



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-01-2026

PROPOSED LA ESPERANZA RANCHES SUBDIVISION, PRECINCT No. 1.

ENGINEER NAIN ENGINEERING, LLC. DEVELOPER: JOSE M. FIGUEROA

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 3 ☒ SINGLE FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF MILE 6 ½ WEST ROAD APPROX. ¼ MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-30-2026 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 6 ½ WEST ROAD SIDE DITCH.

SEWER SYSTEM: ☒ OSSE

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE: 8" LOCATION: MILE E. 6 ½ WEST ROAD.

VARIANCE TITLE: B, CHAPTER 3, SECTION 13(A) ITEM FRONT SETBACKS

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

☐ **Final Approval** subject to recommendations other departments

This 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.

BASIS OF BEARING AS PER
NAD 1983 STATE PLANE
TEXAS FIPS 4205 FEET

SCALE: 1"=60'

DII Investments, L.P.
Warranty Deed w/Vendor's Lien (29.00ac)
Document #3542133, H.C.O.R.
WEST TRACT SUBDIVISION
(VOLUME 2, PAGE 34-37, H.C.M.R.)
FT 655

WINDCREST SUBDIVISION
(VOLUME 42, PAGE 190, H.C.M.R.)

DRAWING DATE: DECEMBER 05, 2025

RELEASE DATE: 02-20-2026

DRAWING REVISED DATE: 03-20-2026

DRAWN BY: JRT

CHECKED BY: GUILLERMO A. ARRATIA

SCALE: 1"= 60'

LA ESPERANZA RANCHES SUBDIVISION

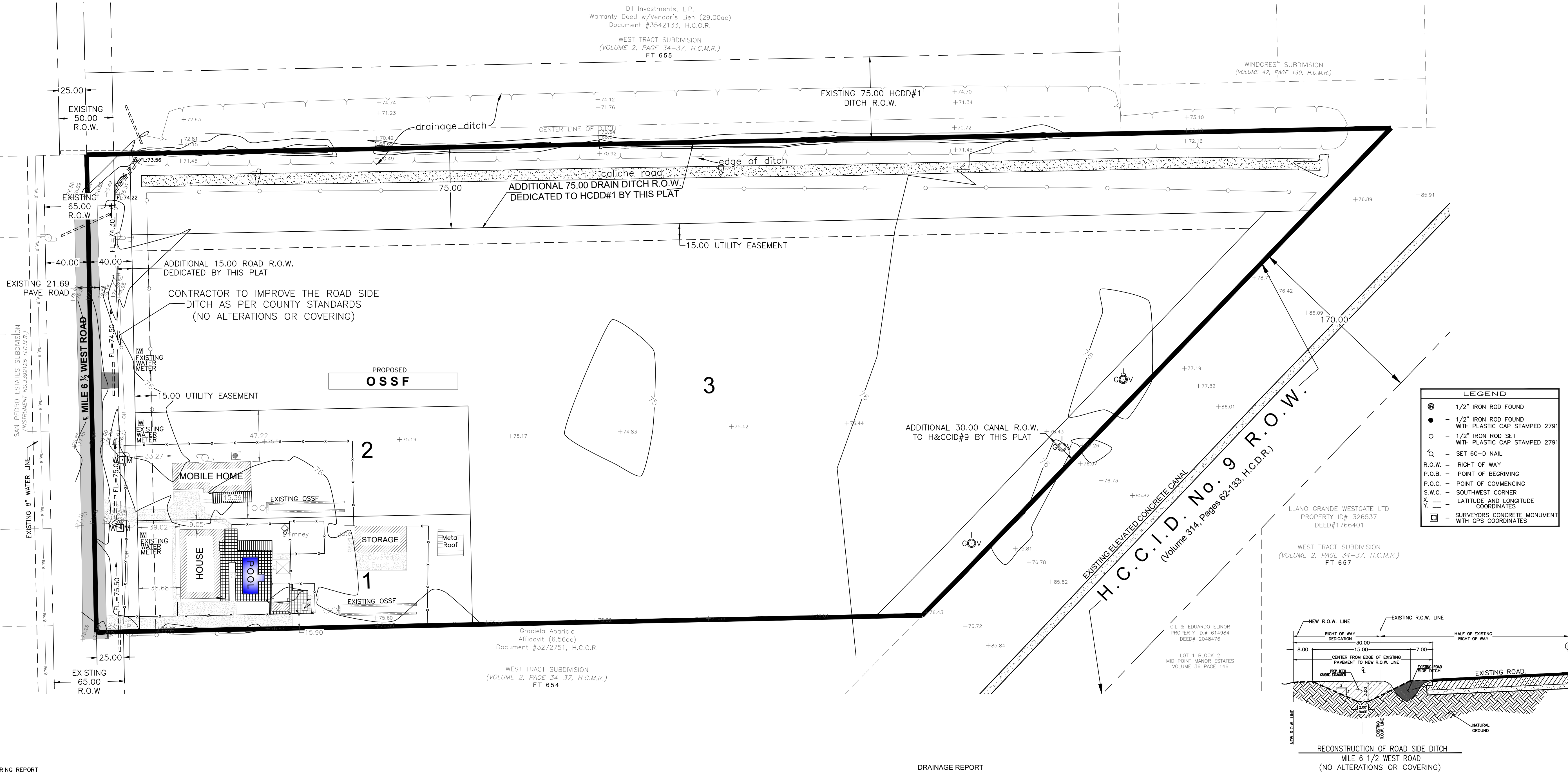
A 10.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH
10.00 ACRES OF FARM TRACT 654, WEST AND ADAMS TRACT
SUBDIVISION, HIDALGO COUNTY, TEXAS
VOLUME 2, PAGES 34-37, H.C.M.R.

PROPOSED WATER, OSSF AND DRAINAGE IMPROVEMENTS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F - 9050
526 N. STREET
DONNA, TEXAS 78537

SHEET
2 of 2

PH: (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LA ESPERANZA RANCHES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF WESLACO HAS ONE EXISTING 8" ALONG THE WEST SIDE OF MILE 6 1/2 WEST ROAD.

WATER DISTRIBUTION FOR THE LA ESPERANZA RANCHES SUBDIVISION CONSISTS OF THREE (3) EXISTING WATER METERS. THE SUBDIVIDER HAS PAID THE CITY OF WESLACO THE SUM OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:

SEWAGE FROM LA ESPERANZA RANCHES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 4 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM. (25); HYDROLOGIC GROUP B - HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B - WILCOY FINE SANDY LOAM (70); HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$3,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES ARE EXISTING AND IN OPERATION TO SPECIFICATION.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN ESCROW AT A TOTAL COST OF \$3,500.00, PER LOT (ALL INCLUSIVE).

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA ESPERANZA RANCHES SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA CIUDAD DE WESLACO. EL DUEÑO Y LA CIUDAD HAN ACORDADO EN CONTRATO EN CUAL LA CIUDAD DE WESLACO HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS. LA CIUDAD DE WESLACO HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION. LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO ESTE DE LA MILLA 6 1/2 WEST ROAD.

EL SISTEMA DE AGUA PARA LA ESPERANZA RANCHES SUBDIVISION CONSISTE DE TRES (3) EXISTENTES LINEAS DE 1" DIAMETRO DE SERVICIO SENCILLO DE 3/4 PULGADAS CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE WESLACO \$ _____ DE ACUERDO AL CONTRATO DE LA ACTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 3,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERAS ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$3,500.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$3,500.00 POR SISTEMA.

DRAINAGE REPORT

FOR
LA ESPERANZA RANCHES SUBDIVISION

PROJECT LOCATION

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF FARM TRACT 654, WEST TRACT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE EAST SIDE OF MILE 6 1/2 NORTH ROAD, 1/4 MILE SOUTH OF MILE 7 NORTH ROAD, AND IS LIES WITHIN THE 3 MILE ETJ OF THE CITY OF WESLACO. (REFER TO EXHIBIT B).

FLOOD PLAIN

THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. F.E.M.A.-F.I.R.M. MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOMR: DATED MAY 30, 2002. (REFER TO EXHIBIT C).

SOIL CONDITIONS

A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (28), AND RAYMONDVILLE (52) SANDY CLAY LOAM SOIL THAT HAS A POUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B AND D. (REFER TO EXHIBIT D)

EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY DEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%). EXISTING RUNOFF (5.62 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE WEST SIDE OF THIS TRACT.

PROPOSED CONDITIONS

THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 3 LOTS FOR RESIDENTIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 7.28 CFS FOR A TOTAL 12.9 CFS. I HAVE CALCULATED THAT 26,489 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY, AND WILL BE DETAINED WITH PROPOSED DETENTION AREAS AND ULTIMATELY OUT FALLING IN TO THE ROAD SIDE DITCH.

PRELIMINARY

GUILLERMO A. ARRATIA, P.E.
94001 STATE OF TEXAS

DATE

PRELIMINARY

GUILLERMO A. ARRATIA
P.E. # 94001 STATE OF TEXAS

DATE

CONSTRUCTION COST ESTIMATE:	
1-WATER:	\$ 0
2-OSSF:	\$3,500.00
3-DRAINAGES:	\$500.00
TOTAL:	\$4,000.00

PRELIMINARY
GUILLERMO A. ARRATIA, P.E.
P.E. # 94001 STATE OF TEXAS

DATE

