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: **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
PREVIOUS REIMBURSEMENTS:	$ 10,500.00
3RD REIMBURSEMENT:	$ 3,000.00

REMAINING BALANCE AFTER APPROVAL:
$ 15,000.00

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

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

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

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

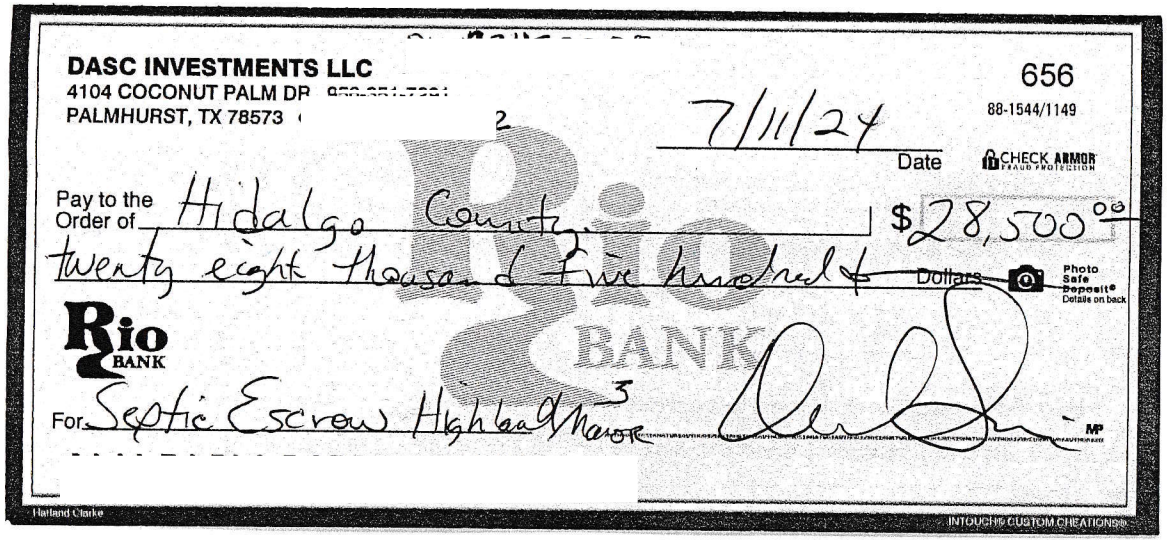
cynthia.hernandez
Prepared by

Received by

Main Office

Receipt No. 035860


Texas
DRIVER LICENSE
USA
DRIVER LICENSE
UNDER 21 UNTIL
04/17/2023
4d DL 43452388
9 Class C
3 DOB 04/17/2002
4c Exp 04/17/2026
4a Iss 06/04/2020
12 Restr NONE
9a End NONE
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
4104 COCONUT PALM DR
PALMHURST, TX 78573
656
88-1544/1149
7/11/24
Date
CHECK ARMOR
FRAUD PROTECTION
Pay to the Order of Hidalgo County
$28,500.00
twenty eight thousand five hundred
Dollars
Photo Safe Deposit® Details on back
Rio BANK
For Septic Escrow Highland Manor
Harland Clarke
INTOUCH® CUSTOM CREATIONS®

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

HIGHLAND MANOR PH 3
LOT 6

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at **HIGHLAND MANOR PH 3 LOT 6**.

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#: 047679

Owner: MORENO RAQUEL LAURA

Location: MILE5 1/2 AND MILE 11 RD

Legal Description: HIGHLAND MANOR PH 3 LOT 6

Lot#: 6 **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: 20' To Drainfield: 35'

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

Trench Depth: 36" 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: J.A. GONZALEZ **License#:** OS0035502

Remarks: 300' x 4' = 1200 sq. ft.

Inspector: R. CAVAZOS **License#:** OS0040691

Date of Inspection: 7/07/2026

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

HIDALGO COUNTY
PLANNING DEPARTMENT
OSSF DIVISION

Anthony Uresti
Director of Planning

July, 30 2026

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

HIGHLAND MANOR PH3 LOT 19

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at Highland Manor PH3 Lot 19.

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

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Sincerely,

Priscilla Martinez
TCEQ Designated Representative (#OS0040689)

OSSF – Form G: Inspection Report

Permit#: 047953

Owner: ELISSETCHE LUIS ROBERTO & ANGEL FABIAN LOZANO

Location: MILE 5 W & MILE 5 I/2 NORTH

Legal Description: HIGHLAND MANOR PH 3 LOT 19

Lot#: 19 **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.) < 3,500

☐ **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: 25' To Drainfield: 35'

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Trench Depth: 36" 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: J.A. GONZALEZ **License#:** OS001350

Remarks: 300' x 4' = 1200 sq. ft.

Inspector: R. CAVAZOS **License#:** OS0040691

Date of Inspection: 7/14/2026

Hidalgo County Planning Department OSSF Division
2818 S Business Hwy 281, Edinburg, TX 78539
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