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 23, 2026**

Re: **HIGHLAND MANOR PHASE 2 SUBDIVISION LOT 7 – PCT. 1**

ON MAY 31, 2022, 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 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 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 HUINDRED DOLLARS ($1,500.00) FOR THE AFOREMENTIONED IMPROVEMENT.

CASH DEPOSIT

ORIGINAL AMOUNT	$ 28,500.00
PREVIOUS REIMBURSEMENTS:	$ 18,000.00
9TH REIMBURSEMENT	$ 1,500.00

REMAINING BALANCE AFTER APPROVAL:
$ 9,000.00

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

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Mission, Texas 78572
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Acct. # - 1100-211-00-000-018-0-000
OSSF
Price: $1500.00
Quantity: 19

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

Hidalgo County Planning Department

5/2/2022
11:26:25 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
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. 2 SUBDIVISION
Subdivision

flor.sesin
Prepared by

Flor Sesin
Received by

Main Office
Receipt No. 023625

DASC INVESTMENTS LLC DOB: 9-23-99 PH#956-648-0437
4104 COCONUT PALM DR 88-1544/1149
PALMHURST TX 78573 4/28/22
PH# 3505152 Date

Pay to the Order of Hidalgo County Planning Department $ 28,500 00/100
twenty eight thousand five hundred dollars

Rio BANK
Main Banking Center
P.O. BOX 4169
McALLEN, TEXAS 78502

For Septic Tank Escrow Highland Manor 2

MP

BLUE SHEFFIELD™

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 2
LOT 7

To whom it many concern,

One (1) OSSF System has been installed, inspected, and approved at **HIGHLAND MANOR PH 2 LOT 7**.

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#: 048905

Owner: KEETON MICHAEL A & MYRA J

Location: 1109 HIGHLAND AVE, WESLACO TX

Legal Description: HIGHLAND MANOR PH 2 LOT 7

Lot#: 7 **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: 15' To Drainfield: 25 '

Distance from Property Line: To Tank: 14' To Drainfield: 12'

Trench Depth: 36" Trench Width: 2'

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

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#:** OS00035502

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

4 RISERS INSTALLED

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

Date of Inspection: 9/01/2026

Hidalgo County Planning Department OSSF Division
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(956) 318-2840