



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: 10-01-2024

PROPOSED JEHOVAH-SHAMMAH SHALOM, PRECINCT No. 4.

ENGINEER PABLO SOTO, JR. P.E. DEVELOPER: GUADALUPE TREVINO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:    3  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF AURORA ROAD, APPROXIMATELY 100 FEET EAST OF BARB MAR LANE.

SUBDIVISION LIES WITHIN THE:  CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-27-24 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 5.00 FEET ONTO AURORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-17-24 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-2-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  O.S.S.F.

WATER SERVICE PROVIDER: CITY OF EDINBURG. LINE SIZE: 2" LOCATION: AURORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-16-24: BY 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: N/A

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

**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.

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# PLAT OF JEHOVAH-SHAMMAH SHALOM ESTATES

A 1.78 ACRE TRACT OF LAND, BEING ALL LOT 2, TREVIÑO ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 27, PAGE 168B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: SEPTEMBER 27, 2023

## METES AND BOUNDS

A 1.78 ACRE TRACT OF LAND, BEING ALL LOT 2, TREVIÑO ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 27, PAGE 168B, MAP RECORDS OF HIDALGO COUNTY, TEXAS., SAID 1.78 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL OF LOT 2, TREVIÑO ACRES SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 27, PAGE 168A, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2, TREVIÑO ACRES SUBDIVISION FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81 DEGREES 21 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 2, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF AURORA DRIVE, A DISTANCE OF 287.48 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 39 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 2, A DISTANCE OF 270.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 287.48 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 39 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.78 ACRES, MORE OR LESS

## STATE OF TEXAS COUNTY OF HIDALGO

WE, GUADALUPE TREVIÑO & NOELIA TREVIÑO, OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS JEHOVAH-SHAMMAH SHALOM ESTATES AN ADDITION TO THE CITY OF PHARR, TEXAS AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

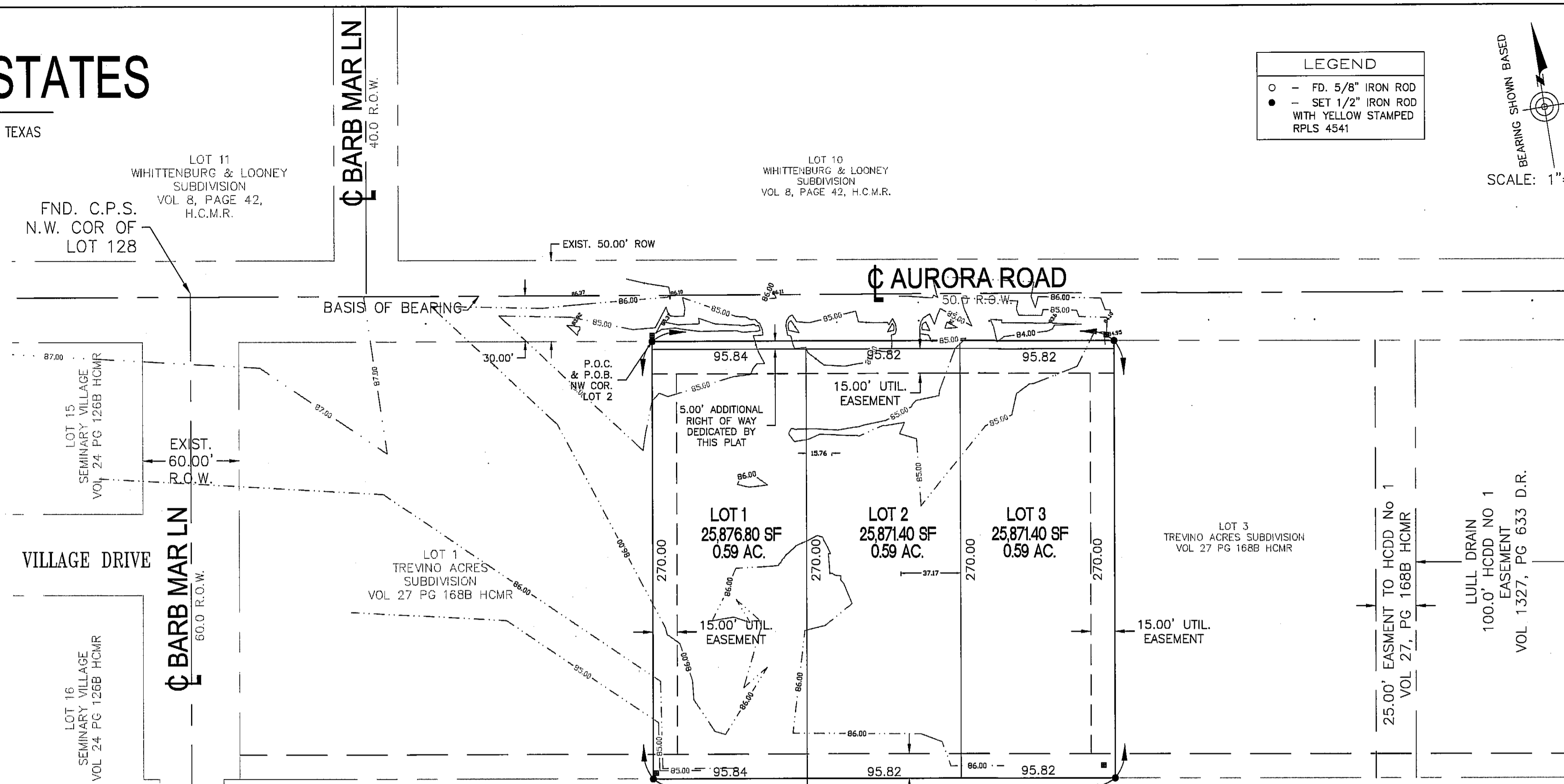
GUADALUPE TREVIÑO	DATE	NOELIA TREVIÑO	DATE
P.O. BOX 1203		P.O. BOX 1203	
SAN JUAN, TEXAS 78589		SAN JUAN, TEXAS 78589	

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

BEFORE ME, the undersigned notary public, on this day personally appeared GUADALUPE TREVIÑO & NOELIA TREVIÑO, proved to me through their Texas Department of Public Safety Driver License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC- STATE OF TEXAS



### GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE DESIGNATION:  
ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET ( USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED AT 88.0 FT COMMUNITY-PANEL NUMBER 480334 0325 D, MAP REVISED: MAY 17, 2001.
- GENERAL NOTE FOR SINGLE-FAMILY RESIDENCES: 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.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 88.50 FT AS PER FLOOD ZONE DESIGNATION.
- LEGEND --● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- BUILDING SET BACK:  
FRONT: 25.0 FT OR HALF OF THE RIGHT OF WAY.  
SIDE: 6.0 FT OR EASEMENT WHICHEVER IS GREATER.  
REAR 15.0 FT OR EASEMENT WHICHEVER IS GREATER.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY \_\_\_\_\_ ACRES AND A VOLUME OF APPROXIMATELY \_\_\_\_\_ ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
  - TOTAL ONSITE DETERNTION REQUIRED IS 3,102.00 C.F.
  - LOT 1 ON-SITE DETENTION REQUIRED 1,034 C.F.
  - LOT 2 ON-SITE DETENTION REQUIRED 1,034 C.F.
  - LOT 3 ON-SITE DETENTION REQUIRED 1,034 C.F.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- REFERENCE BENCHMARK:
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED. AT THE DEVELOPMENT PERMIT STAGE. THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT. DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- OWNER TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- NO STRUCTURE ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

### APPROVED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- SUBJECT TO THE FOLLOWING:
- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE.
  - FIFTEEN FOOT (15) EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
  - ALL LOTS SUBJECT TO RULES, REGULATION, RIGHT-OF-WAY AND EASEMENT OF DISTRICT AND
  - IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED EASEMENT FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED WITH LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER

### 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 NO. 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. 1

RAUL SESIN, P.E. C.F.M.  
GENERAL MANAGER

### THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JEHOVAH-SHAMMAH SHALOM ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2024.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



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

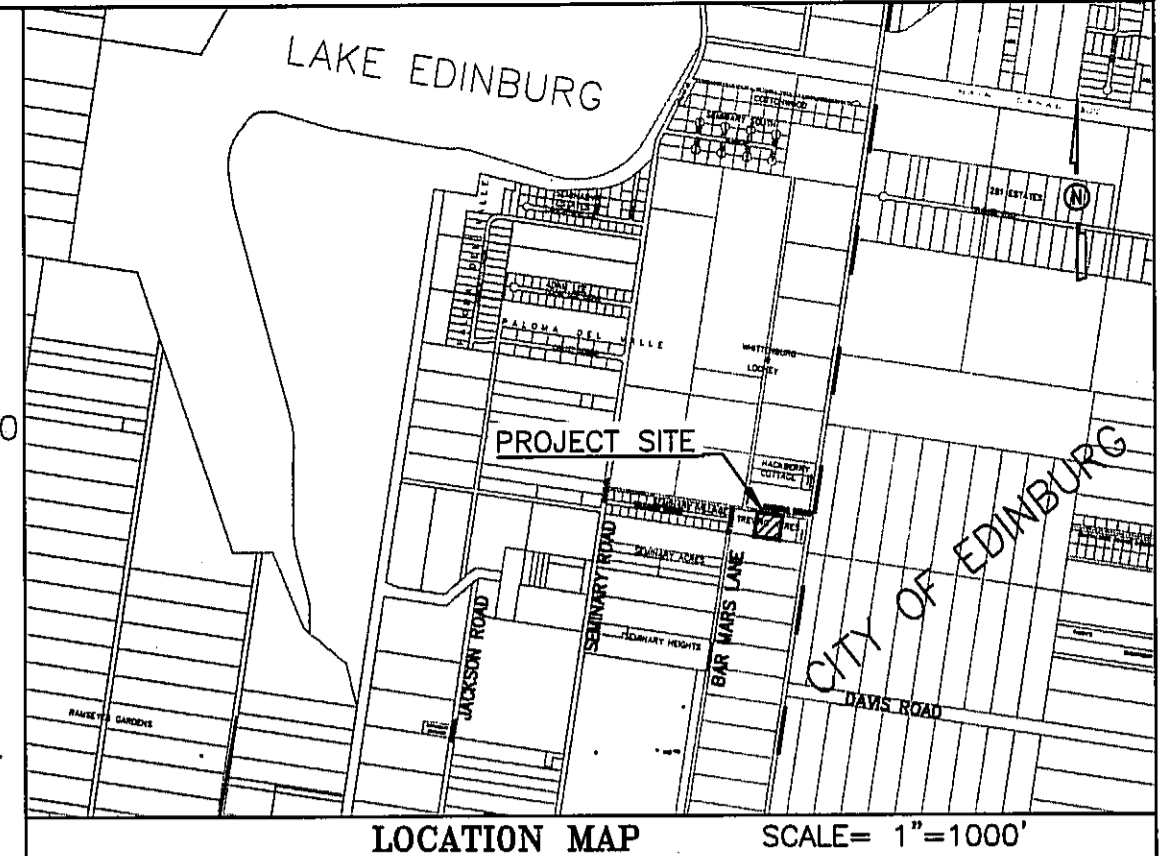
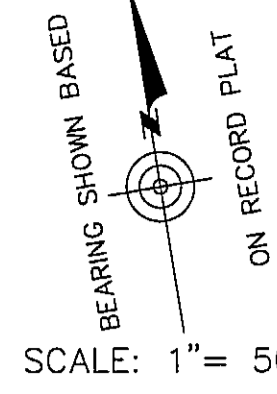
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### LEGEND

- - FD. 5/8" IRON ROD
- - SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541



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

JEHOVAH-SHAMMAH SHALOM ESTATES SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 SOUTH OF AURORA ROAD AND APPROXIMATELY 300 FEET EAST OF BARB MARS LANE. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83.970). JEHOVAH-SHAMMAH SHALOM ESTATES IS WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

### CITY OF EDINBURG CERTIFICATE OF APPROVAL

I, JAMIE ACEVEDO, ADMINISTRATOR/ DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS JEHOVAH-SHAMMAH SHALOM ESTATES CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

### STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

REGISTERED PROFESSIONAL ENGINEER No. 66278

I, PABLO SOTO JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE 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.

PABLO SOTO JR. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

INDEX OF SHEETS	
	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION. HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2	ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD ST. PHARR, TEXAS-78577  
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.  
FIRM No. F-20206

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER:			
ENGINEER:	PABLO SOTO JR	1208 S. IRONWOOD ST. PHARR, TX 78577	(956) 460-1605
SURVEYOR:	PABLO SOTO JR	1208 S. IRONWOOD ST. PHARR, TX 78577	(956) 460-1605

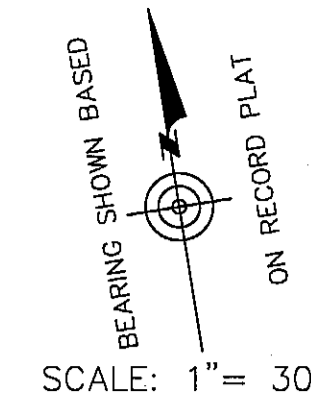
# PLAT OF JEHOVAH-SHAMMAH SHALOM ESTATES

A 1.78 ACRE TRACT OF LAND, BEING ALL LOT 2, TREVINO ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 27, PAGE 168B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: SEPTEMBER 27, 2023

LOT 10  
WHITTENBURG & LOONEY  
SUBDIVISION  
VOL 8, PAGE 42, H.C.M.R.



**FINAL WATER AND SEWER ENGINEERING REPORT WATER SUPPLY:**  
DESCRIPTION, COST, AND OPERABILITY DATE:

JEHOVAH-SHAMMAH SHALOM ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NAWSC. THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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. NAWSC HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG T RUNNING ALONG THE SOUTH RIGHT OF WAY OF AURORA ROAD.

WATER DISTRIBUTION FOR JEHOVAH-SHAMMAH SHALOM ESTATES CONSIST OF 1-1" DUAL WATER SERVICES FOR THIS SUBDIVISION. SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ IN ADDITION THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER. NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC, AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FROM JEHOVAH-SHAMMAH SHALOM ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR REG. # \_\_\_\_\_ 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 BDDK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$ \_\_\_\_\_ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

**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 ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE JEHOVAH-SHAMMAH SHALOM ESTATES RECIBIRA SU PROVISION DE AGUA DE NAWSC. EL DUENO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE JEHOVAH-SHAMMAH SHALOM ESTATES CONSISTE DE UNA LINEA DE AGUA EXISTENTE DE 4 PULGADAS CUAL CORRE POR EL LADO SUR DE LA CARRETERA AURORA.

LA DISTRIBUCION DE AGUA PARA JEHOVAH-SHAMMAH SHALOM ESTATES CONSISTE DE 1 SERVICIOS DE AGUA DE 1 DE PULGADAS. CUALES TERMINAN EN LAS CAJA DE MEDIDOR CON CANDADOS DE CADA SOLAR. LOS SERVICIOS DE AGUA Y EL MEDIDOR MECANICO DE AGUA AN SIDO INSTALADOS A UN COSTO TOTAL DE \$ \_\_\_\_\_ EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$ \_\_\_\_\_ POR LA SUBDIVISION QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

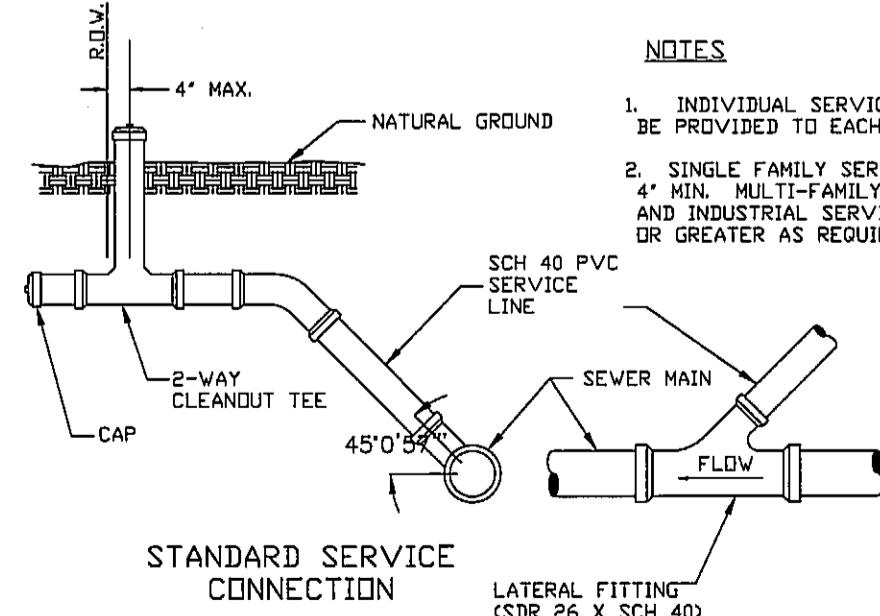
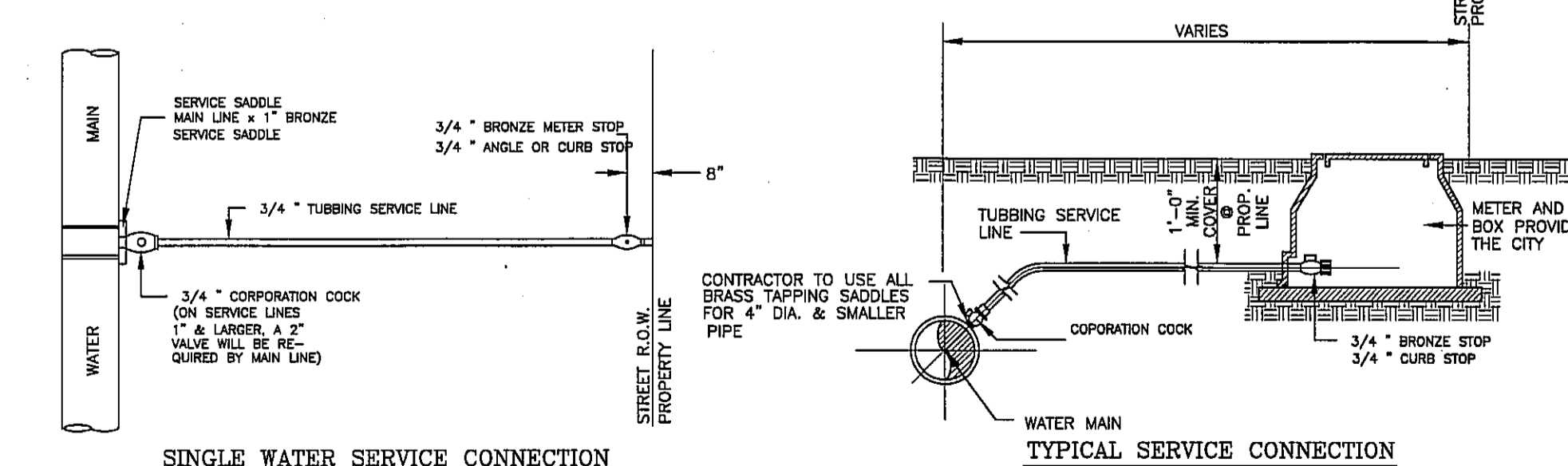
**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO**  
PARA FACILITAR EL DRENAJE PARA JEHOVAH-SHAMMAH SHALOM ESTATES, SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. A UN COSTO TOTAL DE \$ \_\_\_\_\_ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

**CERTIFICATION:**

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ \_\_\_\_\_  
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ \_\_\_\_\_ PARA TODA LA SUBDIVISION



**NOTES**

- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
- SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

**SUBDIVIDER CERTIFICATION:**

1.- 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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.-WE, GUADALUPE TREVIÑO & NOELIA TREVIÑO SUBDIVIDERS OF JEHOVAH-SHAMMAH SHALOM ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE IN FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY 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 REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GUADALUPE TREVIÑO DATE NOELIA TREVIÑO DATE  
P.O. BOX 1203 SAN JUAN, TEXAS 78589 P.O. BOX 1203 SAN JUAN, TEXAS 78589

BEFORE ME, the undersigned notary public, on this day personally appeared **GUADALUPE TREVIÑO & NOELIA TREVIÑO**, proved to me through their Texas Department of Public Safety Driver License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC- STATE OF TEXAS

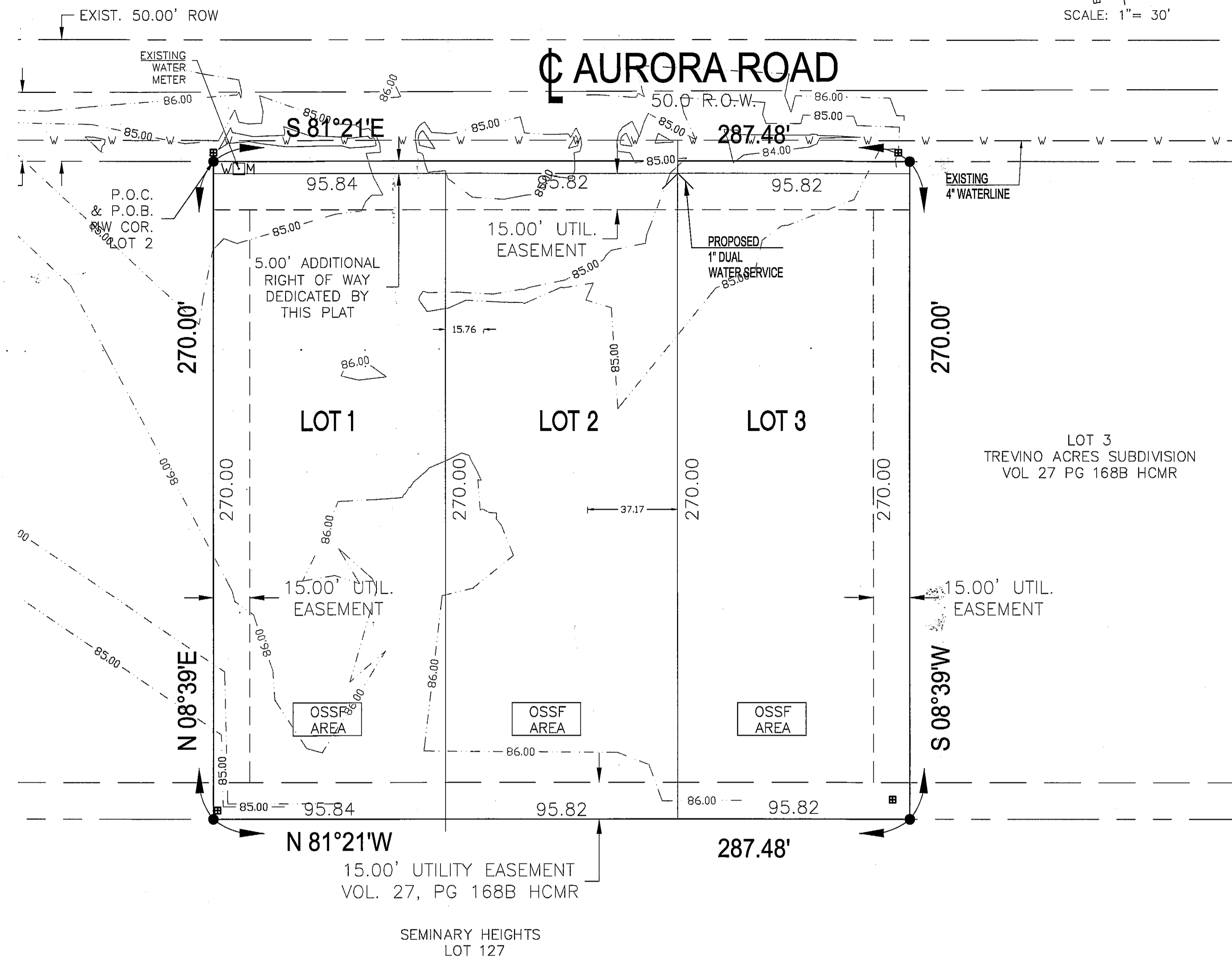
**COST ESTIMATE**

WATER DISTRIBUTION : \$ XXXXXX  
DRAINAGE IMPROVEMENTS : \$ XXXXXX  
PAVING IMPROVEMENTS : \$ XXXXXX  
SANITARY SEWER : \$ XXXXXX



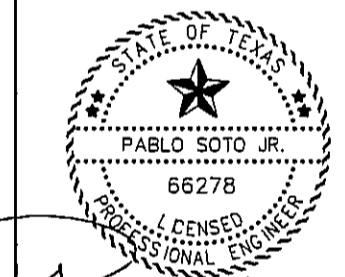
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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



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

WATER LINE LAYOUT PLAN



*Pablo Soto Jr.*  
9/10/2024

PABLO SOTO, JR. P.E.  
P.E. No. 66278

PABLO SOTO JR. P.E.  
TEL.: (956) 460-1605  
1208 S. IRONWORK STREET  
PHARR, TEXAS 76177

# PLAT OF JEHOVAH-SHAMMAH SHALOM ESTATES

A 1.78 ACRE TRACT OF LAND, BEING ALL LOT 2, TREVIÑO ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 27, PAGE 168B, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: SEPTEMBER 27, 2023

## DRAINAGE REPORT JEHOVAH - SHAMMAH SHALOM ESTATES CITY OF EDINBURG, ETI.

Jehovah Shammah Shalom Estates is a 1.78 acre tract of land, being all of Lot 2, Trevino Acres Subdivision, Hidalgo County, Texas. This subdivision is located 100 feet East of the intersection of Aurora Road and Barb Mar Lane on the South side of Aurora Road. The site is presently residential and the proposed use will be single family residential. The area lies in Flood Zone "AH", FEMA's Flood Insurance Rate Map, Community-Panel Number 480334 0325 D, Map Revised: June 6, 2000. Zone "AH" being areas of flood depths of 1 to 3 feet (usually areas of ponding) base flood elevations determined; (EL.88).

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of Number 28, Hidalgo sandy clay loam, with 0 to 1 percent slopes and have a moderate permeability. This soil fall in the hydrological group "B" and a unified classification (SC, CL). As per the soil survey report this soil is well drained. See attached tables for engineering index properties and physical and chemical properties.

Existing runoff is in a Northeasterly direction, with the existing peak runoff from a 10 year storm using the Modified Rational Method being 1.22 cfs and the calculated storm runoff, after development from a 100 year storm being 2.18 cfs, an increase of 0.96 cfs.

The existing drainage is of surface flow from the property into the bar ditch of Aurora Road. Flow East within the bar ditch and empty into the Lull Drain.

In accordance with the Hidalgo County's requirement of not increasing the amount of existing storm runoff, we have calculated that 3,102 cf of storm runoff will have to be detained within the proposed detention swale of each lot for volume and via an eight (8) inch bleeder pipe drain into the bar ditch of Aurora Road with positive flow. Final outfall being the Lull Drain. Tables and calculations are attached.

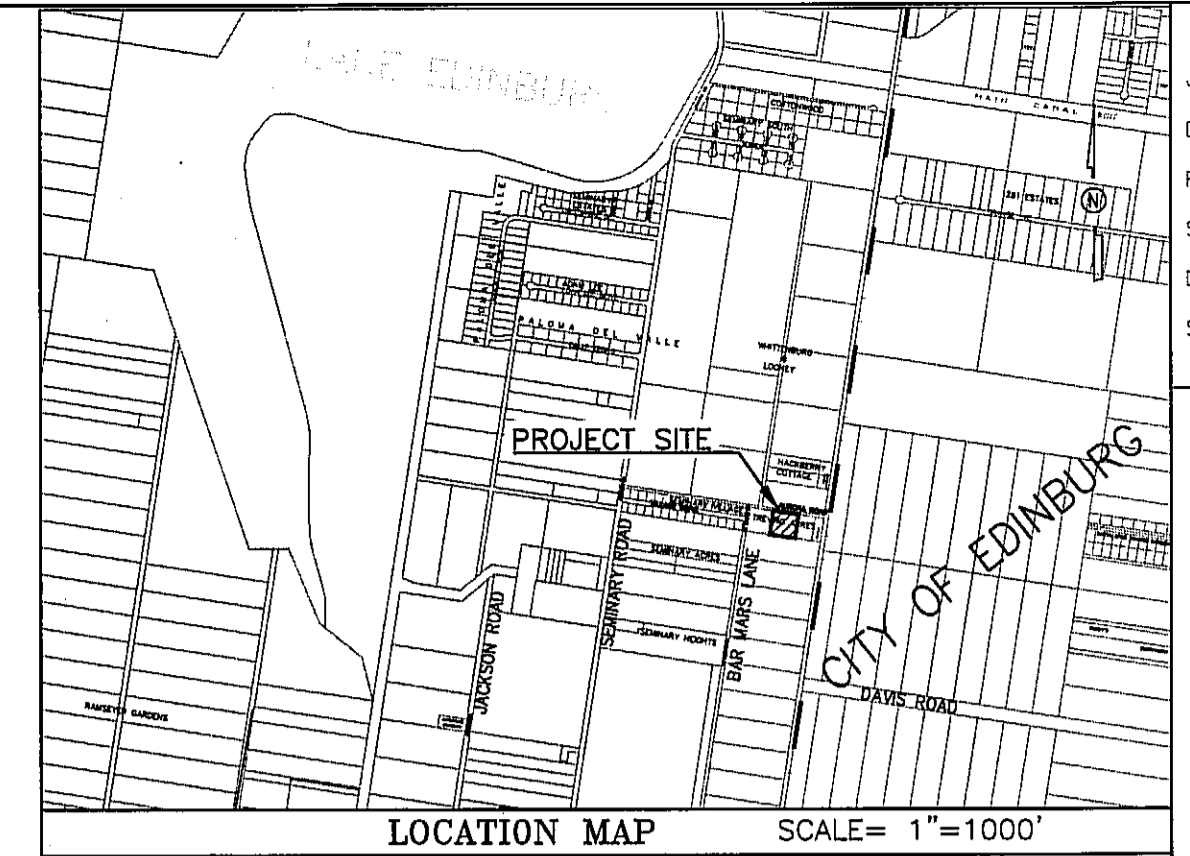
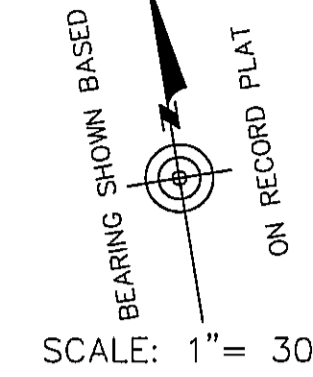
*Pablo Soto, Jr.*  
Pablo Soto, Jr., P.E.



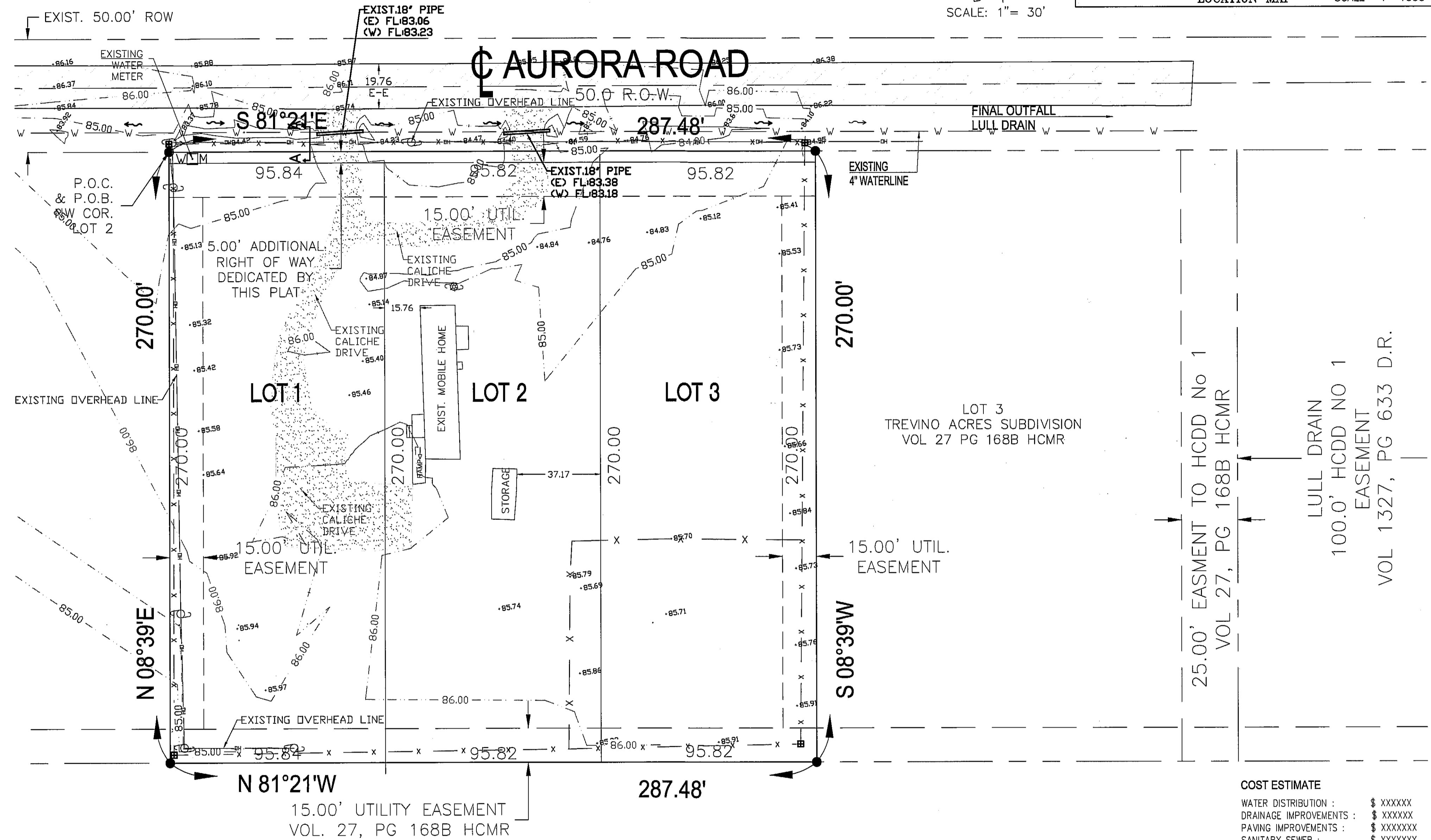
3/18/2024

LOT 10  
WHITTENBURG & LOONEY  
SUBDIVISION  
VOL 8, PAGE 42, H.C.M.R.

LEGEND	
○	FD. 5/8" IRON ROD
●	SET 1/2" IRON ROD WITH YELLOW STAMPED RPLS 4541



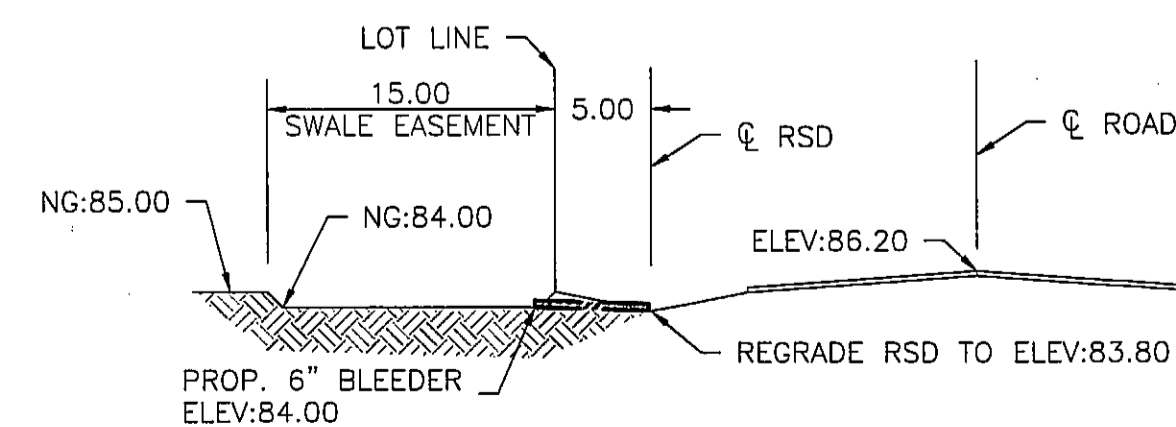
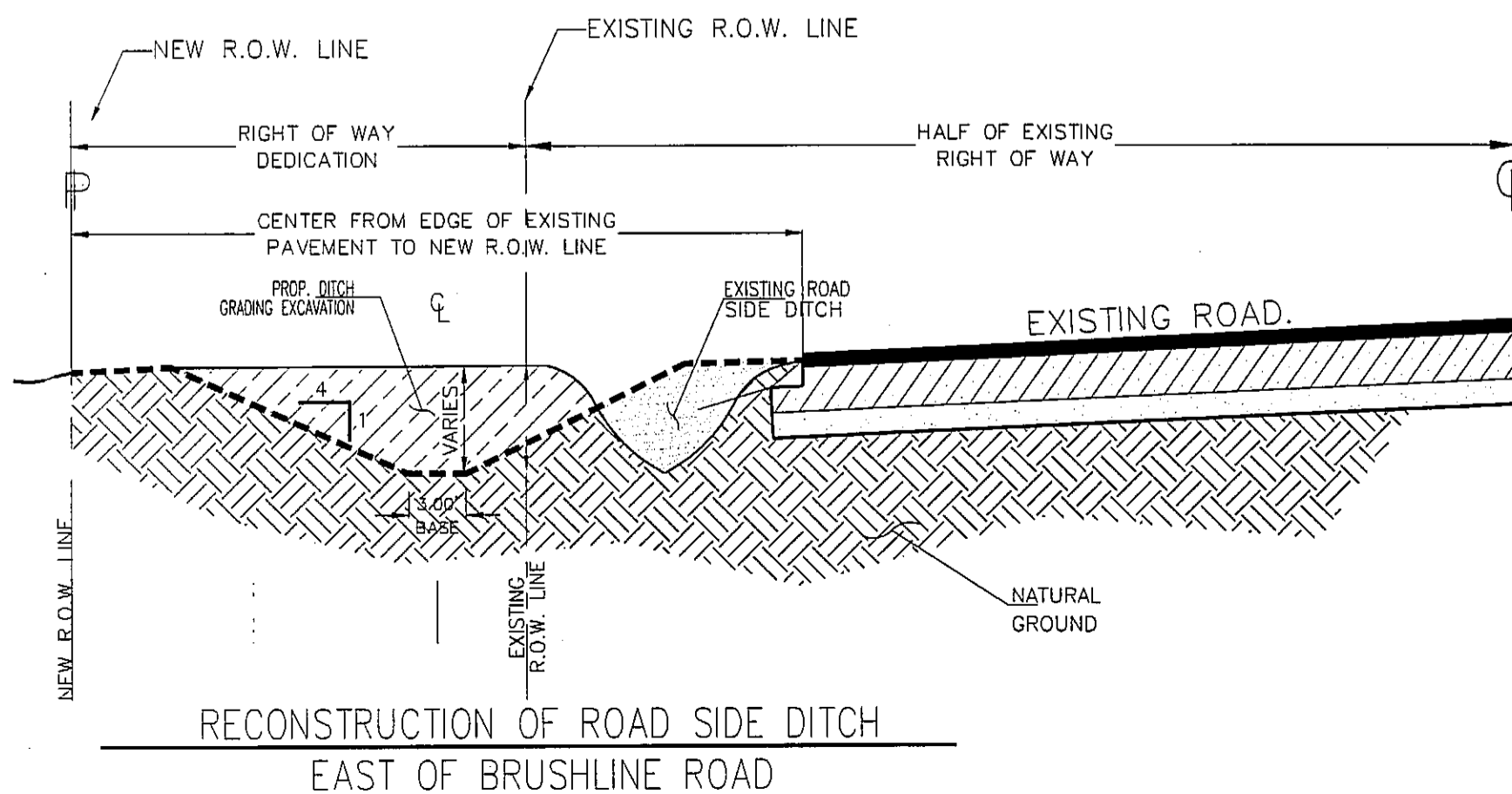
JOB NO.:  
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REVISION:  
SCALE:  
DRAWN BY:  
SHEET:



25.00' EASMENT TO HCDD No 1  
VOL 27, PG 168B HCMR

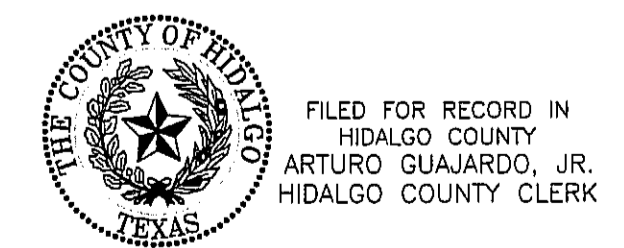
LULL DRAIN  
100.0' HCDD NO 1  
EASEMENT  
VOL 1327, PG 633 D.I.R.

COST ESTIMATE	
WATER DISTRIBUTION :	\$ XXXXXX
DRAINAGE IMPROVEMENTS :	\$ XXXXXX
PAVING IMPROVEMENTS :	\$ XXXXXX
SANITARY SEWER :	\$ XXXXXX



C.F.=15.0 FT X 80.0 FT X 1.0 FT  
1,200 CF OF STORAGE PER LOT

DRAINAGE SWALE CROSS-SECTION A-A  
SCALE: 1" = 10'



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

DRAINAGE LAYOUT PLAN

*Pablo Soto, Jr.*  
9/10/2024  
PABLO SOTO JR. P.E.  
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