



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: VIRIDIAN ESTATES SUBDIVISION LOT 13 – PCT. 1

ON FEBRUARY 23, 2021, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF THIRTY (30) SINGLE FAMILY LOTS. THE CASH DEPOSIT IN THE AMOUNT OF FORTY FIVE THOUSAND DOLLARS (\$45,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF THIRTY (30) 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 THAT 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 \$ 45,000.00

PREVIOUS REIMBURSEMENTS \$ 33,000.00

6TH REIMBURSEMENT REQUEST:

\$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:

\$ 10,500.00

*** END OF MEMORANDUM ***



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Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$45000
Quantity: 1

Hidalgo County Planning Department

2/12/2021
8:45:14 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
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

A&M Construction

Received of

Viridian Estates

Subdivision

jose.tovar

Prepared by

Received by

Total Amount: \$45000.00
Method of Payment: Check
Check/M.O.#: 25251
Payment: \$45000
Change Due: \$0.00



Main Office

Receipt No. 016577

956-284-0218
956-630-0216

25251
SECURED BY ECHENLEO

88-7354/3149

Date 2/11/21

Pay to the order of Hidalgo County Planning Department \$45,000.00

Forty five thousand and 00/100 Dollars

Escrow

Viridian - Septic Tank

GREATER STATE BANK
FALFURRIAS, HEBBRONVILLE
EDINBURG, TEXAS
MEMBER FDIC

For

025251 3149735481 440053711



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



OSSF UPDATE

May, 22 2026

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

**VIRIDIAN ESTATES
Lot 21**

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at VIRIDIAN
ESTATES LOT 21.

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)

OSSF – Form G: Inspection Report



Permit#: 046899

Owner: SANTOS GUSTAVO & AIDA

Location: 1511 JOSHUA DR, WESLACO TX

Legal Description: VIRIDIAN ESTATES LOT 21

Lot#: 21 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: 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: 6' To Drainfield: 8'

Distance from Property Line: To Tank: 60' To Drainfield: 10'

Trench Depth: 36" Trench Width: 2'

Backfill Material: Ib: II: X III:

Pipe: Brand (if known): SB2 - 8" Type: L. CHAMBERS 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#: OS0039809

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

Inspector: R. CAVAZOS License#: OS0040691

Date of Inspection: 5/15/2026