



# PLANNING DEPARTMENT

## County Of Hidalgo

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

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

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

DATE: January 8, 2008

RE: **Pueblo de Palmas Phase 7 Subdivision – Pct. 3**  
**Final Approval with Financial Guarantee**

Pueblo de Palmas Phase 7 is a eighty eight (88) lot subdivision located approximately 3282 feet South of its intersection with Mile 7 Road (FM 2221) and Sabal Palm Drive.

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 August 24, 2004. The proposed subdivision lies within Zone "A & C" as per FEMA's FIRM.

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

Water Services will be provided by La Joya Water Supply Corporation. There is an existing eight (8) inch waterline on Sago Palm Drive, an existing eight (8) inch waterline on Sabal Palm Drive and an existing eight (8) inch on Coconut Palm Drive that will serve as the primary source of water for the proposed development.

The Subdivision Plat received Preliminary Approval from the Hidalgo County Commissioner's Court on May 08, 2007. 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 Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from Texas State Bank in the amount of \$252,704.85 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the paving improvements and the installation of all septic tank systems

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **December 12, 2007**.