



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: May 19, 2010

RE: **El Toro Acres Subdivision – Pct. 3**
Final Approval with Financial Guarantee

El Toro Acres Subdivision is a fifty two (52) lot subdivision located on the West side of El Pinto Road approximately 2.84 miles North from US Expressway 83.

The proposed Subdivision lies within the City of Sullivan 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 November 24, 2009. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on El Pinto 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 Isaac Mata and approved by the Environmental Health Department.

Water Services will be provided by Agua S.U.D. There is an existing eight (8") inch waterline on El Pinto 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 Cash Deposit in the amount of \$51,948.00 was submitted to the Planning Department and deposited into an escrow account. The Cash Deposit will be used to secure the funds for the installation of fifty two (52) septic tank systems.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on May 18, 2010.**