



# 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: **Vista Ridge Acres Phase III Subdivision – Pct. 1**  
**Preliminary Approval**

Vista Ridge Acres Phase III is a twelve (12) lot subdivision located on the South side of Mile 20 North Road approximately 450 feet East of Mile 5 ½ West 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 16, 2010. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on September 14, 2010. 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. 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: **Vista Ridge Acres Phase III 2<sup>nd</sup> Review** Page 1 of 1

Item Log	<i>DESCRIPTION OF ITEMS:</i> <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
		05-08-10	JRT
A	<b>1<sup>ST</sup> SHEET COMMENTS:</b> Index to sheet description does not coincide with none of the sheets.		
B	Provide drainage detention calculation for plat note number 7.		
C	Please provide the surveyors certification signature block.		
D	<b>2<sup>ND</sup> SHEET COMMENTS:</b> Please provide bearing from the N.W. corner of lot 2 block 86 to the P.O.B. of this plat.		
E	Please label if the MVEC easement will be dedicated by this plat or by a different instrument number.		
F	<b>3<sup>RD</sup> SHEET COMMENTS:</b> Please show drainage swale design with flow elevations.		
G	Label for concrete slab to be remove outside the drainage swale easement.		
II	As per the irrigation valve inside the utility easement on the rear side of lot 63; will it be removed or is there an irrigation line running through that area that connects to the valve? Please clarify this concern.		
I	H.C. ROW crossing permit for water line crossing Mile 20 North Rd and Norene Rd will be required at construction phase.		
J	The offsite exclusive NAWSC easement shall extend toward the east side of Norene Rd to include the water line section being installed from Mile 20 North Rd. Refer to red line markups.		
K	Instrument number of the offsite NAWSC easement will be required before final approval.		
L	<b>4<sup>TH</sup> SHEET COMMENTS:</b> Please complete the soil evaluation report on the OSSF engineering report.		
M	<b>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.</b>		
N	<b>For future reference you can log into our new website <a href="http://www.co.hidalgo.tx.us">www.co.hidalgo.tx.us</a> "planning department", there you will find general information on subdivision plating requirements.</b>		