



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: December 14, 2011

RE: **Las Estrellas No. 1 Subdivision – Pct. 3**
Final Approval with Financial Guarantee

Las Estrellas No. 1 Subdivision is a twenty six (26) lot subdivision located on the West side of Minnesota Road approximately ¼ mile North Road of Mile 5 North Road.

The proposed Subdivision lies within the City of Mission 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 August 16, 2011. The proposed subdivision lies within a Zone "X" as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by on-site drainage detention swales.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on August 09, 2011. The proposed subdivision plat will dedicate fifteen (15) feet on Minnesota Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. Soil Analysis Test were conducted by Jose Angel Gonzalez and approved by the Hidalgo County Environmental Health Department.

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

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted, reviewed, and approved by the Office of Environmental Compliance on August 31, 2011. In addition, a copy of the project's Notice of Intent (NOI) was submitted and approved by TCEQ and a copy was forwarded to the Hidalgo County Office of Environmental Compliance.

The subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on September 27, 2011. 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 Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit No. 50060-101092611 from Border Capital Bank in the amount of \$229,010.20 was submitted to the Planning Department and addressed to the County Judge and County Commissioner's Court. The Letter of Credit will be used to secure the funds for the Paving and Drainage improvements and the installation of twenty six (26) septic tank systems. A Cash Deposit in the amount of \$1,826.86 was also submitted and deposited into the Escrow Account. The Cash Deposit will be used to secure the Street Signs.

The Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee on December 14, 2011.**