



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: November 4, 2008

RE: **Monte Alto Acres Phase V Subdivision – Pct. 1**
Preliminary Approval

Monte Alto Acres Phase V is a ten (10) lot subdivision located on the West side of FM 1015 approximately 600 feet North of Mile 21 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 5, 2008. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM and Zone "A" as per Project Engineer.

The proposed subdivision plat will dedicate twenty (20) feet on FM 1015 of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test 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 four (4) inch waterline on FM 1015 that will service 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 **November 03, 2008** subject to staff comments and future recommendations by Planning and other departments.

