



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: April 7, 2008

RE: **Birch Subdivision Phase I Subdivision – Pct. 1**
Final Approval with Financial Guarantee

Birch Subdivision Phase I is a twenty seven (27) lot subdivision located on the intersection of Northeast of FM 493 and Mile 16 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 September 05, 2007. The proposed subdivision lies within Zone "X & AH" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on FM 493 and twenty (20) feet on Mile 16 North Road 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 Gustavo Chapa and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on FM 493 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 September 25, 2007. The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from Texas State Bank in the amount of \$27,000.00 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 installation of twenty seven (27) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **April 1, 2008**.