



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: March 25, 2009

RE: **Urbano Villarreal Subdivision – Pct. 3**
Preliminary Approval

Urbano Villarreal Subdivision is a one (1) lot subdivision located on the West side of Bentsen Palm Drive, approximately 766 feet South of Mile 6 Road.

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 November 2, 2006. The proposed subdivision lies within a Zone "X and A" as per FEMA's FIRM.

The proposed subdivision plat will dedicate five (5) feet on Bentsen Palm Drive Road 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 Raul Palma, P.E. and approved by the Hidalgo County Environmental Health Department.

Water Services will be provided by Sharyland Water Supply Corporation. There is an existing four (4) inch waterline on Bentsen Palm Drive 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 **March 24, 2009** 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: Urbano Villarreal 3rd Review Page 1 of 2

Item Log	DESCRIPTION OF ITEMS:	Date	Initials
	<i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	03-03-09	JRT
A	1ST SHEET COMMENTS: Please provide all adjoining name to coincide with legal document number from the appraisal district.		
B	Plas show contours on drawing layout.		
C	S.W.S.C. certification signature block is not required. Please delete the SWSC certification description on the first sheet of the index to sheet.		
D	METES & BOUNDS: <ul style="list-style-type: none"> ➤ Please reference you point of commencing from the south east corner of lot 10 of Linda Vista. Modification shall reflect on drawing layout. ➤ Description of monument does not coincide with drawing and legend for the point of beginning. ➤ Please show 4th callout bearing and dimension on drawing. 		
E	PLAT NOTES: 1] Delete the last sentence of the 3 rd paragraph where you state <i>"the local flood plain administrator identifies no other area within the proposed subdivision to be within the 100 year flood plain"</i> this statement does not apply to this subdivision. 4] Minimum finish floor elevation shall be 18" above the center line of street pavement not the top of the curb. Also correct spelling <i>"allow"</i> → <u>The following additional plat note is required for the onsite detention swales:</u> <ul style="list-style-type: none"> ➤ ALL LOTS IN (<u>SUBDIVISION NAME</u>) ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN (<u>SUBDIVISION NAME</u>) TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF (<u>SUBDIVISION NAME</u>) THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING (<u>SUBDIVISION NAME</u>) BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN (<u>SUBDIVISION NAME</u>), THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN (<u>SUBDIVISION NAME</u>) ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. 		
F	2ND SHEET COMMENTS: Provide spot topography elevation in all subdivision lot drawing.		
G	Make sure that you modify the sewer engineering report and the subdivider statement to present tense whenever the septic tank gets installed.		
H	Please correct the entire water and OSSF Spanish engineering report translation to coincide with English report.		
I	As per construction cost estimate chart please don't show the for the water improvements because as per the engineer report the water meter service is currently existing and operable.		
	For future reference you can log into our new website www.co.hidalgo.tx.us "planning department", there you will find general information on subdivision plating requirements.		