



PLANNING DEPARTMENT County Of Hidalgo

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

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

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

DATE: September 3, 2008

RE: **Ruben Rodriguez Subdivision- Pct. 3
Final Approval with Financial Guarantee**

Ruben Rodriguez Subdivision is a three (3) lot subdivision located on the South side of 7 Mile Line Road approximately 264 feet East of Stewart Road.

The proposed Subdivision lies within the City of McAllen E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on May 18, 2007. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on 7 Mile Line 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 Luis Nava, P.E. and approved by the Environmental Health Department. Two (2) septic tank systems have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing four (4) inch waterline on 7 Mile Line Road 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 December 18, 2007. The Subdivider is requesting Final Approval with Financial Guarantee. A Cash Deposit in the amount of \$1,500.00 was submitted to the Planning Department and deposited into Escrow Account No. 08-1100-211-00-000-018-0-000. The Cash Deposit will be used to secure the funds for the installation of one (1) septic tank system.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on September 2, 2008.**