



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: AUGUST 26, 2026

Re: VILLAS SAN MIGUEL 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 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 HIDALGO COUNTY OSSF DIVISION STATING THAT ONE (1) SEPTIC TANK SYSTEM 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 ONE THOUSAND FIVE HUNDRED DOLLARS (\$1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT \$45,000.00

1ST REIMBURSEMENT REQUEST:
\$1,500.00

REMAINING BALANCE AFTER APPROVAL:
\$43,500.00

*** END OF MEMORANDUM ***



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



July, 17 2026

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

**Villas San Miguel
Lot 17**

To whom it may concern,

One (1) OSSF System has been installed, inspected, and approved at Villas San Miguel
Lot 17.

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#: 047450

Owner: GARCIA GILBERTO & MARICELA O

Location: RAPHAEL DR WESLACO

Legal Description: VILLAS SAN MIGUEL LOT 17

Lot#: 17 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: 10' To Drainfield: 25'

Distance from Property Line: To Tank: 36' 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.A. GONZALEZ License#: OS001350

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

Inspector: R. CAVAZOS License#: OS0040691

Date of Inspection: 6/12/2026

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: \$1500.00
Quantity: 30

Hidalgo County Planning Department

3/15/2024
10:24:48 AM

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
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Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

VILLAS SAN MIGUEL LLC.

Received of

VILLAS SAN MIGUEL SUBDIVISION

Subdivision

flor.sesin

Prepared by

FS

Received by

Total Amount: \$45000.00
Method of Payment: Check
Check/M.O.#: 1005
Payment: \$45000.00
Change Due: \$0.00



Main Office
Receipt No. 033988

VILLAS SAN MIGUEL LLC
413 E. 18TH ST., # 2
WESLACO, TX 78596

88-1733/1149

1005

03/14/2024

Order of Hidalgo County Planning Department \$ 45,000
Forty Five Thousand

Heat
Reactive
Ink



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