



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED CADENA ESTATES SUBDIVISION, PRECINCT No. 3.

ENGINEER: PABLO SOTO JR. DEVELOPER: JUAN E. CADENA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST ON BRUSHLINE ROAD APPROXIMATELY ¼ MILE NORTH OF 3 MILE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-18-2021 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 15.00 FT ONTO BRUSHLINE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-07-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-05-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 4" LOCATION: BRUSHLINE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-05-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 26, 2022

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

**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.*

\*

# PLAT OF CADENA ESTATES

A 2.63 ACRE TRACT OF LAND OUT OF THAT PART OF A CERTAIN 243.51 ACRE TRACT OUT OF PORCION 48, LYING EAST OF HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CANAL RIGHT-OF-WAY, HIDALGO COUNTY, TEXAS.

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CADENA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2022.

ENVIRONMENT HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CADENA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2022.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREE, FENCES AND BUILDING) SHALL BE PLACED UPON THIS RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CADENA ESTATES, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CON) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THIS PHASE OF THE SUBDIVISION.

ROBERTO SALINAS P.E., GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
AGUA SPECIAL UTILITY DISTRICT

## GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY-PANEL NUMBER 480334 0400C MAP REVISED: NOVEMBER 16, 1982 ZONE "C" AREAS OF MINIMAL FLOODING. ( NO SHADING ).
- MINIMUM SETBACK SHALL BE AS FOLLOWS: FRONT: 40.00 FEET REAR: 15.00 FEET OR EASEMENT LINE WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR EXISTING ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- BENCH MARK: FOUND 1/2" REBAR LOCATED ON THE NORTHEAST CORNER OF ORLANDO AND SONIA GARCIA SUBDIVISION. ELEVATION 189.56 (NAD 83 TEXAS PLANES SOUTH ZONE U.S.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- NO BUILDING STRUCTURE SHALL BE BUILT OVER ANY EASEMENT (S). EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS HAVE BEEN SET WITH 1/2" IRON ROD WITH YELLOW CAP STAMPED RPLS # 4541.
- THERE ARE NO WATER WELLS WITHIN 150 FT. FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL 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 ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: JUAN E. CADENA & MARIA DEL CARMEN CADENA	4783 N. BRUSHLINE ROAD MISSION, TX. 78574	(956) 322-6209
ENGINEER: PABLO SOTO JR. P.E.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR. R.P.L.S.	1208 S. IRONWOOD PHARR, TX. 78577	(956) 460-1605

## INDEX OF SHEETS FOR: CADENA ESTATES

SHEET #	DESCRIPTION
SHEET 1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT DIMENSIONS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATION, 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.H.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.H.D. CERTIFICATION AND REVISION NOTES.
SHEET 2	WATER IMPROVEMENTS AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT ( ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S REVISION NOTES, TYPICAL DRAINAGE CROSS SECTION.

## THE STATE OF TEXAS COUNTY OF HIDALGO

### OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

WE, JUAN E. CADENA AND MARIA DEL CARMEN CADENA, OWNERS OF THE 2.63 ACRE TRACT OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CADENA ESTATE HEREBY SUBDIVIDE THE LAND AS DEDICATED IN THIS SUBDIVISION AND DEDICATED TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (B) SEWER CONNECTIONS TO THE LOT (S) OR SEPTIC TANK (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT (S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOT (S) MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

JUAN E. CADENA \_\_\_\_\_ MARIA DEL CARMEN CADENA \_\_\_\_\_  
4783 N. BRUSHLINE ROAD MISSION, TEXAS 78574 4783 N. BRUSHLINE ROAD MISSION, TEXAS 78574

## THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUAN E. CADENA & MARIA DEL CARMEN CADENA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER ME HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

NOTARY PUBLIC

## THE STATE OF TEXAS-COUNTY OF HIDALGO CITY OF MISSION PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.0115(b), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CADENA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

## APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

## HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

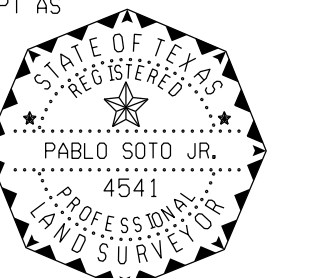
HIDALGO COUNTY DRAINAGE DISTRICT No. ONE \_\_\_\_\_ DATE \_\_\_\_\_  
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

## SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, STATE THAT THIS PLAT IS AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

PABLO SOTO, JR., R.P.L.S., 4541  
1208 S. IRONWOOD PHARR, TEXAS 78577  
TEL: (956) 460-1605 FAX: (956) 287-4634

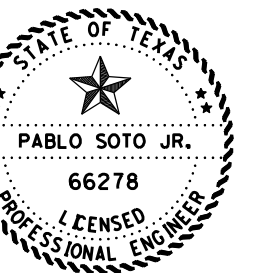


## ENGINEER CERTIFICATE

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

REGISTERED PROFESSIONAL ENGINEER No. 66278



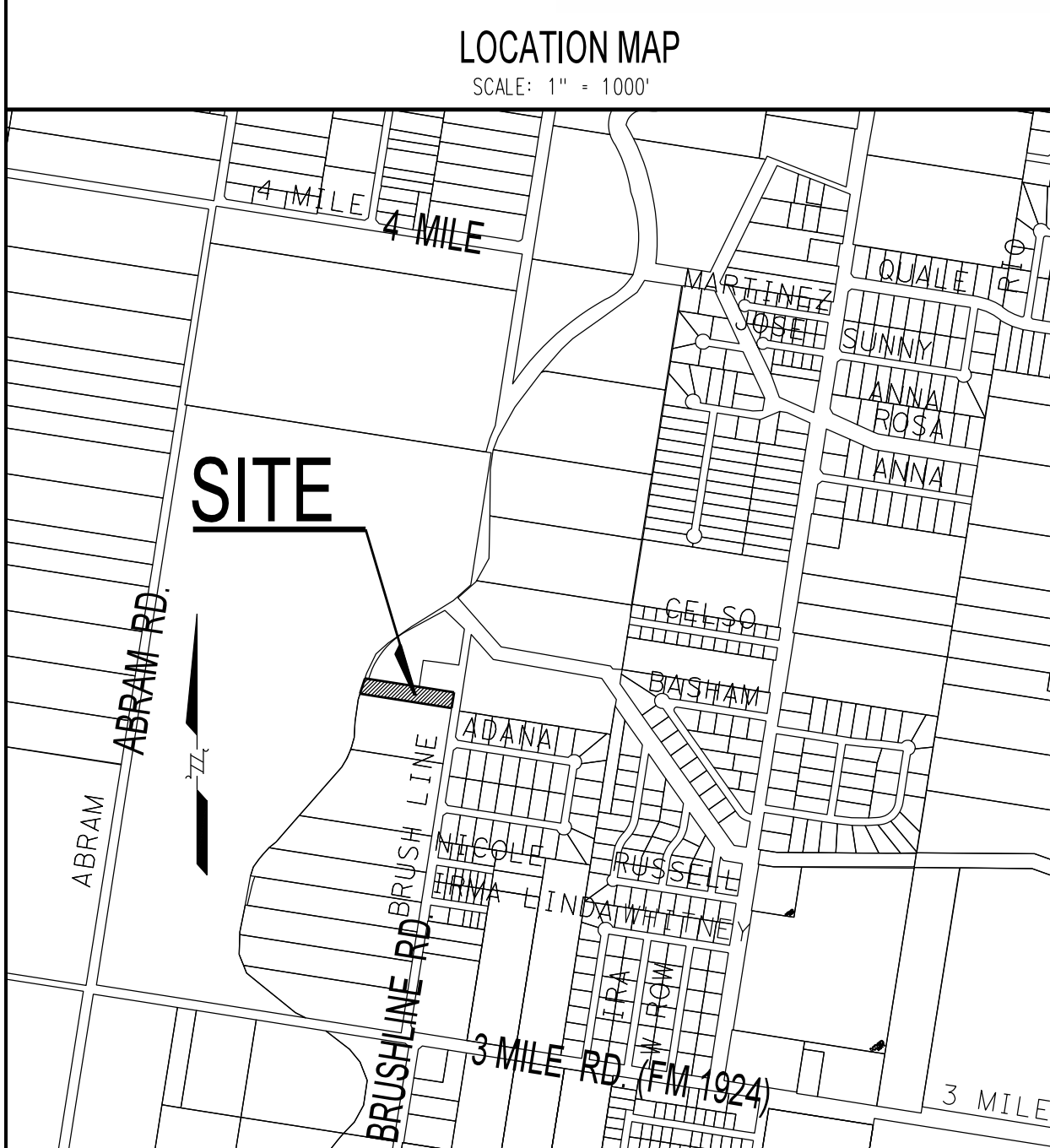
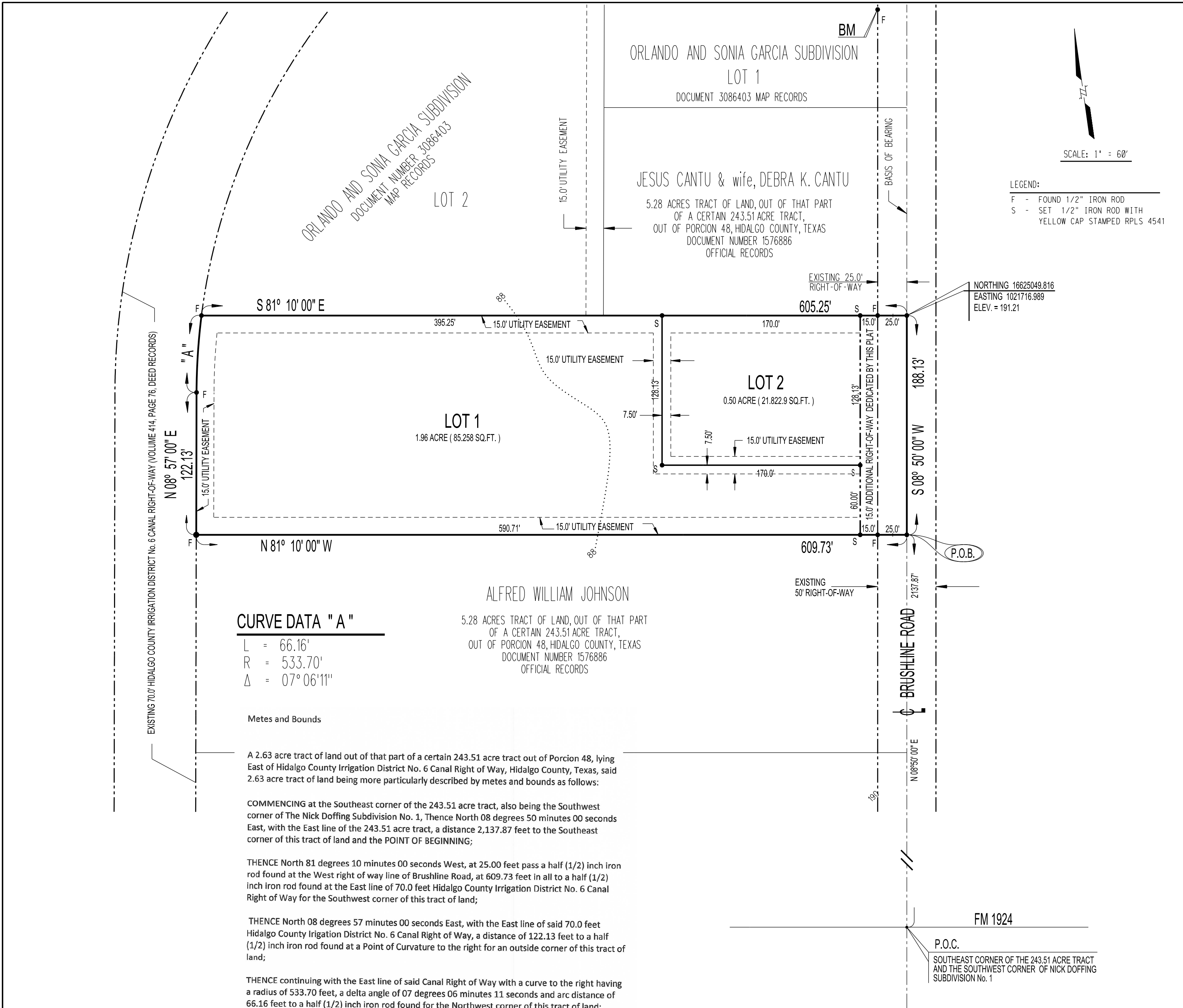
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY

T.B.P.E. FIRM No. 20208

Sheet No. **PABLO SOTO JR. P.E.**  
1 of 2 1208 S. IRONWOOD STREET TEL: (956) 460-1605  
PHARR, TEXAS 78577

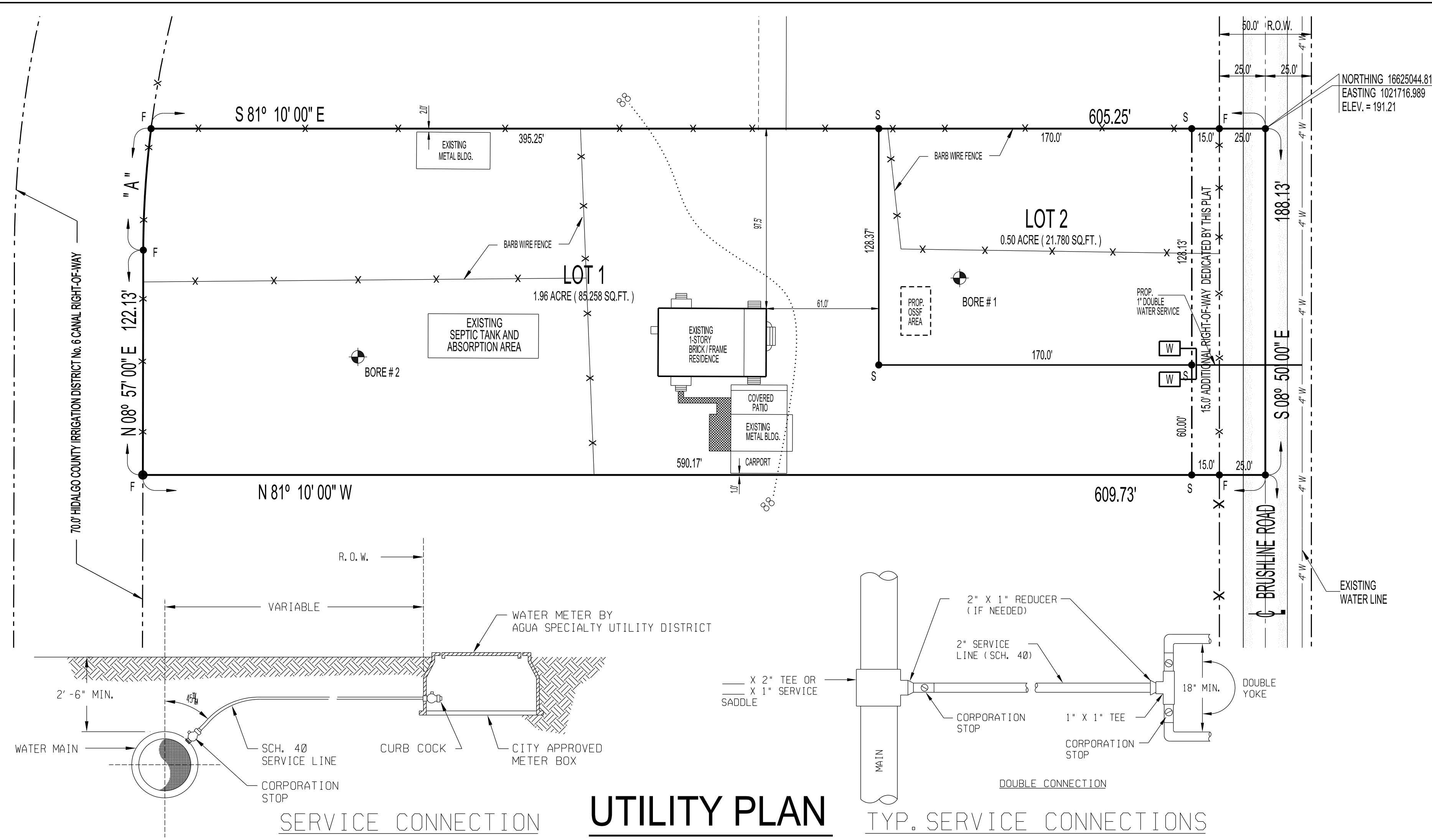


## GENERAL SUBDIVISION PLAT NOTES:

- ON SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, A TOTAL OF 4104 CF OF 0.094 AC-FT OF STORM WATER RUNOFF DETENTION WILL BE REQUIRED.
- 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 IMPROVEMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- 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 IMPROVEMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

## LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CADENA ESTATES, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/2 MILE NORTH OF THE INTERSECTION OF MILE 3 NORTH (F.M. 1924) AND BRUSHLINE ROAD ON THE WEST SIDE OF BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2015 POPULATION ESTIMATE IS 83,394. CADENA ESTATES FALLS OUTSIDE MISSION'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42-21.



SCALE : 1" = 40'

**FINAL ENGINEERING REPORT FOR CADENAS ESTATES**

**WATER SUPPLY FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES :**

CADENAS ESTATES WILL BE PROVIDED WITH PORTABLE WATER BY AGUA SPECIALTY UTILITY DISTRICT THE SUBDIVIDER AND AGUA SPECIALTY UTILITY DISTRICT HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SPECIALTY UTILITY DISTRICT HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SPECIALTY UTILITY DISTRICT 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. AGUA SPECIALTY UTILITY DISTRICT HAS A 4" WATER LINE RUNNING ALONG ON THE EAST RIGHT-OF-WAY LINE OF BRUSHLINE ROAD. THE SERVICE FOR CADENAS ESTATES WILL CONSIST OF ONE (1) 1" WATER SERVICE LINE AND WITH TWO (2) 3/4" SINGLE WATER SERVICE GOING INTO THE METER BOX. THE OWNER HAS PAID A TOTAL OF \$5,500.00 FOR AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE OWNER HAS PAID AGUA SPECIALTY UTILITY DISTRICT THE SUM \$5,500.00 OR \$2,750.00 PER LOT FOR THE 30 YEARS WATER SERVICE AGREEMENT WHICH COVERS THE TOTAL COST INCLUDING WATER METER, METER BOX, WATER SUPPLY FEES AND ALL OTHER FEES ASSOCIATED WITH WATER SYSTEM. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE AGUA SPECIALTY UTILITY DISTRICT AND SAID SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THE FINAL PLAT.

**SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES :**

SEWAGE FROM CADENAS ESTATES WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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 IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SURVEY INDICATES A HIDALGO SANDY CLAY LOAM. AND TWO TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM HIDALGO SANDY CLAY LOAM SOIL EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYERS WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

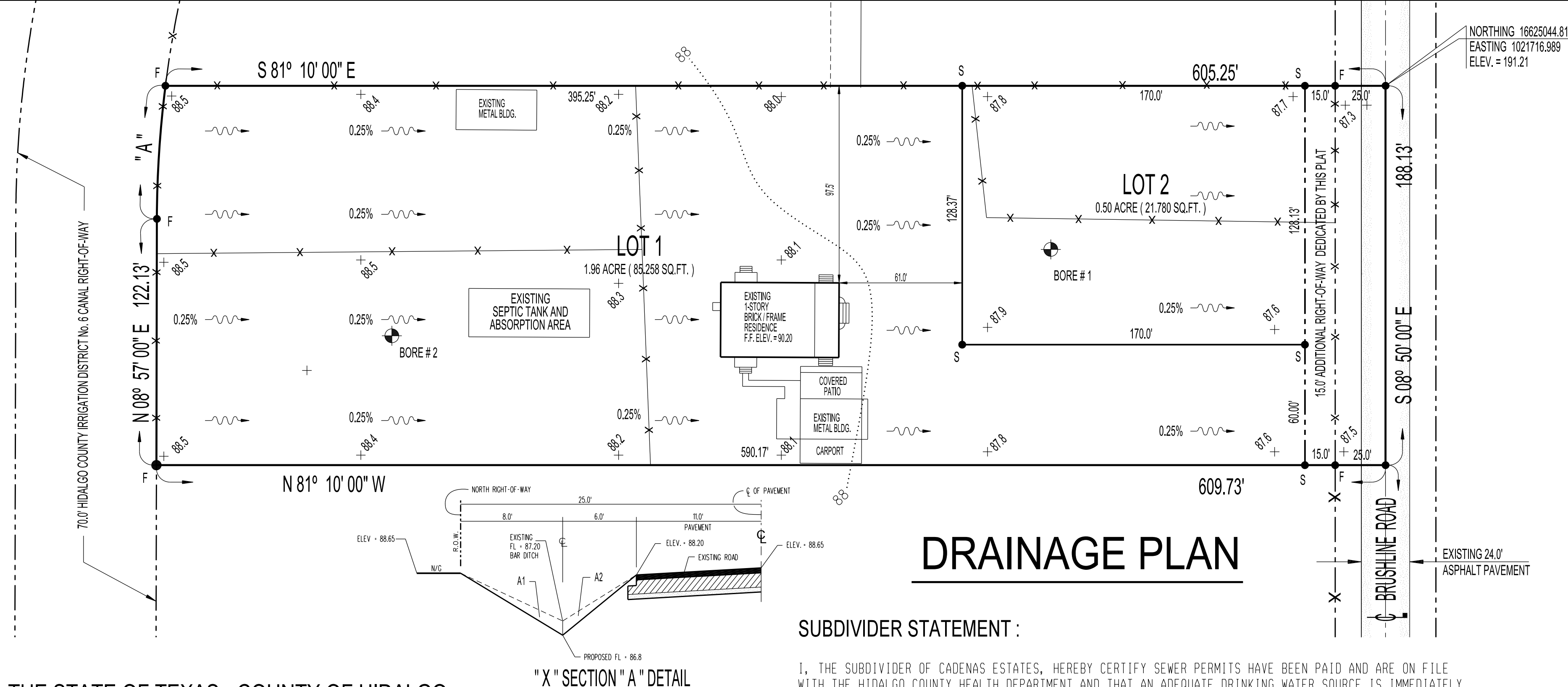
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 1,500.00. HIDALGO COUNTY HEALTH DEPARTMENT INSPECTED AND APPROVED THE INSTALLED OSSF ON \_\_\_\_\_.

**CERTIFICATION :**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS :

WATER FACILITIES : THESE FACILITIES COST A TOTAL OF \$5,500.00.

SEWAGE FACILITIES : SEPTIC SYSTEM COST A TOTAL OF \$ 1,500.00.



SCALE : 1" = 40'

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CADENAS ESTATES**

**PROVISION DE AGUA : DESCRIPCION, GASTOS Y FECHA DE INICIO**

LA SUBDIVISION CADENA ESTATES RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIALTY UTILITY DISTRICT, EL DUENO DE LA SUBDIVISION Y DE AGUA SPECIALTY UTILITY DISTRICT HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS Y DE AGUA SPECIALTY UTILITY DISTRICT TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLADO DE LA SUBDIVISION. AGUA SPECIALTY UTILITY DISTRICT TIENE UNA LINEA DE AGUA DE 4" QUE CORRE EN EL LADO ESTE DEL "DERECHO-DE-VIA" DEL CAMINO BRUSHLINE ROAD. EL SERVICIO DE AGUA PARA LA SUBDIVISION CADENA ESTATES CONSISTE EN UN (1) SERVICIO DE AGUA DE 1" QUE CORRE AL SOLAR PARA REDUCIRSE EL SERVICIO DE AGUA DE DOS (2) 3/4" DE DIAMETRO TERMINANDO EN LA CAJA DEL MEDIDOR. EL DUENO HA PAGADO UN TOTAL DE \$5,500.00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DUENO LE PAGARA A AGUA SPECIALTY UTILITY DISTRICT LA CANTIDAD DE \$5,500.00 O \$2,750.00 POR SOLAR PARA EL ACUERDO DE 30 ANOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA Y EL SISTEMA. EL DUENO DEL SOLAR NO HA SOLICITADO LA INSTALACION DEL MEDIDOR DE AGUA DE AGUA SPECIALTY UTILITY DISTRICT PROCEDERA LA INSTALACION DEL MEDIDOR EN EL SOLAR EN CUALQUIER CASO. EL MEDIDOR DE AGUA SE INSTALARAN Y TODAS LAS FACILIDADES DE AGUA SERAN INSTALADAS Y OPERABLES EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA ARCHIVADA EN EL CONDADO DE HIDALGO.

**DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE**

EL DRENAJE PARA CADENA ESTATES SERA TRATADO INDIVIDUAL CON : " FACILIDAD DE DRENAJE EN-SITIO " (OSSF). CONSISTE DE UN DISENO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMANO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USOA) INDICA UNA MEZCLA DE BARRO ARENOSO (HIDALGO SANDY CLAY LOAM). SE REALIZARON DOS PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN EL LOTE (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL AREA DELIMITADA EL SUELO ES UNIFORME. DE BARRO ARENOSO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LA EXCAVACIONES. EL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,500.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA SOLICITUD DE APROVACION FINAL DEL DOCUMENTO. EL SISTEMA SEPTICO ESTA INSTALADO EN CADA SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO (HIDALGO COUNTY HEALTH DEPARTMENT) DIO INSPECCION EL \_\_\_\_\_.

**CERTIFICACION :**

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECTION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON :

FACILIDADES DE AGUA : ESTE SERVICIO COSTO TOTAL DE \$5,500.00.

FACILIDADES DE DRENAJE SEPTICO : EL SISTEMA SEPTICO COSTO TOTAL DE \$ 1,500.00.

**THE STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE JAMESON, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

**SUBDIVIDER STATEMENT :**

I, THE SUBDIVIDER OF CADENAS ESTATES, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE CADENA & MARIA DEL CARMEN CADENA DATE :

**SUBDIVIDER CERTIFICATION :**

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED TO STATE AND COUNTY REGULATIONS.

JOB NO. : \_\_\_\_\_  
DATE : \_\_\_\_\_  
REVISION : \_\_\_\_\_  
SCALE : \_\_\_\_\_  
DRAWN BY : \_\_\_\_\_  
SHEET : \_\_\_\_\_

**CADENA ESTATES  
UTILITY PLAN**

**PABLO SOTO JR. P.E.**  
1208 S. IRONWOOD STREET  
PHARR, TEXAS 78577  
TEL: (956) 460-1605