



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 16, 2008

RE: **Rivera Estates Subdivision– Pct. 3**
Preliminary Approval

Rivera Estates is a two (2) lot subdivision located on the East side of La Homa Road, $\frac{3}{4}$ miles North of FM 1924.

The proposed Subdivision lies within the City of Mission E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 1, 2003. The proposed subdivision lies within a Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on La Homa Road (FM 2894) of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by the City of Mission.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing six (6) inch waterline on La Homa Road (FM 2894) 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 **April 15, 2008** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Rivera Estates 2nd Review Page 1 of 1

Item Log	<i>DESCRIPTION OF ITEMS:</i> <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		03-24-08	JRT
A	1ST SHEET COMMENTS: Complete legal description by mentioning " <i>according to the map or plat recorded in VL & PG MRHCT</i> " on metes and bounds and below the subdivision name.		
B	METES & BOUNDS: Verify all monuments description if set or found to coincide with drawing.		
C	PLAT NOTES: 4) Provide DATUM for benchmark 5) Provide complete note mentioning residential for housing wording. (see attachment)		
D	2ND SHEET COMMENTS: TxDOT utility crossing for waterline is required prior to final approval.		
E	Water Engineering Report: 1. Provide correct amount of 30 year letter agreement and utility crossing construction cost amount. 2. Water meter installation dead line. Please refer to previous subdivision review attached engineer report sample.		
F	Sewage Engineering Report: 1. Mention who is the sewer provider 2. Amount paid for the wastewater 30 year letter agreement 3. Amount for the sewer facilities construction installation.		
G	Complete water and sewer engineer certification, refer to redlines.		
H	Submit final engineer construction cost estimate.		
I	All modification on water and sewage engineering report need to reflect on Spanish version.		
J	Please correct sheet order to comply with index to sheet description.		
K	Please address all the comments from previous review on 10-18-07.		