



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: 9-29-2026

PROPOSED EL RANCHO ESCONDIDO SUBDIVISION, PRECINCT No. 4.

ENGINEER SALINAS ENGINEERING & ASSOC. DEVELOPER: MARIA OLIVARES

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

NUMBER OF LOTS: 5 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF MONMACK APPROXIMATELY ½ OF MILE NORTH OF MILE 11 N. ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-14-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MONMACK ROAD SIDE DITCH.

SEWER SYSTEM: ☒ OSSF'S

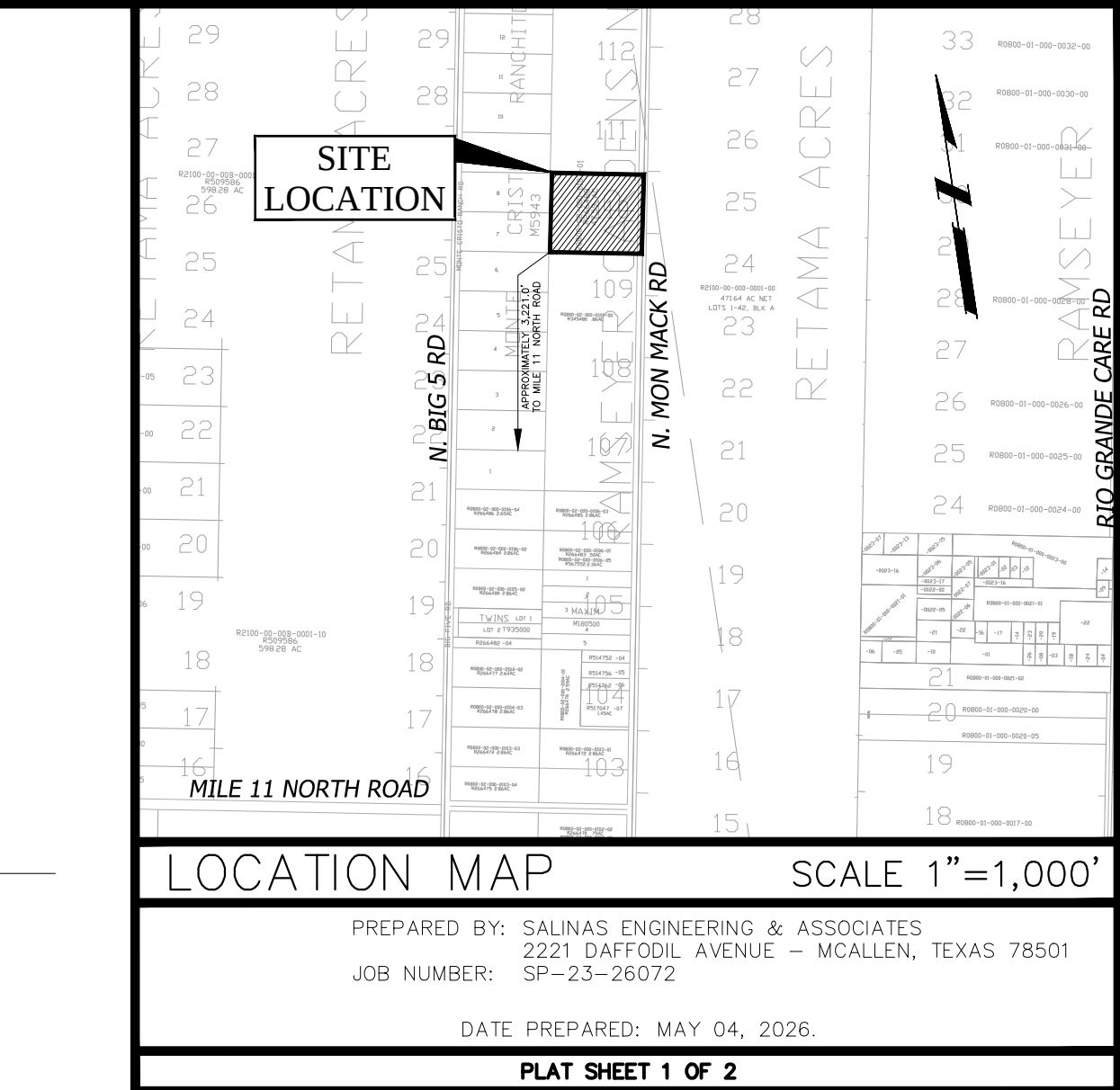
WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 4" LOCATION MONMACK ROAD.

VARIANCE REQUEST TITTLE B. CHAPTER 2. SECTION 2.8 ITEM LOT WIDTH
TITTLE B. CHAPTER 2. SECTION 2.7 ITEM EASEMENTS
TITTLE B. CHAPTER 3. SECTION 3.5 ITEM SETBACKS

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

☐ **Final Approval** with financial guarantee.

* 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.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
THE PROPERTY IS LOCATED ON THE WEST SIDE OF N. MON MACK ROAD, APPROXIMATELY 3,200.0 FEET NORTH OF MILE 11 NORTH ROAD.

ACCORDING TO THE OFFICIAL MAPS IN THE OFFICE OF THE CITY OF EDINBURG PLANNING DEPARTMENT, THE PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG AND IS NOT CONTIGUOUS WITH THE CITY LIMITS. THE SITE IS LOCATED IN PRECINCT No. 4, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 5.73 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE BOX-GARZA/OLIVERAS TRACT BEING OUT OF LOT 110, RAMSEYER GARRENS NO. 2, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 331, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.73 ACRE TRACT OF LAND BEING A PARTICULARLY DESCRIBED BY THE METES AND BOUNDS, AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 110 LOCATED IN THE CENTER OF MON MACK ROAD (A 40.0 FOOT PUBLIC ROAD RIGHT-OF-WAY) FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** (N-166588907.80 E:1085388.96) OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 55 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 110 SAME THENCE WITH THE EAST LINE OF SAID BOX-GARZA/OLIVERAS TRACT AND LOCATED IN THE CENTER OF SAID MON MACK ROAD, 100 FEET TO THE POINT OF BEGINNING;

CORNER OF SAID BOX-GARZA/OLIVARES TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 31 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 110 AND ALSO FURTHER COINCIDENT WITH THE SOUTH LINE OF SAID

BOX-GARZAS/OLIVARES TRACT, A DISTANCE OF 20.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID MON MACK ROAD, AT A DISTANCE OF 543.67 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 140 SAME BEING THE WEST LINE OF SAID BOX GARZA/OLIVARES TRACT

THE WEST LINE OF SAID LOT 110 SAME BEING THE WEST LINE OF SAID BOX-GARZA/OLIVARES TRACT
FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 51 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 110 AND THE WEST LINE OF SAID BOX-GARZA/OLIVARES TRACT, A DISTANCE OF 459.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 110 SAME BEING THE NORTHWEST CORNER OF SAID BOX-GARZA/OLIVARES TRACT FOR THE NORTHWEST CORNER OF THE

NORTHWEST CORNER OF SAID BOX-GARZA/OLIVARES TRACT FOR THE NORTHWEST CORNER OF THIS
HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 31 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 110 SAME BEING THE NORTH LINE OF SAID BOX-GARZA/OLIVARES TRACT, A DISTANCE OF 523.67 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE

OF SAID MON MACK ROAD, AT A DISTANCE OF 543.67 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.73 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.21 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MON MACK ROAD,

BASIS OF BEARING: EAST LINE OF SAID LOT 110, RAMSEYER GARDENS NO. 2 SUBDIVISION, H.C.T.

N:\SUBDIVISIONPLATS\ELESCONDIDORANCH.SUB\5.73.120423

SHEET 3 OF 4

SHEET 2 OF 4

SHEET 1

INDEX SHEET OF EL RANCHO ESCONDIDO

	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;
--	--

SHEET 1 OWNERS DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION-IRRIGATION DISTRICT CERTIFICATE OF APPROVAL- HIDALGO

	COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.
	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (REPLACES THE ORIGINAL 1998/1999 11" X 17" MAP, 11" X 17" REPORT, AND 11" X 17" REPORT)

SHEET 2

	TOPOGRAPHY AND DRAINAGE.

SE

LE

SAINAS ENGINEERING & ASSOC

SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

ARE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

MANDEL, A. OLIVARES, MURRAY A. OLIVARES, MARCO A. OLIVARES, ALONZO GARZA AND NANCY OLIVARES, THE OWNERS AND DEVELOPERS OF EL BANCITO ESCONDIDO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS

LESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG RODS.

ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO

DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME

ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE

GATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER

NSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

LOTS HALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB

OR/ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE, THIS IS IN ACCORDANCE WITH

HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 5.1.4, 4.

SHARKEYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS

MITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARKEYLAND WATER SUPPLY CORPORATION.

PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE

DEPARTMENT ACCESS ROADS(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENTS MAY BE

INSTALLED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND

IMPROVEMENT DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS

WRITTEN APPROVAL.

UTILITY COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY

IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT

BT OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE

DESTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE

IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE

ACTION AT VIOLATOR'S EXPENSE.

UTILITY COMPANY, PUBLIC UTILITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY

WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE

DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE

DEPARTMENT ACCESS ROADS(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENTS MAY BE

INSTALLED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM

REVIEW BY THE HIDALGO COUNTY PLANNING DEPT. ONLY & BY NO OTHERS

UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973

ON MAY 04, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ATTENT: _____ DATE _____

HIDALGO COUNTY JUDGE _____

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF EL RANCHO ESCONDIDO WAS REVIEWED
AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ ,

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN
THE STATE OF TEXAS, REGISTRATION NUMBER TX 71973, DO HEREBY CERTIFY THAT THIS PLAT
HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND
SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE
AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE
PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

CONTAINING 5.73 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 0.20 FEET OF 0.21 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MON MACK ROAD, LEAVING 5.52 NET ACRES OF LAND, MORE OR LESS.

