00
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*** END OF MEMORANDUM ***

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 8

Hidalgo County Planning Department

2/9/2023
8:33:00 AM

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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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

MANUEL ANGEL MURILLO

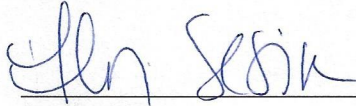
Received of

ENCHANTED ESTATES SUBDIVISION

Subdivision

flor.sesin

Prepared by



Received by

Total Amount: \$12000.00
Method of Payment: Check
Check/M.O.#: 26235
Payment: \$12000.00
Change Due: \$0.00



Main Office
Receipt No. 027909

THIS CHECK IS PROTECTED WITH A VOID PANTOGRAPH - OTHER SECURITY FEATURES DETAILED ON BACK.

26235



PO Box 4650
Edinburg, TX 78540

CASHIER'S CHECK

NOTICE TO CUSTOMERS

THE PURCHASE OF AN INDEMNITY BOND MAY BE REQUIRED
BEFORE ANY CASHIER'S CHECK OF THIS BANK WILL BE
REPLACED OR REFUNDED IN THE EVENT IT IS LOST,
MISPLACED OR STOLEN.

DATE 02/08/2023

REMITTER MANUEL ANGEL MURILLO

\$*****12,000.00

PAY Twelve Thousand Dollars AND 00/100

TO THE ORDER OF HIDALGO COUNTY PLANNING DEPT.

AUTHORIZED SIGNATURE

PURPOSE

⑈ 26 235 ⑈

⑆ 114920128⑆

⑈ 9990000010⑈



HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION
OSSF UPDATE



May, 29 2026

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

Enchanted Estates
Lot 2

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Enchanted
Estates Lot 2.

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#: 045152

Owner: TAMEZ FRANCISCO TIJERINA & LIZETH JAZMIN CANTU

Location: 5500 E MILE 17 1/2 EDINBURG

Legal Description: ENCHANTED ESTATES

Lot#: 2 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: _____ 56"

Airspace (approx.): _____ 3"

Gallon Cap. (approx.): _____ 3 X500GAL = 1500 GAL

☐ Commercial

▪ Type: _____

☒ Residential

▪ # Bedrooms: 5

▪ Sq. Ft., (est.) < 4,500

☐ 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: 60'

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

Trench Depth: 30" Trench Width: 2'

Backfill Material: Ib: _____ II: X III: _____

Pipe: Brand (if known): SB2 - 8" Type: L. CHAMBERS No. of Feet: 230'

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 N/A ☐ Yes ☐ No

Perforated Pipe Generally Level throughout Field N/A ☐ Yes ☐ No

End Caps provided on Drainfield (if not looped) N/A ☐ Yes ☐ No

Geo-Textile Fabric used for Permeable Soil Barrier N/A ☐ Yes ☐ No

Installer: D. MONTANEZ License#: OS0038826

Remarks: 230' x 5' = 1,150 sq. ft.

Inspector: P. MARTINEZ License#: OS0040689

Date of Inspection: 4/2/2026