



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: JUNE 25, 2026

Re: THE DISTRICT NORTH WESLACO PH. 2 SUBDIVISION – PCT. 1

ON JANUARY 23, 2023 THE COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION. THE CASH DEPOSIT IN THE AMOUNT OF EIGHTY ONE THOUSAND DOLLARS (\$81,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF FIFTY FOUR (54) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING A PARTIAL REIMBURSEMENT OF THE CASH DEPOSIT IN THE AMOUNT OF THREE THOUSAND DOLLARS (\$3,000.00) WHICH REFLECTS THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM THE OSSF DIVISION STATING THAT TWO (2) SEPTIC TANKS 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 FOR OSSF'S	\$81,000.00
PREVIOUS REIMBURSEMENTS:	\$ 28,500.00
REQUEST FOR 10 TH OSSF REIMBURSEMENT:	\$ 3,000.00
BALANCE FOR OSSF'S AFTER APPROVAL:	\$ 49,500.00

*** END OF MEMORANDUM ***

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 54

Hidalgo County Planning Department

12/19/2023
11:48:40 AM

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
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DREAMLAND ESTATES LLC.

Received of

THE DISTRICT NORTH PHASE II SUBDIVISION

Subdivision

flor.sesin

Prepared by

flor.sesin

Received by



Main Office

Receipt No. 032828

Total Amount: \$81000.00
Method of Payment: Check
Check/M.O.#: 1629
Payment: \$81000.00
Change Due: \$0.00

1629



Dreamland Estates LLC

2900 N Texas Blvd Ste 201
Weslaco, TX 78599

PLAINS CAPITAL BANK

88-2299/1113

11/17/2023

DATE

AMOUNT

EXACTLY EIGHTY-ONE THOUSAND DOLLARS
PAY

*81,000.00

TO THE County of Hidalgo
ORDER 2818 S Business Hwy 281
OF: Edinburg TX 78539

[Signature]
AUTHORIZED SIGNATURE



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



June, 24 2026

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

**The District North Phase 2
Lot 6**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at The District
North Phase Lot 6.

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 light blue circular background.

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 56082

Owner: CRUZ MORALES JASON

Location: _____

Legal Description: THE DISTRICT NORTH WESLACO PH.2

Lot#: 6 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: 22' To Drainfield: 38'

Distance from Property Line: To Tank: 18' To Drainfield: 6'

Trench Depth: 36" 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. GONZALEZ License#: 35502

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

Inspector: A. FLORES License#: 38768

Date of Inspection: 09/11/2025



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



June, 24 2026

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

**The District North Phase 2
Lot 45**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at The District
North Phase Lot 45.

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 light blue circular background.

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report



Permit#: 56028

Owner: RAMIREZ J. JUAN

Location: _____

Legal Description: THE DISTRICT-NORTH PH.2

Lot#: 45 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: 4

▪ 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: 33' To Drainfield: 41'

Distance from Property Line: To Tank: 13' To Drainfield: 11'

Trench Depth: 30" Trench Width: 2'

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

Pipe: Brand (if known): SB2 - 8" Type: GRAVELLESS No. of Feet: 300'

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: 300' x 4' = 1,200 sq. ft.

Inspector: A. FLORES License#: 38768

Date of Inspection: 10/15/2025