



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: March 21, 2011

RE: **Julia Moreno Acres Subdivision – Pct. 3**
Final Approval

Julia Moreno Acres Subdivision is a nine (9) lot subdivision located on the West side of El Pinto Road approximate 3 miles North of Expressway 83.

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 July 28, 2011. The proposed subdivision lies within a Zone "C" 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 05, 2011. The proposed subdivision plat will dedicate ten (10) feet on El Pinto Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by OSSF. All septic tanks have been installed and inspected by The Hidalgo County Environmental Health Department and Starr County Health Department. An approved letter was submitted by Elizardo "Chardo" Ramos, Environmental Health Division Manager and Tony Garza, Designated Representative from Starr County on February 24, 2012.

Water Services will be provided by AGUA S.U.D. There is an existing eight (8) inch waterline on EL Pinto Road that will serve as the primary source of water for the proposed development.

The proposed subdivision plat was reviewed by Oscar Salinas, HCOEC Inspector on March 15, 2012. Final review was completed and met requirement of the Hidalgo County MS4 permit (TXR040408) Construction Site Monitoring Program.

The Subdivision received Preliminary Approval from the Hidalgo County Commissioners Court on October 25, 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** on **March 20, 2012**.