



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: February 22, 2012

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

Las Estrellas No. III Subdivision is a forty six (46) lot subdivision located North of Mile 5 North Road (FM 676) approximately 650 feet West of Minnesota 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 September 2, 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 nearest drain ditch outfall is approximately ¼ mile south of the subdivision development.

The proposed subdivision plat was submitted to, reviewed, and approved by Carlos Moreno, ROW Agent on October 13, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Mile 5 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 Mile 5 North Road that will serve as the primary source of water for the proposed development.

The H.C.O.E.C. has clear the proposed subdivision on January 09, 2012 for final approval. The applicant has met the requirements of the Hidalgo County MS4 Permit (TXR040408) Construction Site Monitoring Program.

The Subdivider is requesting Final Approval with Financial Guarantee. A Letter of Credit No. 50062-101093950 from Border Capital Bank in the amount of \$336,089.40 and cash deposit in the amount of \$69,000.00 that 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 proposed street and drainage improvements, water distribution system and street signs. The cash deposit will be used to secure the funds for the installation of all septic tank systems.

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.**