



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: 2-03-2026

PROPOSED BERNAL ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: ALTEX ENGINEERING. DEVELOPER: JUAN BERNAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 6 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHWEST CORNER OF FM 2812 AND JESUS FLORES ROAD

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-18-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: JESUS FLORES ROAD.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$10,800.00** For: (2 FIREHYDRANTS)
 LETTER OF CREDIT: Amount: **\$21,000.00** For: (6 OSSF'S)

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

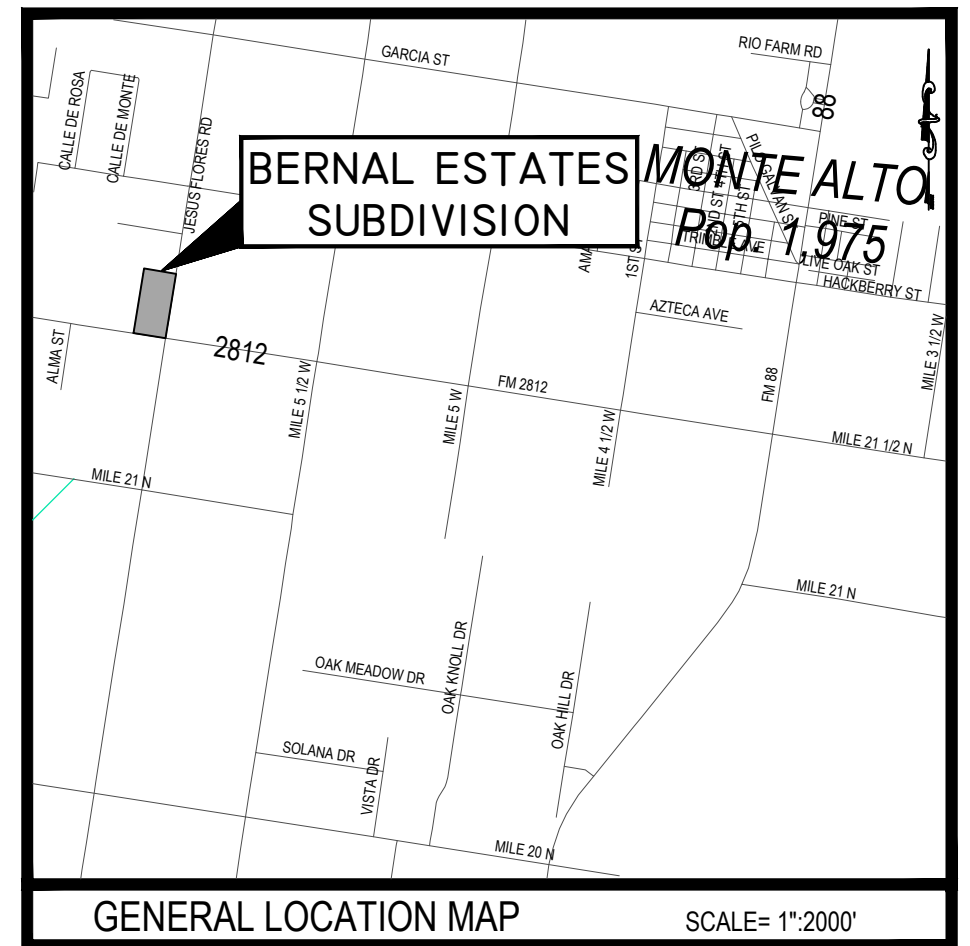
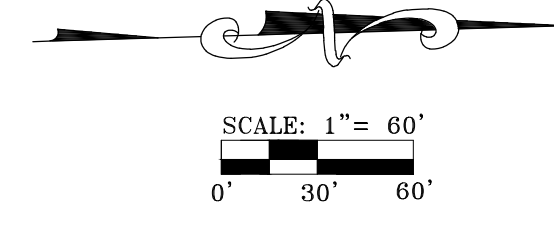
Final Approval with financial guarantee.

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.

BERNAL ESTATES SUBDIVISION

A 10.0-ACRE TRACT OF LAND, MORE OR LESS, A 21.43-ACRE TRACT OF LAND, KNOWN AS LOT 66, DELTA ORCHARDS COMPANY COMPANY UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



GENERAL PLAT NOTES HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINE TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0590C MAP REVISED DATE: JUNE 6, 2000.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE EXISTING STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0590C MAP REVISED DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFY AN AREA AS SHOWN ON THE PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.**
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).**
- SETBACKS:**
FRONT: 50.00' FRONTING FM 2812 OR EASEMENT WHICHEVER IS GREATER
REAR: 40.00' FRONTING JESUS FLORES RD OR EASEMENT WHICHEVER IS GREATER
SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET 20.00 FEET.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.**
- LOTS 1 MAY BE USED FOR COMMERCIAL USE AND ACCESS FOR LOT 1 WILL BE ALLOWED ONTO FM 2812.**
- GENERAL NOTE FOR COMMERCIAL LOTS:**
LOTS 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY LOT OWNERS ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG FLEGGONIA ST. TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION OF CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATIONS.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M (1). ELEVATION: 54.34' DESCRIPTION: ON POWER POLE APPROXIMATELY LOCATED AT 12 FEET ON THE SOUTHWEST PROPERTY CORNER. B.M. ELEVATION NO. 2 C.P.S. AT NORTH EAST CENTERLINE OF JESUS FLORES RD. ELEV. 59.47'**
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 43,604 CUBIC-FEET (1.001 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE COMPLETED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) A SITE PLAN IS REQUIRED DEMONSTRATING DETENTION MITIGATION PRIOR TO CONSTRUCTING ON THE LOT.**
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, AND OTHER PLANTINGS (EXCEPT TOWNSHIP TREES, WHICH ARE LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.**

- AL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND EASEMENT CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**
- DELTA LAKE IRRIGATION DISTRICT EASEMENTS ARE FOR EXISTING IRRIGATION LINES.**
- THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OTHER PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- A TxDOT DRIVEWAY PERMIT SHALL BE REQUIRED DURING THE BUILDING PERMIT STAGE, FOR LOT 1.**
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SIDE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQ. FT. LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOSS ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE LIMITED SPACE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION. ***** RIGHT OF WAY EASEMENT *******

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, **JUAN & VIRGINIA O. BERNAL**, AS OWNER (S) OF THE 10 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "BERNAL ESTATES SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

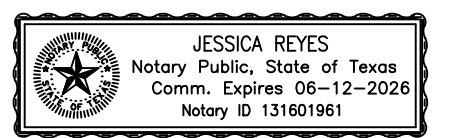
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS REFERRED IN THIS PLAT ARE TRUE AND COMPLETE.

JUAN BERNAL (OWNER) _____ DATE _____
VIRGINIA O. BERNAL (OWNER) _____ DATE _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **JUAN & VIRGINIA O. BERNAL**, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__ AD.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, PE, CFM
GENERAL MANAGER _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BERNAL ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BERNAL ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 20__.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR ANY TIME IN THE FUTURE.

JUAN BERNAL (OWNER) _____ DATE _____
VIRGINIA O. BERNAL (OWNER) _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILLACY

THIS PLAT, BERNAL ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERATION BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT. NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT," (THIS REQUIREMENT WILL BE ABRIDGED) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTER LINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THE APPROVAL TO BECOME VOID.

GIVEN UNDER BY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20__

APPROVED BY _____
PRESIDENT: CHUCK McDONALD

ATTEST BY: _____
SECRETARY: MATTHEW KLOSTERMANN

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(O)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BERNAL ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

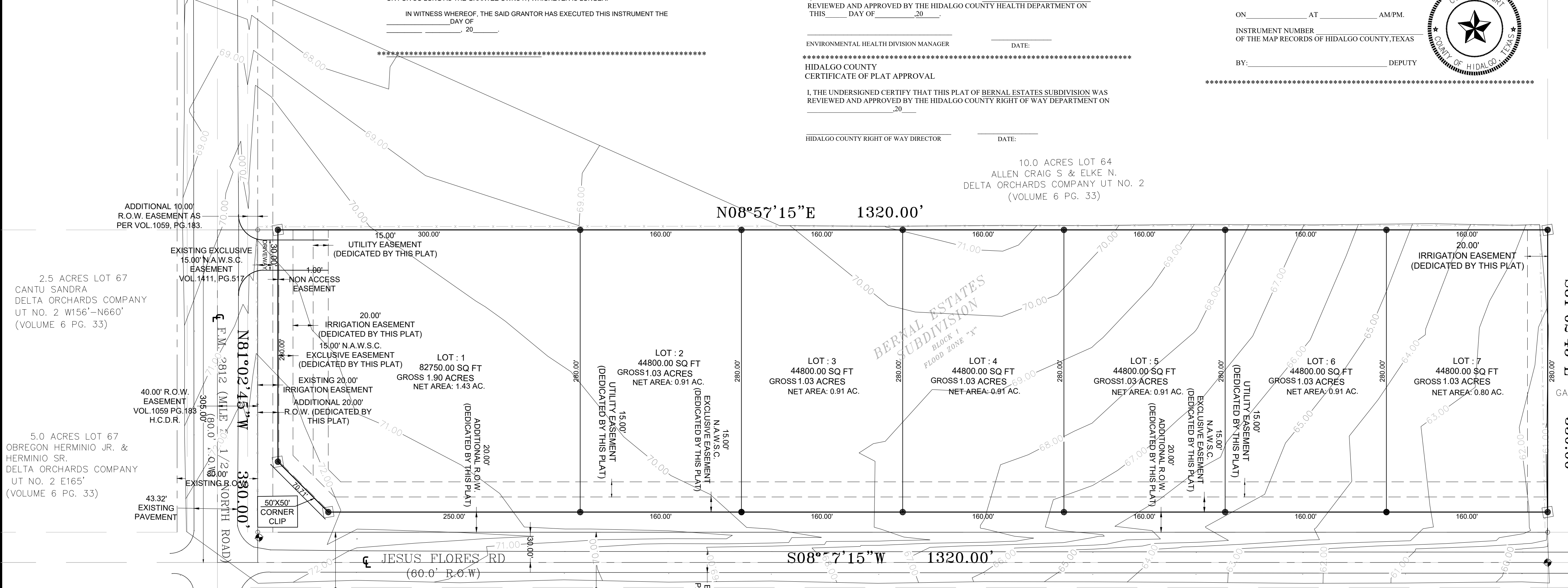
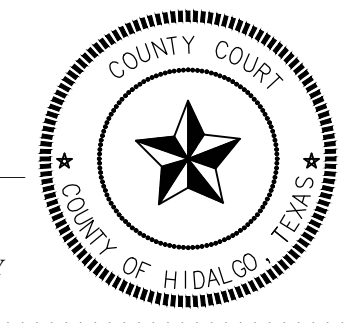
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ON _____, _____ AND WAS RECORDED IN A BOOK SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ OF CLOCK _____.

ON _____ AT _____ AMP.M.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

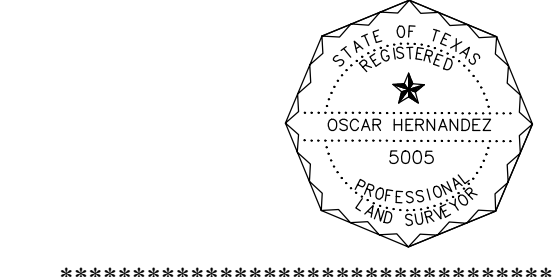
BY: _____ DEPUTY



S81°02'45"E 330.00'

10.0 ACRES LOT 64
ALLEN CRAIG S & ELKE N.
DELTA ORCHARDS COMPANY UT NO. 2
(VOLUME 6 PG. 33)

8.78 ACRES LOT 68
RIO FARMS INC.
DELTA ORCHARDS COMPANY UT NO. 2
(VOLUME 6 PG. 33)

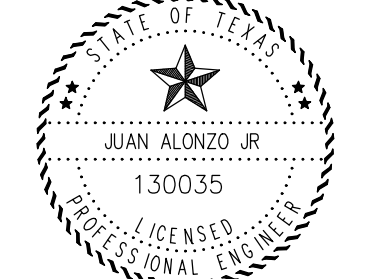


REGISTERED PROFESSIONAL SURVEYOR NO. 5005
OSCAR HERNANDEZ, P.L.S.
3007 SOUTH TUCKER ROAD
HARLINGEN, TX 78552
(956) 357-2185

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, **JUAN ALONZO JR.**, A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06/01/23
325 W. 2ND STREET
MERCEDES, TEXAS 78570
(956) 294-1241



PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	JUAN & VIRGINIA O BERNAL	9256 N MILE 4 W	MERCEDES, TX 78570	(956) 373-1405
ENGINEER:	JUAN ALONZO, JR	325 W. 2ND STREET	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	OSCAR HERNANDEZ	3007 SOUTH TUCKER RD.	HARLINGEN, TX 78552	(956) 357-2185

INDEX TO SHEETS BERNAL ESTATES SUBDIVISION	
SHEET	TITLE
PAGE 1	LOCATION MAP AND ETC. PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATION, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATE OF PLAT APPROVAL, CERTIFICATE OF PLAT, THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PROJECT THE PROJECT IS BEGINNING, HAVING AN AREA OF 3800.00 SQUARE FEET, 10.0 ACRES.
PAGE 2	WATER DISTRIBUTION AND SANITARY SEWER (WSS) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (WSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BOOK FOR GROUND WATER, WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATION AND STATEMENT.

SCALE: 1"=60' DATE: AUGUST 01, 2023

BERNAL ESTATES SUBDIVISION

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, A 21.43-ACRE TRACT OF LAND, KNOWN AS LOT 66, DELTA ORCHARDS COMPANY COMPANY UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR BERNAL ESTATES SUBDIVISION

WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:
BERNAL ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.), THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION AT LEAST BY YEARS 2014 AND N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF FM 2812 AND AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF JESUS FLORES RD. BOTH LINES ARE ABANDONED THERE IS AN EXISTING METER LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY. A PROPOSED 6" DIAMETER WATER LINE TO BE INSIDE DEDICATED EASEMENT ALONG SOUTH AND EAST SIDES OF THE SUBDIVISION. THERE WILL BE THREE (3) NEW DOUBLE SERVICES OF 1" DIAMETER SERVICE LINES WITH TWO (2) 1/2" DIAMETER WATER METER PER SERVICE AND ONE (1) ADDITIONAL 1" METER.

WATER DISTRIBUTION FOR BERNAL ESTATES CONSISTS OF 3 - 3" DIAMETER SINGLE SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$18,964.00 OR \$184.64 PER LOT. IN ADDITION, THE SUBDIVIDERS PAID N.A.W.S.C. THE SUM OF \$2,780.00 WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SIM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THIS SUBDIVISION TO N.A.W.S.C. (UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN INSTALLED AND THE SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:
SEWERAGE FROM BERNAL ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A SITE EVALUATOR ROBERTO CABALLERO, 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 REPLACEMENT DRAINFIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST FOUR (4) EXCAVATIONS WERE PERFORMED ON THE SITE, AT VARIOUS ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNDERTAKEN BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM 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 RESIDENTIAL LOT IS \$3,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. MOVES HAVEN BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT. APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$3,500.00. 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 A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL A SEPTIC SYSTEM IF A LOT BELONGING TO THIS SUBDIVISION HAS BEEN INSTALLED AS OF FEBRUARY 15, 2020. THEN THE SUBDIVIDER SHALL RENEW HIS LETTER OF CREDIT WITH THE COUNTY IF HE SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT. THEN HE SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC SYSTEMS BY MARCH 26, 2026. IF THE DEVELOPER FAILS TO RENEW HIS LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE FOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXCITED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAIN DOWNS OF THE LETTER OF CREDIT REMAINING SYSTEMS. FOR A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF FEBRUARY 15, 2020 THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR PERMIT TO CONSTRUCT THE SYSTEM. THE SUBDIVIDER WILL EXERCISE HIS/her RETAINED RIGHT OF ENTRY AND HIS/her OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM OR SUBMIT THE NECESSARY APPLICATION FOR THE SEPTIC SYSTEMS THAT HAVE BEEN INSTALLED.

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 OCCUPANCY. FINISH LIGHT AND WATER CLEARANCE.

IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY MARCH 26, 2026 UNLESS THE SUBDIVIDER RENEWS HIS/her LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TWO (2) YEARS AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE ALIGNED TO THE LOT PRIOR TO THE COUNTY ISSUING FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED IN SECTION 14.01, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

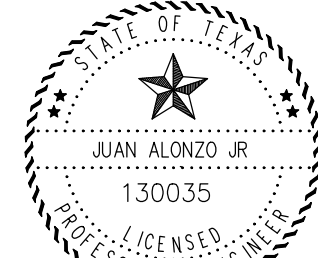
WATER FACILITIES: THESE FACILITIES SHALL BE FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS. WILL COST AGRAND TOTAL OF \$18,964.00 WHICH IS EQUAL TO \$184.64 PER LOT.

SEWER FACILITIES: SEPTIC SYSTEMS ESTIMATED TO COST \$3,500.00 PER LOT (ALL INCLUSIVE) FOR A TOTAL OF \$21,000.00 FOR THE ENTIRE SUBDIVISION.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-01-23
325 W. 2ND STREET
MERCEDDES, TEXAS 78570
(956) 294-1241

COST ESTIMATE:

WATER:	\$104,752.30
OSSF:	\$21,000.00
PAVING:	\$0.00
DRAINAGE:	\$0.00
TOTAL:	\$125,752.30



LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-01-23
325 W. 2ND STREET
MERCEDDES, TEXAS 78570
(956) 294-1241



DRAINAGE STATEMENT FOR

BERNAL ESTATES SUBDIVISION - CAMERON COUNTY, TEXAS

BERNAL ESTATES SUBDIVISION IS LOCATED AT THE INTERSECTION OF FM 2812 AND JESUS FLORES RD.

THE SUBDIVISION LIES IN ZONE "X" (NON SHADED) AND FLOOD ZONE "X" (SHADED), ACCORDING TO FIRM NUMBER 480334 0350C, MAP REVISED JUNE 6, 2000.

PRESENTLY THE SITE CONSISTS OF AREA UNDEVELOPED WITH NATURAL GRASSES PRESENT. EXISTING RUNOFF FROM THE SITE IS BY FORM OF SHEET FLOW THAT GENTLY RUNS TOWARDS THE NORTHERN PORTION OF THE PROPERTY.

THE PROPOSED CONDITIONS OF THIS SUBDIVISION WILL CONSIST OF 1 COMMERCIAL AND 6 SIX RESIDENTIAL LOTS. THE TOTAL CONTRIBUTING 50 YEAR STORM DISCHARGE IS OF 31.79 C.F.S., AN INCREASE OF 24.81 C.F.S FROM PRE DEVELOPED CONDITIONS. EACH LOT OWNER WILL CONSTRUCT AND MAINTAIN A DETENTION POND THAT WILL RELEASE WATER INTO THE EXISTING BORROW DITCH IN A CONTROLLED MANNER. THE INDIVIDUAL LOT OWNERS WILL PROVIDE FOR MAINTENANCE OF THE POND. THE PONDS MUST BE KEPT CLEAR OF ANY TREES, LANDSCAPE STRUCTURES, THAT PREVENT ITS DETENTION CAPACITY. FOR THE RESIDENTIAL LOTS, EACH OWNER WILL DETAIN AT A MINIMUM 4,480 CF OF DETENTION. FOR THE COMMERCIAL LOTS, EACH OWNER MUST DETAIN 8,706 CF OF DETENTION.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD. IN ACCORDANCE WITH FEMA FIRM COMMUNITY PANEL NO. 480334 0350C, MAP REVISED IN JUNE 6, 2000.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 06-01-23
325 W. 2ND STREET
MERCEDDES, TEXAS 78570
(956) 294-1241



PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S): JUAN & VIRGINIA O BERNAL	9256 N MILE 4 W	MERCEDDES, TX 78570	(956) 373-1405
ENGINEER: JUAN ALONZO, JR.	325 W. 2ND STREET	MERCEDDES, TX 78570	(956) 294-1241
SURVEYOR: OSCAR HERNANDEZ	3007 SOUTH TUCKER RD.	HARLINGEN, TX 78552	(956) 357-2185

SCALE: 1"=60' DATE: AUGUST 01, 2023



BERNAL ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO 1 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND JESUS FLORES RD IN HIDALGO, COUNTY. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MONTE ALTO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MONTE ALTO (POPULATION 1,667). BERNAL ESTATES SUBDIVISION IT'S NOT INSIDE EXTRA TERRITORIAL JURISDICTION (E.T.J.)

SUBDIVIDER CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTION, INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET WITH WELL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, (WE) JUAN & VIRGINIA O BERNAL, SUBDIVIDERS OF BERNAL ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JUAN BERNAL (OWNER) _____ DATE _____

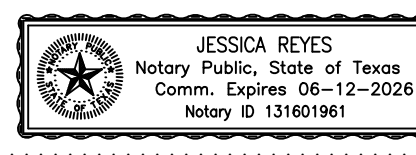
VIRGINIA O. BERNAL (OWNER) _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

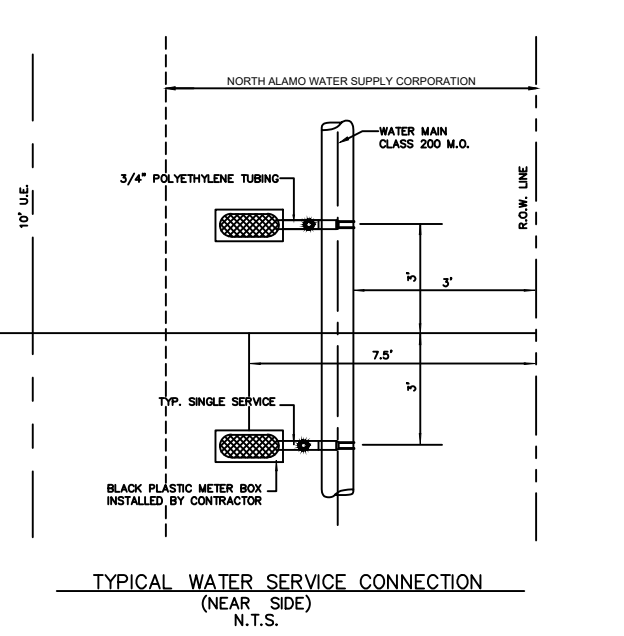
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JUAN & VIRGINIA O BERNAL, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____ AD.

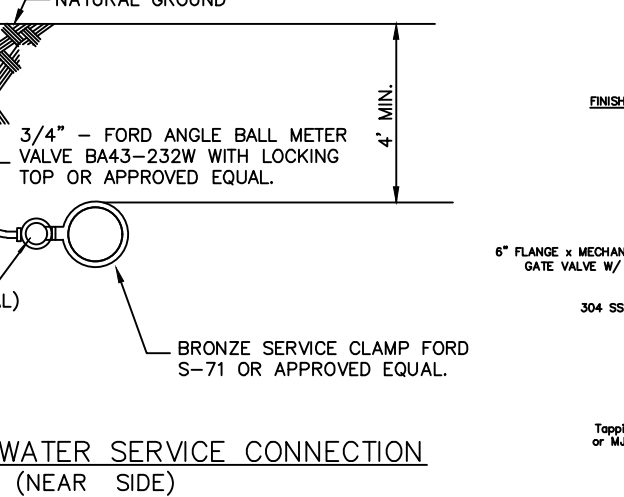
JESSICA REYES-NOTARY PUBLIC
Notary Public, State of Texas
Comm. Expires 06-12-2026
Notary ID 131601961



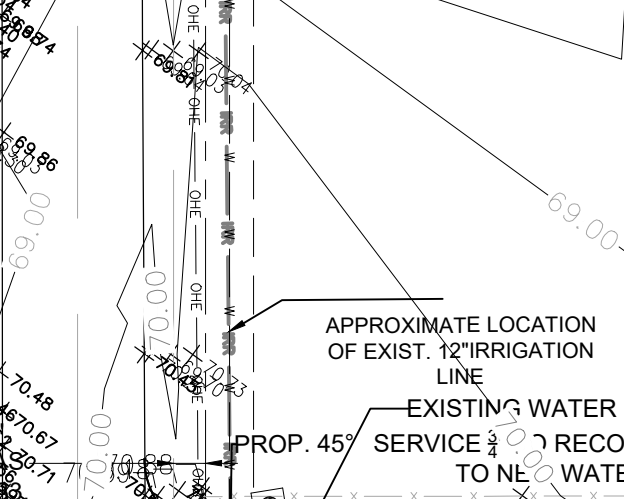
ROADSIDE DITCH CROSS SECTION
SCALE: N.T.S.



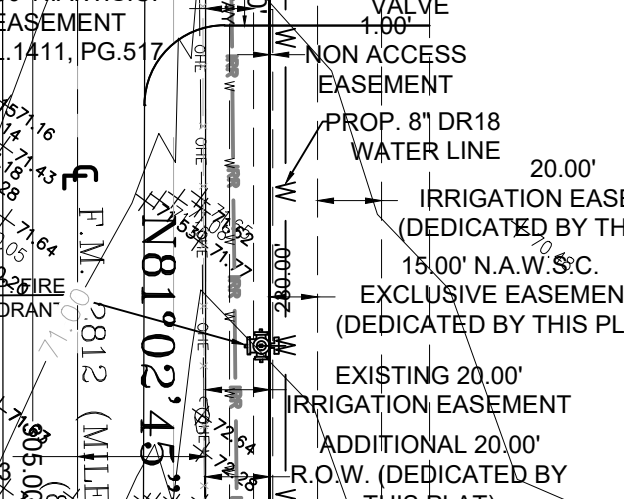
TYPICAL WATER SERVICE CONNECTION
SCALE: N.T.S.



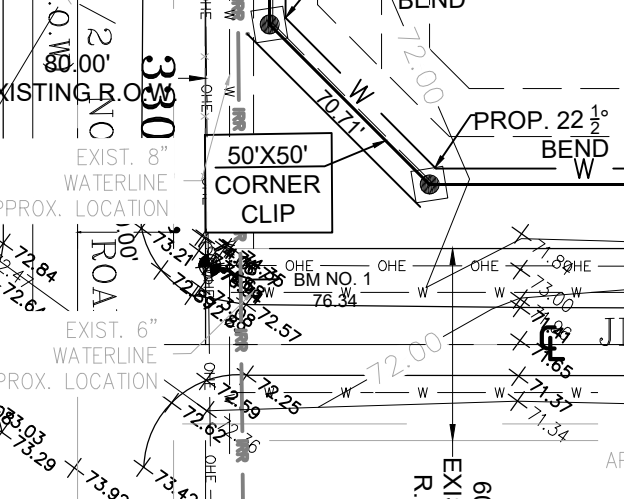
TYPICAL SINGLE WATER SERVICE CONNECTION
(NEAR SIDE)
SCALE: N.T.S.



FIRE HYDRANT ASSEMBLY
SCALE: N.T.S.



80' x 45' OSSF SYSTEM, TYP.



8.78 ACRES LOT 68
RIO FARMS INC.
DELTA ORCHARDS COMPANY UT NO. 2
(VOLUME 6 PG. 33)