



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Segin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Juan D. Salinas III  
County Commissioner's Court

FROM: Raul E. Segin, P.E., Planning Administrator

DATE: August 08, 2007

RE: **Eduardo's No. 8 Subdivision – Pct. 3**  
**Preliminary Approval**

Eduardo's No. 8 Subdivision is a fifty six (56) lot subdivision located on the East side of Bentsen Palm Drive, approximately 1119.4 feet South of Mile 10 North Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on January 02, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on Bentsen Palm Drive of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Aniceto Izaguirre and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on Bentsen Palm Drive that will serve as the primary source of water for the proposed development.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on August 7, 2007** subject to staff comments and future recommendations by Planning and other departments.

## LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Eduardo's Subd. No. 8 2<sup>nd</sup> Review Page 1 of 2

This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description.

Item Log #	Description of Item	Date	Logger's Initials
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Provide length of all internal street intersections.	07-25-07	CP
B	On 60.0' HCID No. 6 easement note please specify that easement will be "abandoned by this plat".	"	"
C	Hidalgo County requires a minimum of 15.0' utility easement.	"	"
D	<b>PLAT NOTES:</b> No. 5) provide permanent BM w/ in subdivision (concrete slab w/ disk, elevation and datum) and describe on plat note the location with above mention requirements.	"	"
E	Verify that the name for Karen street coincides with the existing street name on the south adjacent subdivision Eduardo's No 7.	"	"
F	On location of subdivision verify distance from site to mile 10.	"	"
G	Metes and Bounds: 1 <sup>st</sup> call out-the monument mention does not coincide with drawing.	"	"
H	Label all existing easements from south adjoiner Eduardo's Subdivision No. 7, with their document number.	"	"
I	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Complete legal description as per SH1 and apply to all sheets.	"	"
J	Verify location of existing waterline, Eduardo's No. 4 show existing waterline running inside a 5.0' SWSC easement. See attachments	"	"
K	Provide HCROW water line crossing permit for Bentsen Palm Drive	"	"
L	<u>Water engineering report:</u> <ul style="list-style-type: none"> <li>• Please mention that the existing 6" waterline runs inside a SWSC easement asper adjoiner eduardo's No 4</li> <li>• Verify street names before final approval</li> <li>• Complete report with installation dates and amounts.</li> </ul>	"	"
M	<b>Please summit 30 year letter, engineer construction estimate, water meter and ossf installation dates and soil test to verify reports prior to final approval.</b>	"	"
N	All modification on water and sewer engineering reports must be reflected on the Spanish version.	"	"
O	Verify notary public signature block.	"	"
P	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Gate well and stand pipes seem to be inside ROW. Check with ROW department if these structures will have to be relocated	7-25-07	CP

