



PLANNING DEPARTMENT

County Of Hidalgo

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

TO: Judge Ramon Garcia, County Commissioner's Court

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

DATE: February 22, 2012

RE: **Brushline LTD Subdivision – Pct. 3**
Final Approval with Financial Guarantee

Brushline LTD Subdivision is a eighty four (84) lot subdivision located on the East side of Brushline Road approximate ½ mile North of FM 2221.

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 22, 2011. The proposed subdivision lies within a Zone "X" (un-shaded) as per FEMA's FIRM. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be achieved by onsite detention swales. The nearest drain ditch outfall is approximate 3 miles southeast of subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Jaime Salinas, ROW Agent on April 4, 2011. The proposed subdivision plat will dedicate fifteen (15) feet on Brushline 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 Raul Garcia, P.E. 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 Brushline Road that will serve as the primary source of water for the proposed development.

The H.C.O.E.C. has conducted an inspection of the proposed project and has coordinated with the applicant regarding their compliance with their SWP3 on February 08, 2012

The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit No. 50063-101087892 from Border Capital Bank in the amount of \$454,435.00 and cash deposit in the amount of \$2,552.13 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 installation of eighty four (84) septic tank systems and the proposed street and drainage improvements. The cash deposit will be used to secure the funds for the installation of all street signs.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on July 26, 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 Hidalgo County Advisory Board convened and recommended **Final Approval with Financial Guarantee** on **February 21, 2012.**