



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: April 21, 2010

RE: **Vista Ridge Acres Phase 2 Subdivision – Pct. 1**
Final Approval with Financial Guarantee

Vista Ridge Acres Phase 2 Subdivision is a six (6) lot subdivision located along the South side of Mile 20 North Road approximately ¼ mile West of FM 88.

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 January 09, 2010. The proposed subdivision lies within Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate thirty (30) feet on Mile 20 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 Jose Angel Gonzalez and approved by the Environmental Health Department.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8") inch waterline on Mile 20 North 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 received Preliminary Approval from the Hidalgo County Commissioner's Court on February 23, 2010. The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit from First National Bank in the amount of \$9,000.00 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 six (6) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on April 20, 2010.**