



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia
County Commissioner's Court

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

DATE: April 06, 2011

RE: **Palmito Estates Unit II Subdivision – Pct. 4**
Final Approval

Palmito Estates Unit II Subdivision is a forty three (43) lot subdivision located on the South side of Mile 13 North Road approximately 250 feet East of Valverde Road.

The proposed Subdivision lies within the City of Donna E.T.J. and was approved administratively by said City.

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 "C" as per FEMA's FIRM.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Ramirez, ROW Agent on September 16, 2010. The proposed subdivision plat will dedicate forty (40) feet on Mile 13 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 Hidalgo County Environmental Health Department. All septic tank systems have been installed, inspected and can be expected to function satisfactorily.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing eight (8) inch waterline on Mile 13 North 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 November 22, 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 **March 31, 2011**.