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PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sesein, P.E., CFM
PLANNING ADMINISTRATOR

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

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

DATE: August 15, 2007

RE: **Texas Station Phase 2 Subdivision – Pct. 4**
Final Approval with Financial Guarantee

Texas Station Phase 2 is a eighteen (18) residential and one (1) commercial lot subdivision located on the North side of FM 2812, approximately 330 feet West from Sharp 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 April 13, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 2812 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 Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing twelve (12) inch waterline on FM 2812 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.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on April 24, 2007. The Subdivider is requesting Final Approval with Financial Guarantee. A Cash Deposit in the amount of \$9,000.00 was submitted to the Planning Department and deposited into Escrow Account No. 07-1100-211-00-000-018-0-000. The Cash Deposit will be used to secure the funds for the installation of nine (9) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **August 13, 2007**.