



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: May 19, 2010

RE: **Saint Agustin Estates Subdivision – Pct. 4**
Preliminary Approval

Saint Agustin Estates is a two (2) lot subdivision located along the North side of Tex-Mex Road approximately ¼ mile East of Valverde 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 April 20, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat will dedicate ten (10) feet on Tex Mex Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing two (2) inch waterline on Tex-Mex 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. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **May 18, 2010** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision: Saint Agustin Estates 1st Review Page 1 of 1

Item Log	<u>DESCRIPTION OF ITEMS:</u> <i>Plat is subject to additional comments from Planning, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.</i>	Date	Initials
		04-27-10	JRT
A	1ST SHEET COMMENTS: Please provide the west adjoiner owners name and legal description with property document number.		
B	As per metes and bounds please define the south east, south west and the north west corners of this subdivision property with a surveyor's monument. Also please correct monument on 3 rd callout because it does not coincides with drawing.		
C	Please correct index to sheet description for sheets 1 and 2. Delete the cities certification attestation and the construction details that do not apply to subdivision.		
D	Please provide fax numbers for the engineer and surveyor on the principal contact chart.		
E	PLAT NOTES: 5] BM information does not coincide with this property. 6] Please correct total detention calculation to coincide with approved drainage report.		
F	2ND SHEET COMMENTS: Please correct water engineer report, water services do not coincide with water distribution design.		
G	Please submit soil evaluation report.		
H	Correct water providers name on the Spanish water engineer's reports.		
I	Please show the total existing pavement width for S.H. 107.		
J	As per approved drainage report description, please show existing residential house on lot 1 and provide tie down dimension from property line.		
K	Provide spot topography elevation, contours, natural water flow arrows and extend topography elevation at 500 feet from property boundary line.		
L	Label water line on Tex-Mex Road if existing or proposed.		
M	Make sure all comments on first sheet reflect on 2 nd sheet.		
N	Please forward a sample warranty deed that the developer shall be utilizing to convey lots within this subdivision. The sample deed shall include the restriction <u>"No more than one single family detached dwelling per lot"</u> as a reservation from and exception to conveyance warranty.		