



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sesin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: August 17, 2011

RE: **Salvador Estates Subdivision – Pct. 4**  
**Final Approval**

Salvador Estates Subdivision is a two (2) lot subdivision located on the South side of Mile 18 North Road approximately 800 feet East of North 3<sup>rd</sup> Street.

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 March 30, 2009. The proposed subdivision lies within a Zone "AH" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report the development will utilize properly graded landscaped area which will overflow towards the existing drain ditch.

The proposed subdivision plat was submitted to, reviewed, and approved by J. Benito Rodriguez Agent on March 30, 2009. The proposed subdivision plat will dedicate twenty (20) feet on Mile 18 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 Raul E. Garcia, PE 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 three (3) inch waterline on Mile 18 North Road 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 received Preliminary Approval from the Hidalgo County Commissioners Court on September 29, 2009. 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**.