



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: October 20, 2010

RE: **Correa Estates Subdivision – Pct. 1**
Preliminary Approval

Correa Estates is a two (2) lot subdivision located along the East side of Prolongacion Gonzalez Road approximately ¼ mile South of Gonzalez 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 August 25, 2010. The proposed subdivision lies within a Zone “B” as per FEMA’s FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on September 29, 2010.

Sanitary Services will be provided by Military Highway Water Supply Corporation. There is an existing eight (8) inch sewer line on Prolongacion Gonzalez Road that will serve as the primary source of sewer for the proposed development.

Water Services will be provided by Military Highway Water Supply Corporation. There is an existing six (6) inch waterline on Prolongacion Gonzalez 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 **October 19, 2010** subject to staff comments and future recommendations by Planning and other departments.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

Name of Subdivision:

Correa Estates 1st Review

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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
		09-30-10	JRT
A	1ST SHEET COMMENTS: Label the center line of Gonzales Road with dedicated recorded document number.		
B	Provide the approximate distance from where Gonzales Road intersects.		
C	Provide the name of the irrigation districts that owns the 60 foot drain ditch together with the recorded document number.		
D	Provide front lot line dimension for lots 1 and 2.		
E	Provide owners name with property document number for all the adjoining property owners.		
F	PLAT NOTES: 4] Benchmark does not coincide with this subdivision. 12] Not required for this subdivision.		
G	Add the word "subdivide" on the owner's dedication certification and attestation.		
H	2ND SHEET COMMENTS: Please show and label of how do the existing sewer line and the proposed water line end. Refer to red line markups.		
I	Correct distance of proposed water line, because it does not scale to what you're stating.		
J	Provide tie down dimension from the north property line to all the existing structures.		
K	As per the water and sewer engineer report; please correct name of the water and sewer provider. Refer to red line markups. Comment shall reflect on Spanish version.		
L	3RD SHEET COMMENTS: 1/3 Escrow will be required for Gonzales Road.		
M	Please dimension the existing caliche road width for Gonzales Rd.		
N	Please show drainage swale design and provide swale flow elevation.		
O	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.		
	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.		