



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: HIGHLAND MANOR PHASE 3 SUBDIVISION – PCT. 1

ON SEPTEMBER 03, 2024 THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF NINETEEN (19) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF TWENTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$28,500.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF NINETEEN (19) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL 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 OSSF DIVISION STATING THAT 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 IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT \$ 28,500.00

FIRST REIMBURSEMENT: \$ 7,500.00

2ND REIMBURSEMENT: \$ 3,000.00

REMAINING BALANCE AFTER APPROVAL:
\$ 18,000.00

*** END OF MEMORANDUM ***

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500
Quantity: 19

Hidalgo County Planning Department

7/11/2024
2:27:15 PM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	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

DASC INVESTMENTS LLC

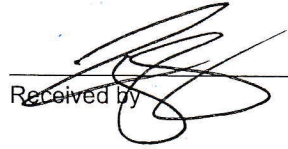
Received of

HIGHLAND MANOR PH 3

Subdivision

cynthia.hernandez

Prepared by


Received by



Main Office
Receipt No. 035860

Total Amount: \$28500.00
Method of Payment: Check
Check/M.O.#: 656
Payment: \$28500
Change Due: \$0.00

Texas
DRIVER LICENSE

Director: *James C. [Signature]*

UNDER 21 UNTIL
04/17/2023

4d DL: **43452388**
9. Class: **C**
3. DOB: **04/17/2002**
4b. Exp: **04/17/2026**
4a. Iss: **06/04/2020**
12. Rest: **NONE**
9a. End: **NONE**

Jesus Hinojosa Sr.

1. HINOJOSA
2. JESUS ALBERTO
8. 1051 E WHITEWING ST
ROMA, TX 78584

16. Hgt: 5'-08"
15. Sex: M 18. Eyes: BRO
5. DD: 32629080163044888372

DASC INVESTMENTS LLC DL **43452388**
4104 COCONUT PALM DR 956-361-7291
PALMHURST, TX 78573 456-380-5152

Pay to the Order of Hidalgo County **\$28,500.00**
Twenty eight thousand five hundred & no/100 Dollars

Rio BANK
For Septic Escrow Highway 3
MP

7/11/24 Date **CHECK NUMBER**
88-1544/1149

656

111491544710656 1364898

PHOTO
Replace
Delete on Disk

OSSF – Form G: Inspection Report



Permit#: 047212

Owner: GAYLORD CARMEN M

Location: MILE 11 RD AND MILE 5 1/2 RD

Legal Description: HIGHLAND MANOR PH 3 LOT 9

Lot#: 9 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: X Bed: Evapotranspiration:

Distance from **Private/Public Well**: To Tank: N/A' To Drainfield: N/A'

Distance from Foundation: To Tank: 15' To Drainfield: 30'

Distance from Property Line: To Tank: 10' To Drainfield: 8'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: II: III: X

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. A. GONZALES

License#: OS035502

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

Inspector: R. CAVAZOS

License#: OS0040691

Date of Inspection: 6/3/2026



***HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION***



June, 24 2026

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

**Highland Manor Phase 3
Lot 9**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor
Phase 3 Lot 9.

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

Sincerely,

A handwritten signature in black ink, appearing to be "Pm", is written over the word "Sincerely,".

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)



***HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION***



June, 24 2026

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

**Highland Manor Phase 3
Lot 13**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor
Phase 3 Lot 13.

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

Sincerely,

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Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 047214

Owner: LIGHTNING CONSTRUCTION RGV LLC

Location: MILE 11 RD AND MILE 5 1/2 RD

Legal Description: HIGHLAND MANOR PH 3 LOT 13

Lot#: 13 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: X Bed: Evapotranspiration:

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Trench Depth: 36" Trench Width: 2'

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Amount: N/A Yards or Tons

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Porous Media Uniform (0.72-2.0 inches) N/A ☐ Yes ☐ No

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