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: **OCTOBER 22, 2026**

Re: **SUNSET ACRES SUBDIVISION – PCT. 4**

ON FEBRUARY 03, 2026, THE HIDALGO COUNTY COMMISSIONERS COURT GRANTED FINAL APPROVAL WITH FINANCIAL GUARANTEE FOR THE ABOVE REFERENCED SUBDIVISION WHICH CONSISTS OF THREE (3) SINGLE FAMILY LOTS AND ONE (1) COMMERCIAL. THE CASH DEPOSIT IN THE AMOUNT OF SEVEN THOUSAND DOLLARS ($7,000.00) WAS USED TO SECURE THE FUNDS FOR THE INSTALLATION OF TWO (2) SEPTIC TANK SYSTEMS.

THE DEVELOPER IS REQUESTING THE FULL REIMBURSEMENT OF SEVEN THOUSAND DOLLARS ($7,000.00) FROM THE CASH DEPOSIT WHICH REFLECTS THE INSTALLATION OF TWO (2) SINGLE FAMILY SEPTIC TANK SYSTEMS. ATTACHED IS A LETTER FROM HIDALGO COUNTY 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 SEVEN THOUSAND DOLLARS ($7,000.00) FOR THE AFOREMENTIONED IMPROVEMENTS.

CASH DEPOSIT

ORIGINAL AMOUNT	$ 7,000.00
FIRST REIMBURSEMENT	$ 7,000.00

REMAINING BALANCE AFTER APPROVAL:
$ 0

*** * * END OF MEMORANDUM * * ***

HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION

Anthony Uresti
Director of Planning

October, 22 2026

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

SUNSET ACRES
LOT 3

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at **SUNSET ACRES LOT 3**.

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

Sincerely,

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION

Anthony Uresti
Director of Planning

October, 22 2026

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

SUNSET ACRES
LOT 2

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at **SUNSET ACRES LOT 2**.

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

Sincerely,

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report

Permit#: 048694

Owner: GARCIA ARMANDO

Location: TOWER & 107

Legal Description: SUNSET ACRES

Lot#: 3 **Block#:** _____ **Section/F. Tract#:** _____

- ☐ **Commercial**
  - Type: _____
- ☒ **Residential**
  - # Bedrooms: 4
  - Sq. Ft., (est.) < 2,500
- ☐ **Other:** _____
- ☐ **Vacant Lot**

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

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: 28'

Distance from Property Line: To Tank: 25' To Drainfield: 20'

Trench Depth: 36" Trench Width: 2'

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

Pipe: Brand (if known): SB2 - 8" Type: L. CHAMBERS No. of Feet: 225'

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#:** OS0035502

Remarks: 225' x 4' = 900 sq. ft.

4 RISERS INSTALLED

Inspector: P.MARTINEZ **License#:** OS0040689

Date of Inspection: 8/6/2026

Hidalgo County Planning Department OSSF Division
2818 S Business Hwy 281, Edinburg, TX 78539
(956) 318-2840

OSSF – Form G: Inspection Report

Permit#: 048695

Owner: TREJO EMILIO

Location: TOWER & 107

Legal Description: SUNSET ACRES

Lot#: 2 **Block#:** _____ **Section/F. Tract#:** _____

- ☐ **Commercial**
  - Type: _____
- ☒ **Residential**
  - # Bedrooms: 3
  - Sq. Ft., (est.) < 2,500
- ☐ **Other:** _____
- ☐ **Vacant Lot**

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

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: 28'

Distance from Property Line: To Tank: 25' To Drainfield: 20'

Trench Depth: 36" Trench Width: 2'

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

Pipe: Brand (if known): SB2 - 8" Type: L. CHAMBERS No. of Feet: 180'

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#:** OS0035502

Remarks: 180' x 4' = 720 sq. ft.

4 RISERS INSTALLED

Inspector: P.MARTINEZ **License#:** OS0040689

Date of Inspection: 8/6/2026

Hidalgo County Planning Department OSSF Division
2818 S Business Hwy 281, Edinburg, TX 78539
(956) 318-2840

Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: $3500.00
Quantity: 2

Total Amount: $7000.00
Method of Payment: Check
Check/M.O.#: 3356
Payment: $7000.00
Change Due: $0.00

Hidalgo County Planning Department

12/16/2025
3:29:14 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

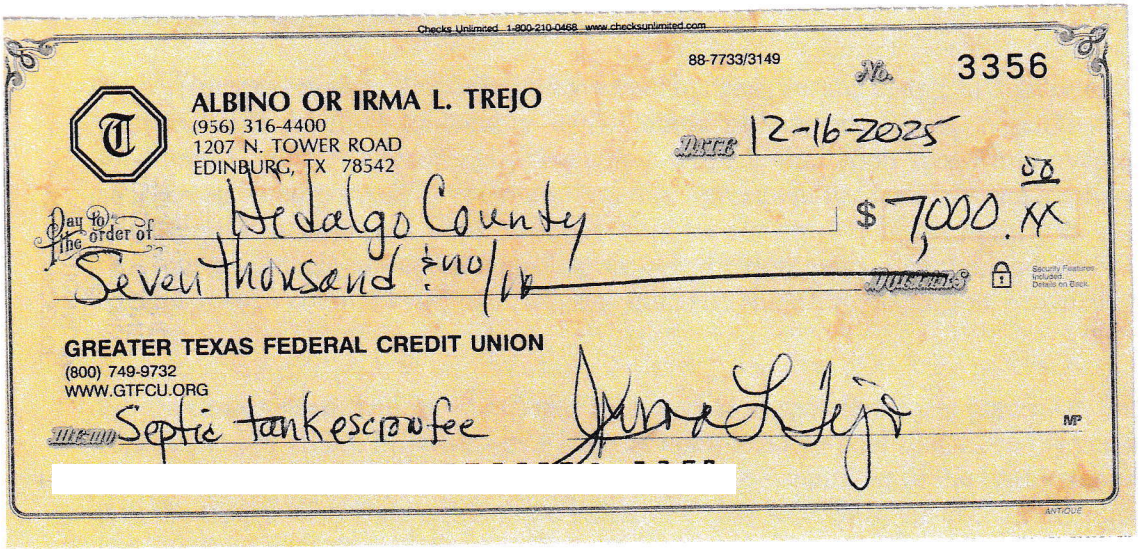
ALBINO OR IRMA L. TREJO
Received of

SUNSET ACRES SUBDIVISION
Subdivision

flor.sesin
Prepared by

flsesin
Received by

Main Office
Receipt No. 044138


Checks Unlimited 1-800-210-0468 www.checksunlimited.com

88-7733/3149 No. 3356

ALBINO OR IRMA L. TREJO
(956) 316-4400
1207 N. TOWER ROAD
EDINBURG, TX 78542

DATE 12-16-2025

Pay to the order of Hedalgo County $ 7,000.00

Seven Thousand and no/100 DOLLARS

GREATER TEXAS FEDERAL CREDIT UNION
(800) 749-9732
WWW.GTFCU.ORG

MEMO Septic tank escrow fee

Irma L Trejo

MP