



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Rene Ramirez
County Commissioner's Court

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

DATE: October 20, 2010

RE: **Las Comadres Acres Phase I Subdivision – Pct. 3**
Final Approval

Las Comadres Acres Phase I is a one hundred eleven (111) lot subdivision located along the East side of Western Road approximately 150 feet North of Mile 7 North 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 September 29, 2009. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on December 9, 2009. The proposed subdivision plat will dedicate twenty (20) feet on Western Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. All septic tank systems have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by Agua S.U.D. There is an existing eight (8) inch waterline on Western Road that will serve as the primary source of water for the proposed development.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioner's Court on February 23, 2010. 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 Hidalgo County Advisory Board convened and recommended **Final Approval** on **October 19, 2010**.