



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: August 17, 2011

RE: **Castaneda Subdivision – Pct. 1**
Final Approval

Castaneda Subdivision is a one (1) lot subdivision located on the West side of Mile ½ West Road (Washington Ave) approximately ¼ mile North of Mile 8 North Road.

The proposed Subdivision lies within the City of Mercedes E.T.J. and was approved by the Planning and Zoning and City Commission of said City.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on September 01, 2009. The proposed subdivision lies within Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize on-site Drainage Detention Swales.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on May 26, 2011. The existing Road Right of Way is in compliance with the Hidalgo County Thoroughfare Plan and the Hidalgo County ROW Department.

Sanitary Services will be provided by OSSF. Soil Analysis were conducted by Jose Angel Gonzalez and approved by the Environmental Health Department. All septic tank systems have been installed and can be expected to function satisfactorily.

Water Services will be provided by the City of Mercedes. There is an existing eight (8) inch waterline on Washington Ave. that will serve as the primary source of water for the proposed development.

This subdivision was submitted prior to March 7, 2011. Therefore, the Office of Environmental Compliance considers this subdivision grandfathered to the submittal requirements of SWMP3.

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 August 16, 2011.**