



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 6-11-2024

PROPOSED MIDWAY ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER TRIMAD CONSULTANTS LLC DEVELOPER: SANDOVAL CAPITAL GROUP, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHWEST OF MIDWAY ROAD AND STITES ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-15-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MIDWAY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-24-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-21-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: CITY OF DONNA LINE SIZE: 8" LOCATION: WHITE TAIL DRIVE.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-26-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 2.4 ITEM E-1. INTERSECTIONS

TITTLE B, CHAPTER 2, SECTION 2.4 ITEM D. STREET OFFSETS

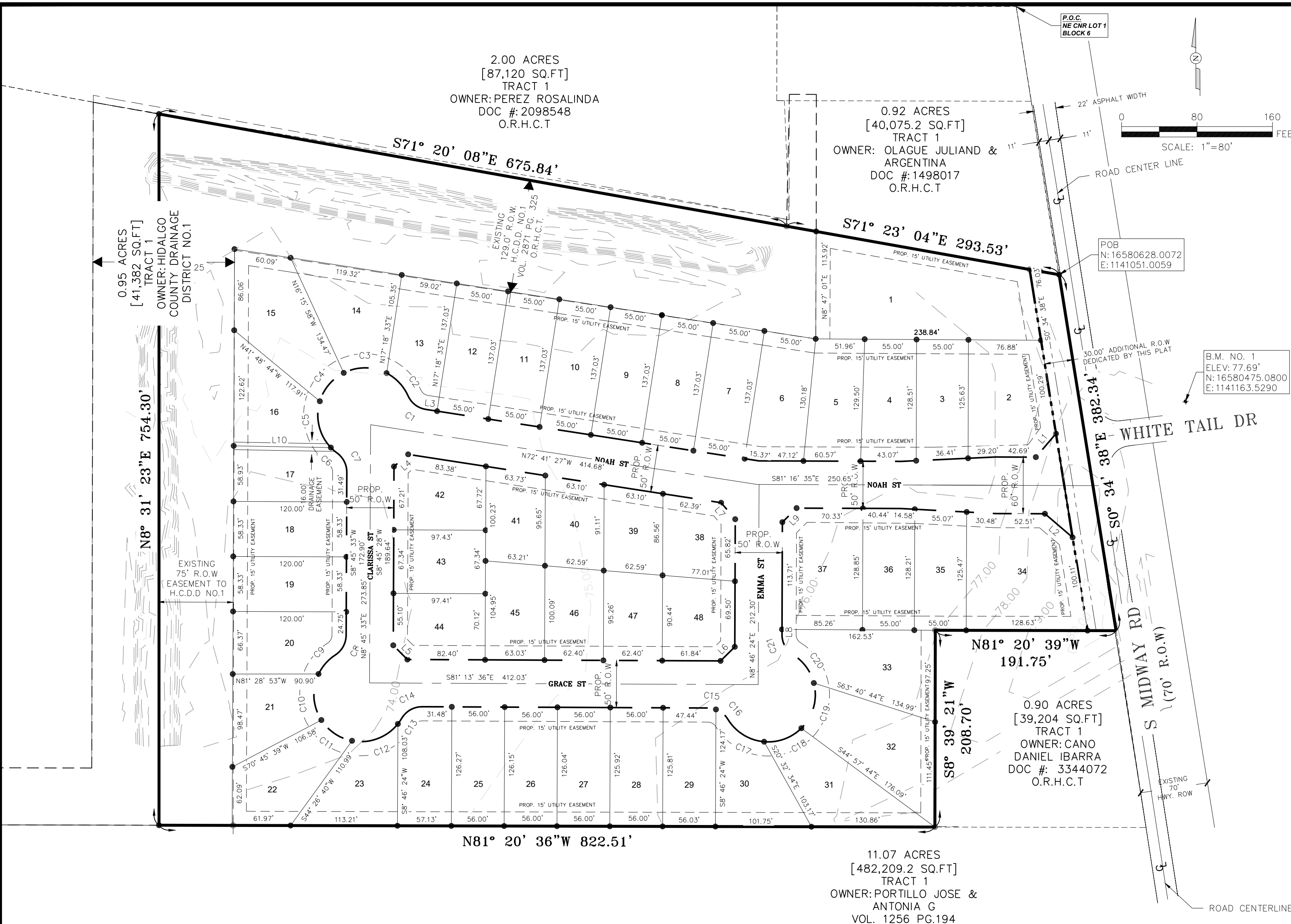
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

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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CITY OF DONNA
PLANNING & ZONING COMMISSION CERTIFICATE

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

DATED THIS _____ DAY OF _____ 2024, A.D.

CHAIRMAN, PLANNING & ZONING 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 OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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

PAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RICARDO SALAZAR, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RICARDO SALAZAR, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 125392
FIRM REGISTERED NO. F-18526

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

THIS PLAT IS FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, RPLS # 6388 _____ DATE _____
TBPLS FIRM NO. 10194417
4807 GONDOLA AVENUE,
EDINBURG, TEXAS 78542
512-470-1489
mfccad@gmail.com

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MIDWAY ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

INDEX OF SHEETS

SHEET 1. — HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION; CITY OF DONNA PLANNING DEPT. CERTIFICATION; HCOO NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION, AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2. — DESCRIPTION OF WATER DISTRIBUTION SYSTEM AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, AND CONSTRUCTION DETAILS.

SHEET 3. — SANITARY SEWER (WASTE WATER) COLLECTION SYSTEM AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENTS, AND CONSTRUCTION DETAILS.

SHEET 4. — DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SANDOVAL CAPITAL GROUP LLC, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MIDWAY ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 ANT THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND;

(D) GAS CONNECTION AS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

JOSE SANDOVAL, PARTNER
SANDOVAL DEVELOPMENT, LP
P.O. BOX 1057
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS KNOWN TO ME AND WHOSE SIGNATURE IS KNOWN TO ME AND WHOSE APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

ATTEST: PRESIDENT _____ SECRETARY _____

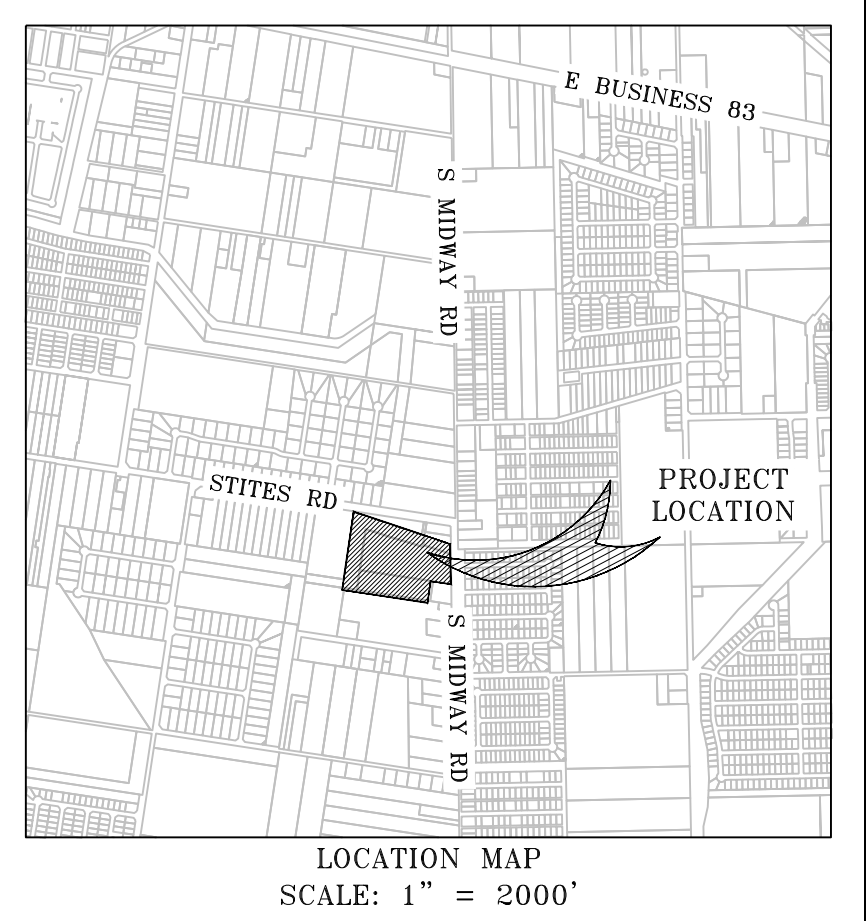
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____ DATE _____

CITY OF DONNA

UNDER LOCAL GOVERNMENT 212.0115(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MIDWAY ESTATES WAS REVIEWED AND APPROVED BY THE CITY OF DONNA.

MAYOR OF CITY OF DONNA _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____



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

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF _____ 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: PRESIDENT _____ SECRETARY _____

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
FIRM MAP NO. 480340450C, EFFECTIVE JUNE 6, 2000.

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)

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.

4. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 48. 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 OCCUPANCY OF THE LOT.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 62,496 CUBIC-FEET OR 1.43 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV. 77.69', DESCRIPTION: 48" MANHOLE SET APPROXIMATELY 190' FEET FROM P.O.B. (N:16580628.0072, E:1141051.0059)

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. 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.

10. 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 OCCUPANCY AN EASEMENT.

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

12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

13. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. NO UTILITY COMPANY, PUBLIC ENTITY, 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 FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. NO UTILITY COMPANY, PUBLIC ENTITY, 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.

18. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

METES AND BOUNDS

BEING A 14.312 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT AS PER MAP RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, AND SAID 14.312 ACRE TRACT BEING 10.37 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2530, PAGE 927, HIDALGO COUNTY DEED RECORDS, AND A 3.94 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 2532, PAGE 966, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO SANDOVAL DEVELOPMENT, L.P., BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3293343, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 14.312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF STITES ROAD AND S. MIDWAY ROAD FOR THE NORTHEAST CORNER OF SAID LOT 1 BLOCK 6, THENCE S00°34'38"E, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 287.98 FEET TO A CALCULATED POINT [N:16580628.0072, E: 1141051.0059], FOR THE SOUTHEAST CORNER OF A 1.0 ACRE TRACT OF LAND AS CONVEYED TO JULIAN OLAGUE AND ARGENTINA OLAGUE BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1498017, ORHCT, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, S00°34'38"E, (RECORD-50911'59"E) ALONG THE EAST LINE OF SAID LOT 1, BLOCK 6, A DISTANCE OF 382.34 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF A 1.0 ACRE TRACT OF LAND AS CONVEYED TO DANIEL IBARRA CANO BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORD IN DOCUMENT NUMBER 3344072 ORHCT, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, N81°20'39"W, (RECORD-N89°58'00"W), ALONG THE NORTH LINE OF SAID 1.0 ACRE TRACT OF LAND AT 20.00 FEET PASS A COTTON PICKER SPINDLE FOUND FOR REFERENCE AT 30.40 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS # 6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID S. MIDWAY ROAD, CONTINUING A TOTAL DISTANCE OF 191.75 FEET TO A HALF (1/2)-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT OF LAND AND AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S08°39'21"W, (RECORD-S00°02'00"W), ALONG THE NORTH LINE OF SAID 1.0 ACRE TRACT OF LAND, A DISTANCE OF 208.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE NORTH LINE OF A 2.0-446 ACRE TRACT OF LAND AS CONVEYED TO JOSE PROTILLO AND ANTONIA G. PORTILLO BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 1256, PAGE 194, ORHCT, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, N81°20'39"W, (RECORD-N89°58'00"W), ALONG THE NORTH LINE OF SAID 20.442 ACRE TRACT OF LAND AT A DISTANCE OF 743.90 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 150 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE (1), RIGHT OF WAY CONTINUING A TOTAL DISTANCE OF 822.51 FEET (RECORD-822.49 FEET) TO A CALCULATED POINT FOR THE SOUTHEAST CORNER OF A 10.31 ACRE TRACT OF LAND AS CONVEYED TO SANDOVAL DEVELOPMENT, L.P. BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 3293343, ORHCT, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N08°31'23"E, (RECORD-N00°05'58"E), A DISTANCE OF 754.30 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF A 2.0 ACRE TRACT OF LAND AS CONVEYED TO ROSALINDA PEREZ BY VIRTUE OF FINAL DECREE OF DIVORCE AS RECORDED IN DOCUMENT NUMBER 2098548, ORHCT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, S71°20'08"E, (RECORD-S79°57'31"E), ALONG THE SOUTH LINE OF SAID 2.0 ACRE TRACT OF LAND A DISTANCE OF 675.84 FEET (RECORD-675.83 FEET) TO A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S71°20'08"E, (RECORD-N80°00'21"E), AT A DISTANCE OF 261.76 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST RIGHT OF WAY LINE OF SAID S. MIDWAY ROAD AT A DISTANCE OF 273.30 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 293.53 FEET TO THE POINT OF BEGINNING; CONTAINING 14.312 ACRES OF LAND MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION
"RIGHT OF WAY EASEMENT"

KNOWN ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED) IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREIN CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE AS INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

LINE TABLE

| LINE# | LENGTH | BEARING |
|-------|---------|---------------|
| L1 | 32.80' | N49° 04' 24"E |
| L2 | 38.61' | N40° 55' 36"W |
| L3 | 11.96' | S72° 41' 27"E |
| L4 | 19.79' | S58° 02' 01"W |
| L5 | 21.21' | S36° 13' 57"E |
| L6 | 21.22' | N53° 44' 59"E |
| L7 | 23.00' | N31° 59' 07"W |
| L8 | 5.53' | S8° 43' 02"W |
| L9 | 21.23' | S53° 45' 37"W |
| L10 | 103.00' | N80° 27' 42"W |

CURVE TABLE

| CURVE# | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|--------|--------|--------|-----------|---------------|--------------|
| C1 | 24.92' | 25.00' | 57°07'13" | S44° 07' 50"E | 23.90' |
| C2 | 33.64' | 50.00' | 38°32'43" | S34° 50' 35"E | 33.01' |
| C3 | 47.18' | 50.00' | 54°03'59" | S81° 08' 56"E | 45.45' |
| C4 | 40.42' | 50.00' | 46°18'56" | N48° 39' 36"E | 39.33' |
| C5 | 53.01' | 50.00' | 60°44'28" | N4° 52' 05"W | 50.56' |
| C6 | 7.65' | 50.00' | 8°46'14" | N39° 37' 26"W | 7.65' |
| C7 | 24.80' | 25.17' | 56°27'27" | N19° 33' 39"W | 23.81' |
| C8 | 24.80' | 25.00' | 56°50'44" | N37° 10' 55"E | 23.80' |
| C9 | 15.43' | 50.00' | 17°41'02" | N56° 45' 46"E | 15.37' |
| C10 | 51.12' | 50.00' | 58°34'43" | N4° 59' 58"E | 48.92' |
| C11 | 40.35' | 50.00' | 46°14'07" | N47° 24' 27"W | 39.26' |
| C12 | 54.40' | 50.00' | 62°20'12" | S78° 18' 24"W | 51.76' |
| C13 | 7.16' | 50.00' | 8°12'17" | S43° 02' 09"W | 7.15' |
| C14 | 26.11' | 25.00' | 59°50'23" | S68° 51' 12"W | 24.94' |
| C15 | 8.77' | 25.00' | 2°05'43" | N71° 10' 45"W | 8.72' |
| C16 | 16.71' | 25.00' | 38°17'52" | N41° 58' 57"W | 16.40' |
| C17 | 46.90' | 50.00' | 53°44'35" | N49° 42' 19"W | 45.20' |
| C18 | 43.31' | 50.00' | 49°37'28" | S78° 36' 40"W | 41.96' |
| C19 | 52.05' | 50.00' | 59°38'44" | S23° 58' 34"W | 49.73' |
| C20 | 38.15' | 50.00' | 43°43'18" | S27° 42' 27"E | 37.24' |
| C21 | 25.44' | 25.00' | 58°17'40" | S20° 25' 17"E | 24.35' |

LEGEND

IRON ROD FOUND ○

IRON ROD SET ●

RECORD BEARING & DISTANCE (500°00'00" 0.0')

ADJOINER RECORD BEARING & DISTANCE [500°00'00" 0.0']

MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS.

TRIMAD CONSULTANTS L.L.C.

TBPELS FIRM REGISTRATION No. F-18526

1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860

SHEET 1 OF #

OWNER: SANDOVAL CAPITAL GROUP, LLC P.O. BOX 1057 DONNA, TEXAS 78537 (956) 460-0895

ENGINEER: RICARDO SALAZAR, P.E. 1803 MOZELLE STREET PHARR, TEXAS 78577 (956) 688-8860

SURVEYOR: MANUEL CARRIZALES, R.P.L.S. 4807 GONDOLA AVE. EDINBURG, TEXAS 78542 (512) 470-1489

OWNERS SURVEYOR _____ DATE _____

2.00 ACRES
[87,120 SQ.FT]
TRACT 1
OWNER: PEREZ ROSALINDA
DOC #: 2098548
O.R.H.C.T.

0.92 ACRES
[40,075.2 SQ.FT]
TRACT 1
OWNER: OLAGUE JULIAND &
ARGENTINA
DOC #: 1498017
O.R.H.C.T.

0.90 ACRES
[39,204 SQ.FT]
TRACT 1
OWNER: CANO DANIEL
IBARRA
DOC #: 3344072
O.R.H.C.T.

11.07 ACRES
[482,209.2 SQ.FT]
TRACT 1
OWNER: PORTILLO JOSE &
ANTONIA G
VOL. 1256 PG.194
O.R.H.C.T.

WATER SUPPLY, DESCRIPTION & COST
MIDWAY ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE 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 FOR AT LEAST 30- YEARS.

MINISTRO DE AGUA: DESCRIPCION Y COSTO
LA SUBDIVISION MIDWAY ESTATES SERA PROVISTA CON AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.). EL SUBDIVIDOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS.

THE PROPOSED DEVELOPMENT WILL REQUIRE CONNECTING TO AN EXISTING 8-INCH PVC WATER LINE. THE EXISTING LINE IS OWNED BY NORTH ALAMO WATER SUPPLY CORPORATION, AND IT'S LOCATED ON THE EAST RIGHT-OF-WAY OF S. MIDWAY ROAD JUST SOUTH OF SITES RD. THE PROPOSED DEVELOPMENT WILL TIE INTO AN EXISTING 8-INCH PVC WATERLINE WITH AN 8-INCH PVC WATERLINE ON 1 LOCATION. THE NEW WATER LINE WILL EXTEND TO THE EAST RIGHT-OF-WAY APPROXIMATELY 787-FT FOR THE ENTIRE FRONTAGE OF THE PROPERTY TO S. MIDWAY RD TO SERVICE THE PROPERTY WITH WATER SERVICE AND FIRE PROTECTION PER CITY OF DONNA REQUIREMENTS. AN 8-INCH STEEL CASING WILL BE INSTALLED ON EACH CROSSING OF S. MIDWAY RD TO PROTECT THE CARRIER PIPE FROM VEHICLE LOADING UNDERNEATH THE PAVEMENT SECTION. THE 14.31-ACRE TRACT SUBDIVISION WILL BE DEVELOPED FOR SINGLE FAMILY USE OF 48 NEW PROPOSED LOTS, TWENTY-TWO (2) 1-INCH DUAL & FOUR (4) 3/4-INCH SINGLE SERVICE CONNECTIONS WILL BE INSTALLED INCLUDING TWO (2) FIRE HYDRANTS.

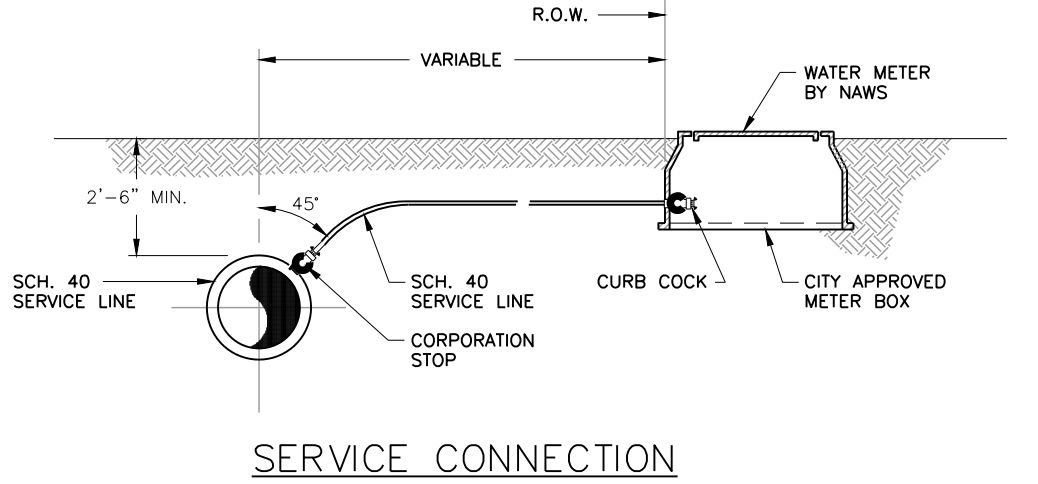
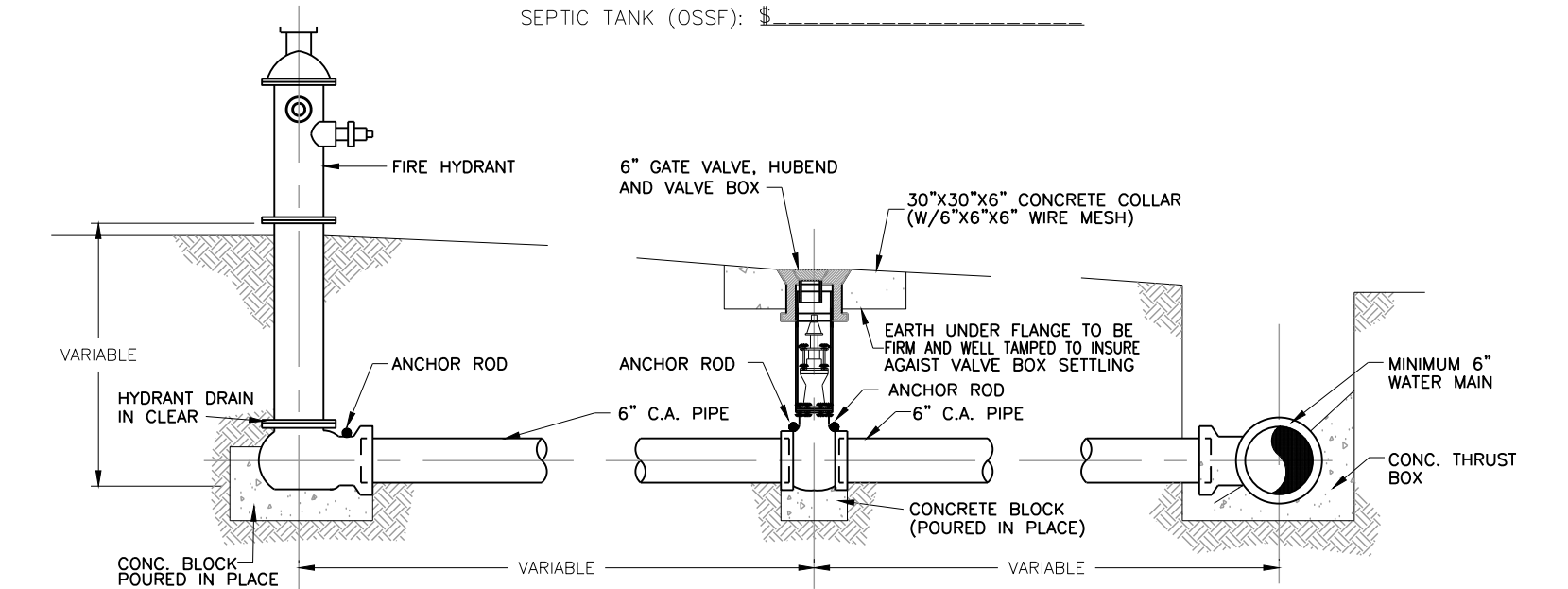
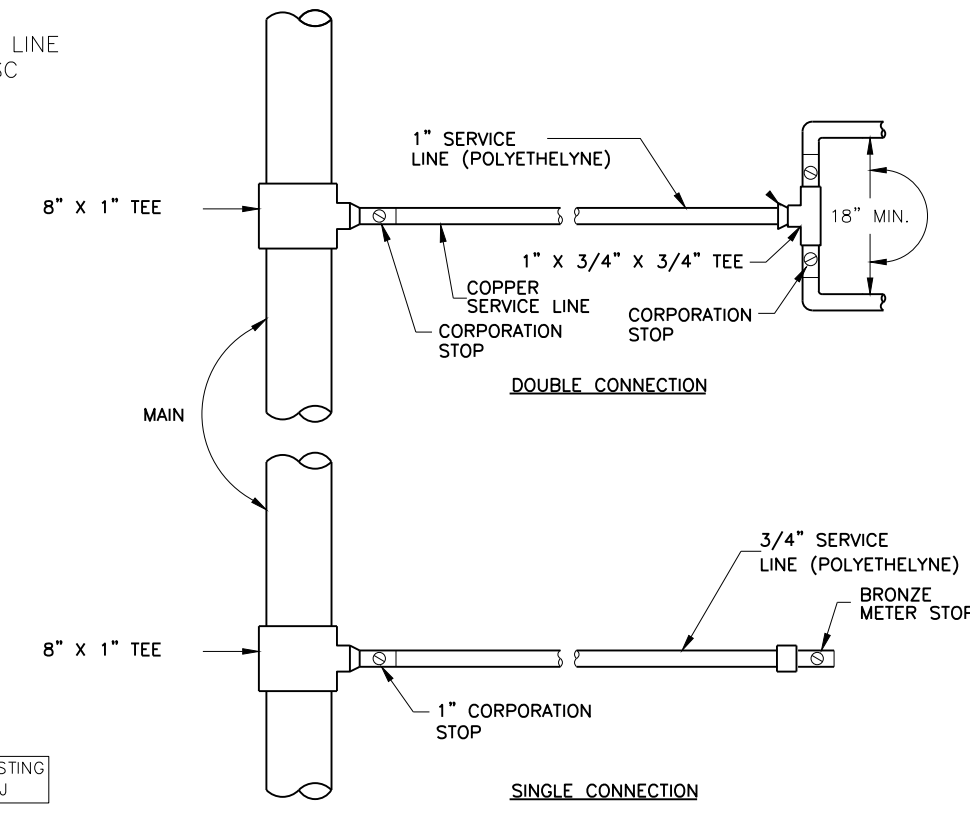
EL DESARROLLO PROPUESTO REQUERIRA CONECTARSE A UNA LINEA DE AGUA DE PVC EXISTENTE DE 8 PULGADAS. LA LINEA EXISTENTE ES PROPIEDAD DE LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO Y ESTA UBICADA EN EL DERECHO DE VIA DEL ESTE DE S. MIDWAY ROAD, JUSTO AL SUR DE SITES RD. EL DESARROLLO PROPUESTO SE CONECTARA A UNA LINEA DE AGUA DE PVC EXISTENTE DE 8 PULGADAS CON UNA LINEA DE AGUA DE PVC DE 8 PULGADAS EN 1 UBICACION. LA NUEVA LINEA DE AGUA SE EXTENDERA HACIA EL DERECHO DE VIA DEL ESTE APROXIMADAMENTE 787 PIES PARA TODO EL FRENTE DE LA PROPIEDAD HACIA S. MIDWAY RD PARA DAR SERVICIO A LA PROPIEDAD CON SERVICIO DE AGUA Y PROTECCION CONTRA INCENDIOS SEGUN LOS REQUISITOS DE LA CIUDAD DE DONNA. SE INSTALARA UN TUBO DE REVESTIMIENTO DE ACERO DE 8 PULGADAS EN CADA CRUCE DE S. MIDWAY RD PARA PROTEGER EL TUBO PORTADOR DE CARGAS DE VEHICULOS DEBAJO DE LA SECCION DEL PAVIMENTO. LA SUBDIVISION DE 14.31 ACRES SERA DESARROLLADA PARA USO DE VIVIENDA UNIFAMILIAR DE 48 NUEVAS PARCELAS PROPUESTAS. SE INSTALARAN VEINTIDOS (22) CONEXIONES DE SERVICIO DOBLE DE 1 PULGADA Y CUATRO (4) CONEXIONES DE SERVICIO SIMPLE DE 3/4 DE PULGADA, INCLUYENDO DOS (2) HIDRANTES CONTRA INCENDIOS.

THE 8" WATERLINE, THE 2-FIRE HYDRANTS, AND THE 48 WATER SERVICES WILL BE INSTALLED, A TOTAL COST OF \$_____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$_____ OR \$_____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF THE WATER METERS AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVISION WILL INSTALL TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

LA LINEA DE AGUA DE 8 PULGADAS, LOS 2 HIDRANTES CONTRA INCENDIOS Y LOS 48 SERVICIOS DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE \$_____ POR PARCELA. ADEMÁS, EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$_____ O \$_____ POR PARCELA, LO QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CONECTAR LAS PARCELAS INDIVIDUALES EN LA SUBDIVISION AL SISTEMA DE N.A.W.S.C. LA SUBDIVISION INSTALARA DOS (2) HIDRANTES CONTRA INCENDIOS A UN COSTO UNITARIO DE \$_____ PARA UN COSTO TOTAL DE \$_____. TODAS LAS INSTALACIONES DE AGUA SERAN APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y SE INDICA QUE EL SISTEMA DE DISTRIBUCION ES OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLATAFORMA.

COST ESTIMATE

| | |
|------------------------|----------|
| WATER DISTRIBUTION: | \$ _____ |
| DRAINAGE IMPROVEMENTS: | \$ _____ |
| PAVING IMPROVEMENTS: | \$ _____ |
| SEPTIC TANK (OSSF): | \$ _____ |



RICARDO SALAZAR, P.E.
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526



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

MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION No. F-18526

1803 MOZELLE ST.
PHARR, TEXAS 78577
(956) 688-8860

SUBDIVIDER CERTIFICATION
I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT
I, _____, SUBDIVIDERS OF MIDWAY ESTATES SUBDIVISION HEREBY CERTIFY THAT 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

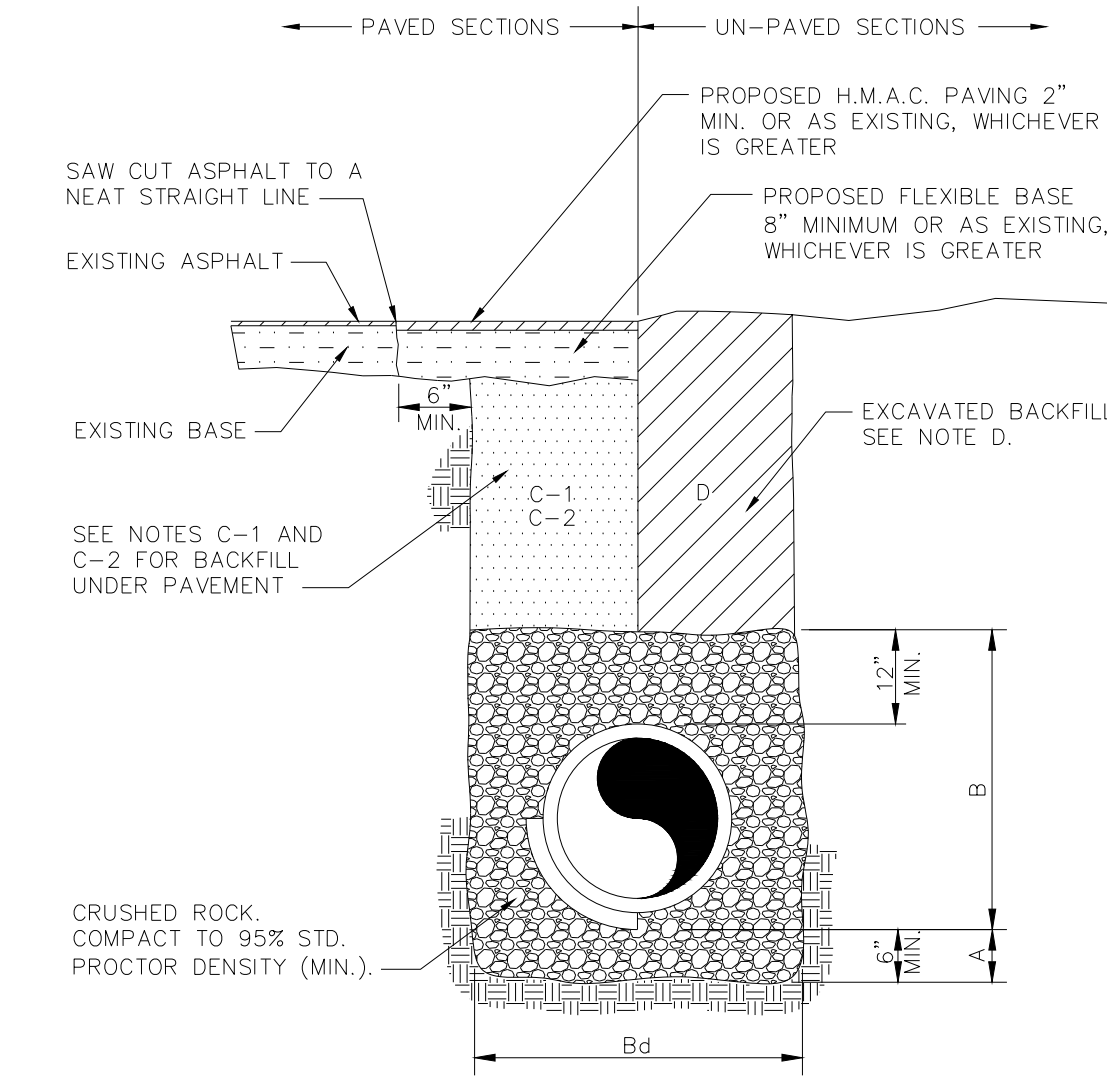
SANDOVAL CAPITAL GROUP, LLC
P.O. BOX 1057
DONNA, TEXAS, 78537

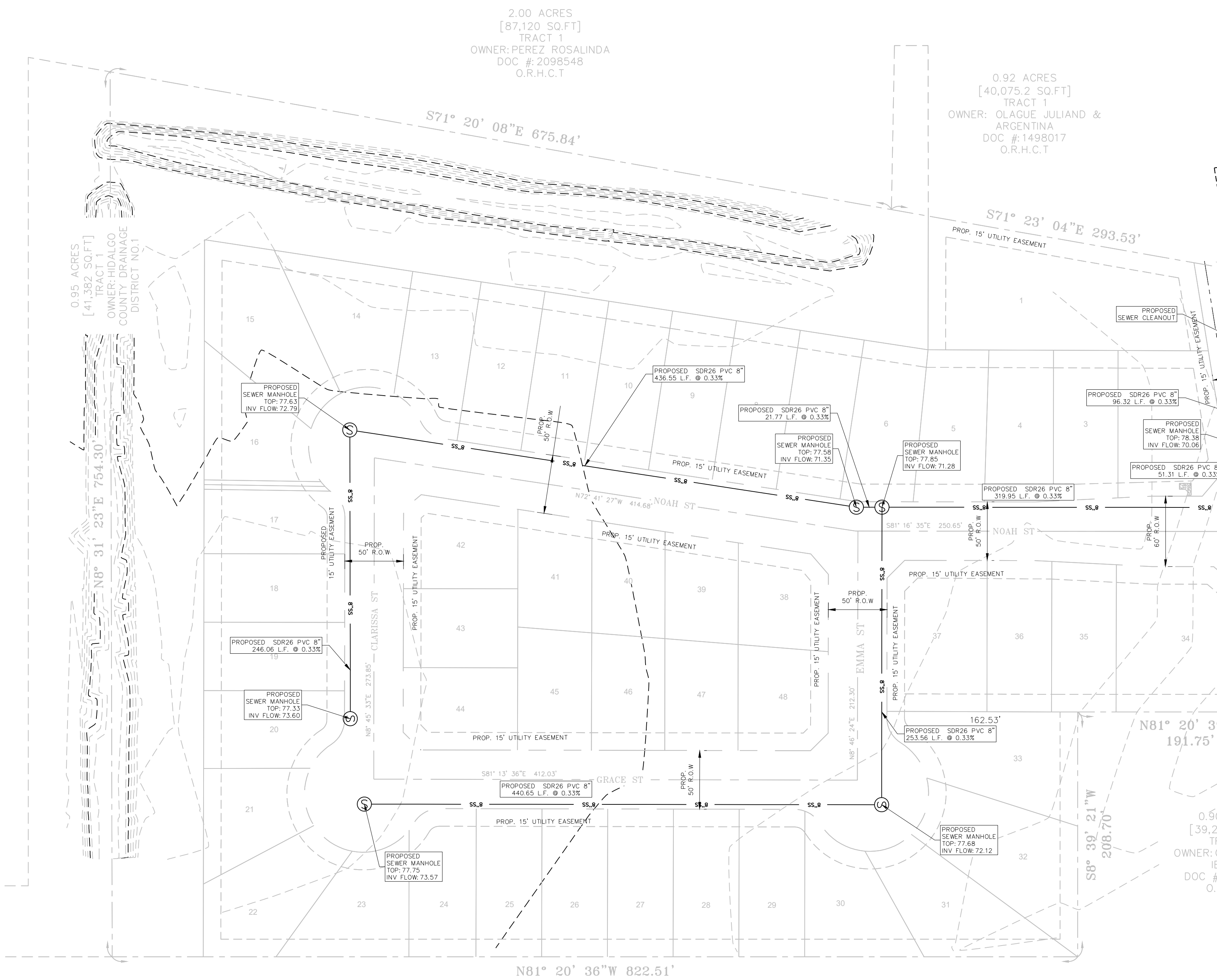
STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS DATE _____
MY COMMISSION EXPIRES: _____





SEWER SUPPLY DESCRIPTION & COST
 SEWAGE FOR MIDWAY ESTATES SUBDIVISION IS SERVICED BY THE CITY OF WESLACO SANITARY SEWER SYSTEM. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS AGREED TO ALLOW FOR THE CONNECTION TO BE MADE TO THEIR EXISTING MAIN SEWER LINE.

THE PROPOSED DEVELOPMENT WILL REQUIRE CONNECTING TO AN EXISTING SEWER MANHOLE LOCATED INSIDE AN EXISTING SUBDIVISION EAST OF S MIDWAY RD. THE MANHOLE IS LOCATED NORTH OF WHITEHALL DR EAST OF S MIDWAY RD. THE PROPOSED DEVELOPMENT WILL TIE WITH AN 8" PVC ON 1 LOCATION AND WILL EXTEND WEST CROSSING S MIDWAY RD TO THE PROPOSED DEVELOPMENT TO SERVICE THE PROPERTY AS PER CITY OF DONNA REQUIREMENTS. AN 8-INCH CASING WILL BE INSTALLED ON EACH CROSSING OF S MIDWAY RD TO PROTECT THE CARRIER PIPE FROM VEHICLE LOADING UNDERNEATH THE PAVEMENT SECTION. THE 14.31-ACRE TRACT SUBDIVISION WILL BE DEVELOPED FOR SINGLE FAMILY USE OF 48 NEW PROPOSED LOTS. FORTY-EIGHT (48) 4-INCH SEWER LATERAL SERVICES WILL BE INSTALLED.

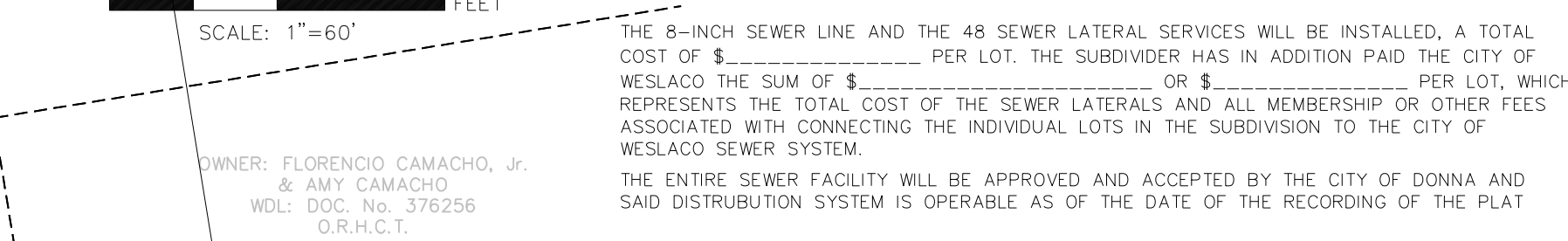
THE 8-INCH SEWER LINE AND THE 48 SEWER LATERAL SERVICES WILL BE INSTALLED, A TOTAL COST OF \$_____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF WESLACO THE SUM OF \$_____ OR \$_____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF THE SEWER LATERALS AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO SEWER SYSTEM.

THE ENTIRE SEWER FACILITY WILL BE APPROVED AND ACCEPTED BY THE CITY OF DONNA AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SUBMINISTRO DE ALCANTARILLADO, DESCRIPCIÓN Y COSTO
 EL SISTEMA DE ALCANTARILLADO PARA LA SUBDIVISION MIDWAY ESTATES ES ATENDIDO POR EL SISTEMA DE ALCANTARILLADO SANITARIO DE LA CIUDAD DE WESLACO. EL SUBDIVIDOR Y LA CIUDAD DE WESLACO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE WESLACO HA ACORDADO PERMITIR QUE SE REALICE LA CONEXIÓN A SU LINEA PRINCIPAL DE ALCANTARILLADO EXISTENTE.

EL DESARROLLO PROPUESTO REQUERIRÁ CONECTARSE A UN POZO DE VISITA DE ALCANTARILLADO EXISTENTE UBICADO DENTRO DE UNA SUBDIVISION EXISTENTE AL ESTE DE S MIDWAY RD. EL POZO DE VISITA ESTA UBICADO AL NORTE DE WHITEHALL DR AL ESTE DE S MIDWAY RD. EL DESARROLLO PROPUESTO SE CONECTARÁ CON UN TUBO DE PVC DE 8 PULGADAS EN 1 UBICACIÓN Y SE EXTENDERÁ HACIA EL OESTE CRUZANDO S MIDWAY RD HACIA EL DESARROLLO PROPUESTO PARA DAR SERVICIO A LA PROPIEDAD SEGÚN LOS REQUISITOS DE LA CIUDAD DE DONNA. SE INSTALARÁ UN TUBO DE REVESTIMIENTO DE 8 PULGADAS EN CADA CRUCE DE S MIDWAY RD PARA PROTEGER EL TUBO PORTADOR DE CARGAS DE VEHÍCULOS DEBAJO DE LA SECCIÓN DEL PAVIMENTO. LA SUBDIVISION DE 14.31 ACRES SERÁ DESARROLLADA PARA USO DE VIVIENDA UNIFAMILIAR DE 48 NUEVAS PARCELAS PROPUESTAS. SE INSTALARÁN CUARENTA Y OCHO (48) SERVICIOS LATERALES DE ALCANTARILLADO DE 4 PULGADAS.

LA LINEA DE ALCANTARILLADO DE 8 PULGADAS Y LOS 48 SERVICIOS LATERALES DE ALCANTARILLADO SERÁN INSTALADOS, A UN COSTO TOTAL DE \$_____ POR PARCELA. ADÉMÁS, EL SUBDIVIDOR HA PAGADO A LA CIUDAD DE WESLACO LA SUMA DE \$_____ O \$_____ POR PARCELA, LO QUE REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS LATERALES DE ALCANTARILLADO Y TODAS LAS TARIFAS DE MEMBRÍA U OTRAS TARIFAS ASOCIADAS CONECTAR LAS PARCELAS INDIVIDUALES EN LA SUBDIVISION AL SISTEMA DE ALCANTARILLADO DE LA CIUDAD DE WESLACO. TODA LA INSTALACION DE ALCANTARILLADO SERÁ APROBADA Y ACEPTADA POR LA CIUDAD DE DONNA Y DICHO SISTEMA DE DISTRIBUCIÓN ES OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLATAFORMA.



SPECIFICATIONS

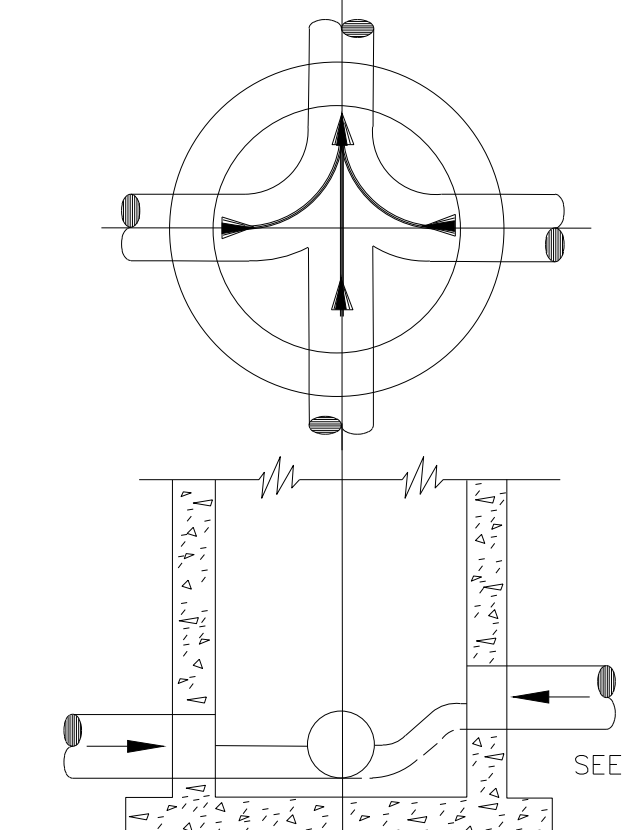
- CONCRETE : CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 46,000 LBS.
- REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON ASHTO HS-20 LOADING.
- C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED C.I. CASTINGS OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA:

- INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO IPC & ASTM C-1613. NOMINAL LIQUID CAPACITY IS 3,000 GALLONS WITH TOTAL GREASE & SOLIDS RETENTION CAPACITY OF APPROXIMATELY 7,000 LBS.
- MANUFACTURER TO PROVIDE STRUCTURAL DRAWINGS & BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED ENGINEER.
- FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR.
- USE DIMENSIONAL DATA AS SHOWN.

GENERAL NOTES:

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY.



NOTES:

- ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
- PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
- SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
- APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
- SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
- NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WHEN THERE ARE MORE THAN 2 INVERTS OR WHEN THERE IS A CHANGE OF DIRECTION OF FLOW GREATER THAN 45 DEGREES.
- THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION. THE CORROSION BARRIER SHALL NOT BE APPLIED TO THE FLOW CHANNEL.

SANITARY SEWER - INSTALLED/CONSTRUCTED

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 LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 I, I (WE), _____ SUBDIVIDER (S) OF _____ HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT 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.

(OWNERS SIGNATURE)

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

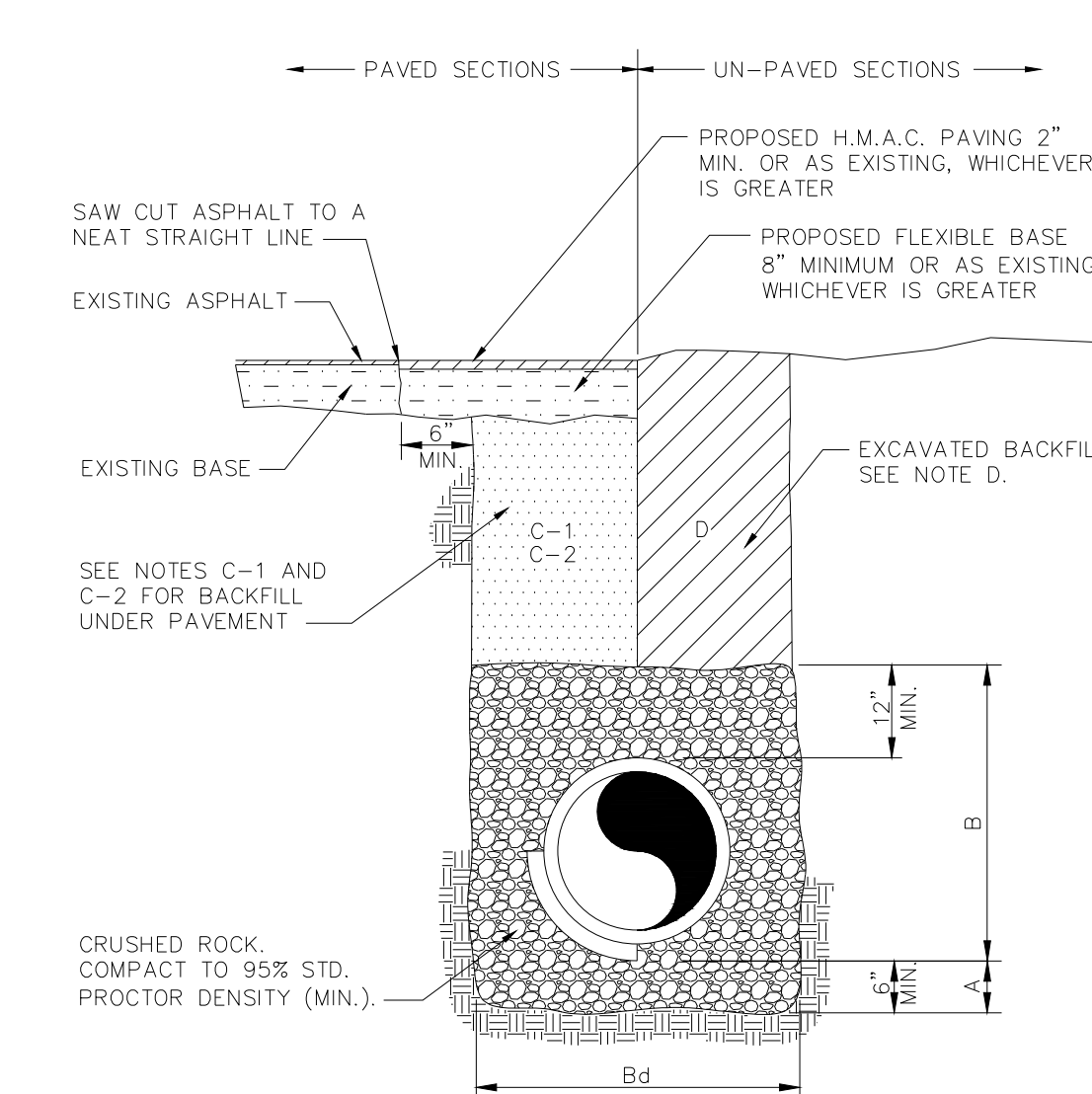
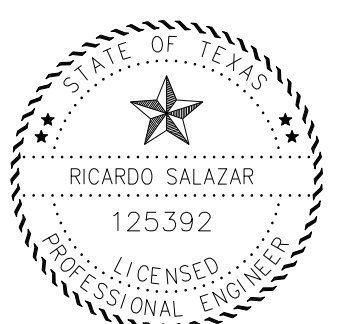
NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

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

RICARDO SALAZAR, P.E.
 LICENSED PROFESSIONAL ENGINEER No. 125392
 FIRM REGISTERED No. F-18526

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



COST ESTIMATE

| | |
|------------------------|----------|
| WATER DISTRIBUTION: | \$ _____ |
| DRAINAGE IMPROVEMENTS: | \$ _____ |
| PAVING IMPROVEMENTS: | \$ _____ |
| SEPTIC TANK (OSSF): | \$ _____ |

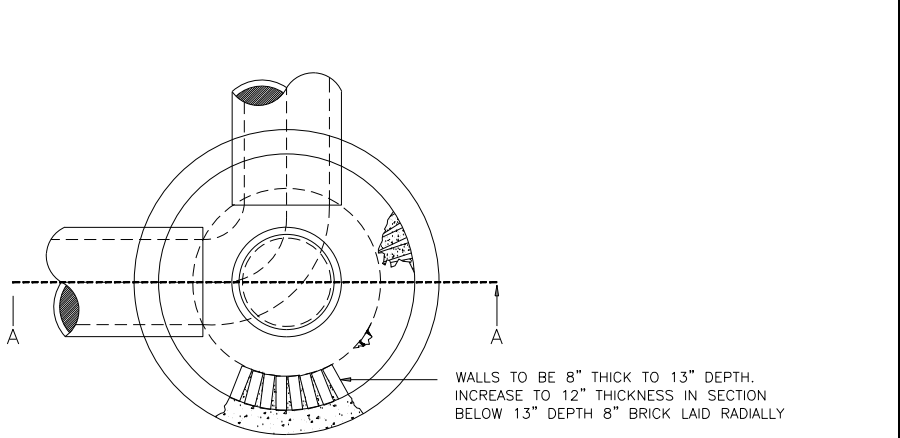
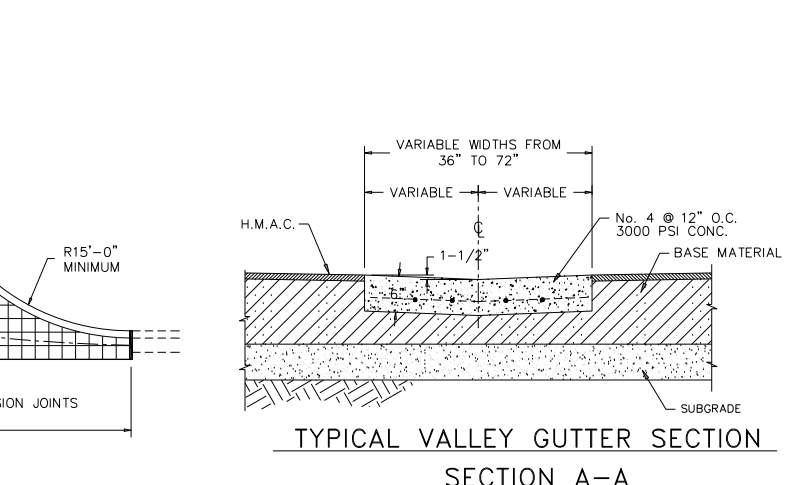
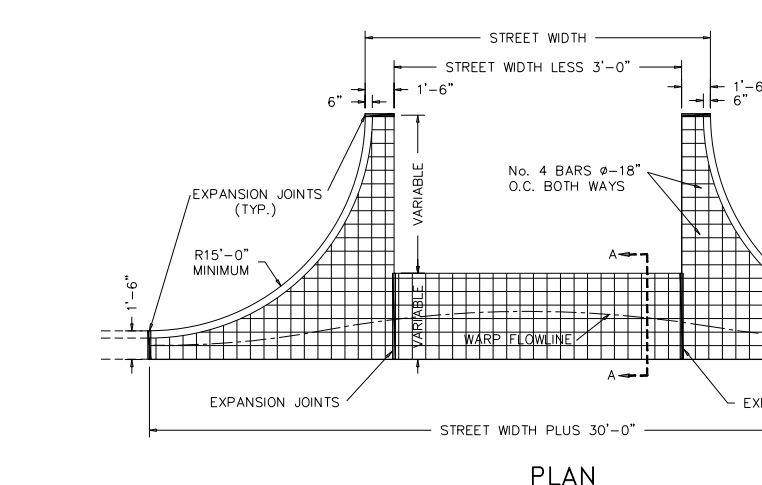
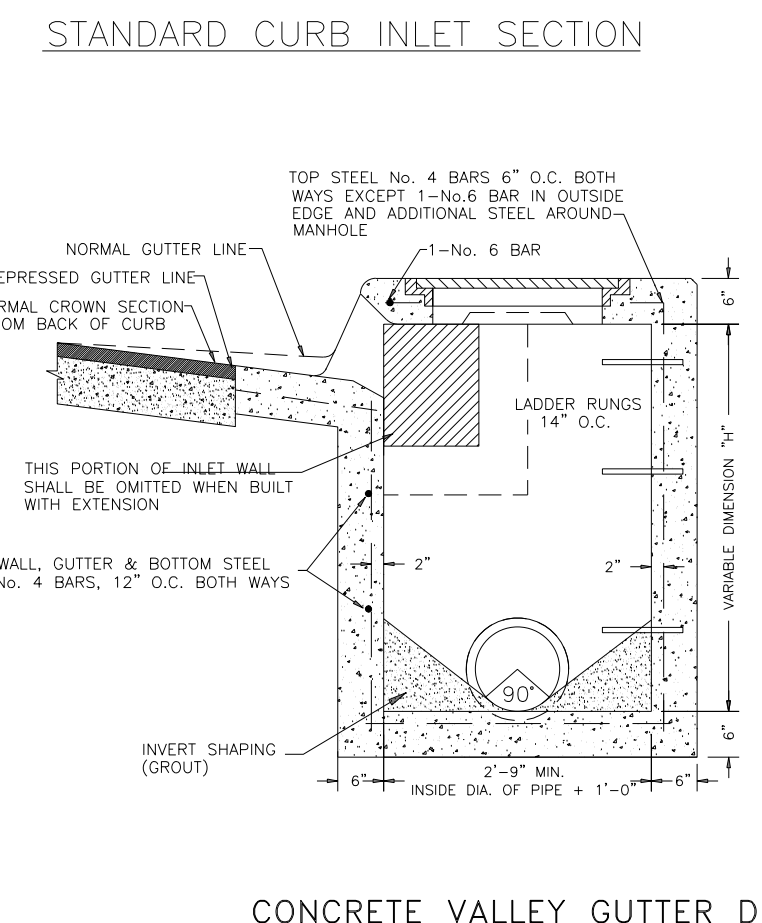
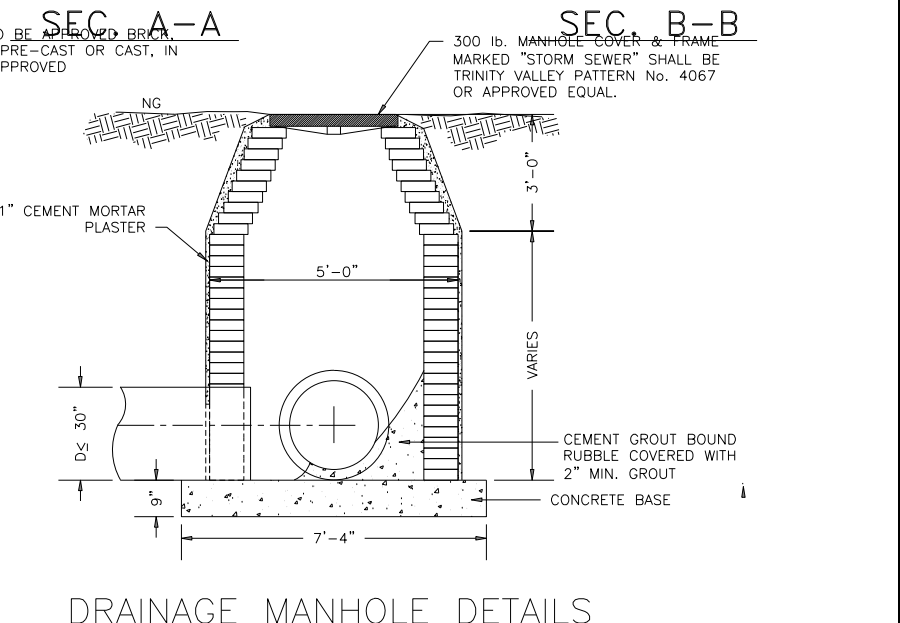
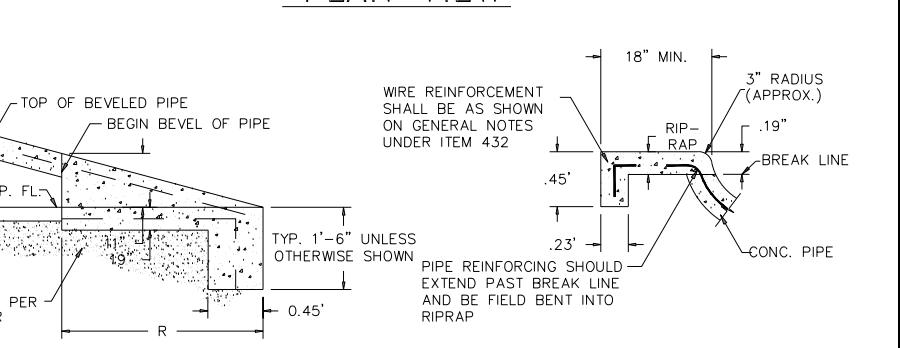
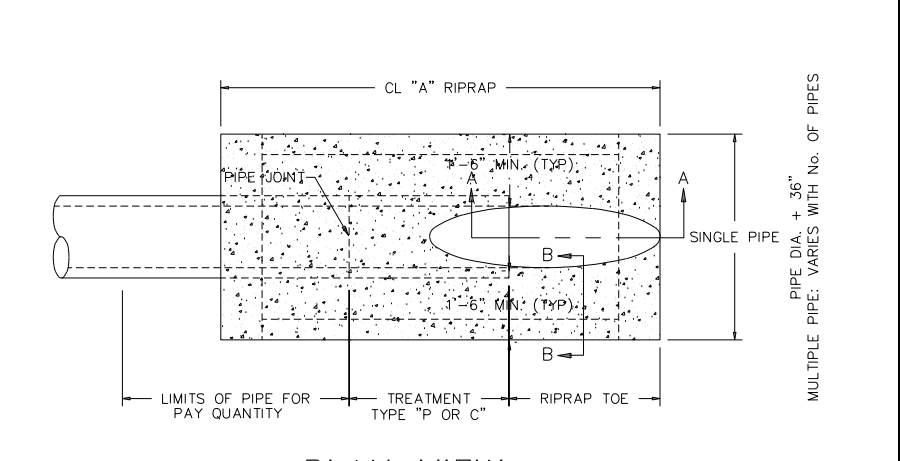
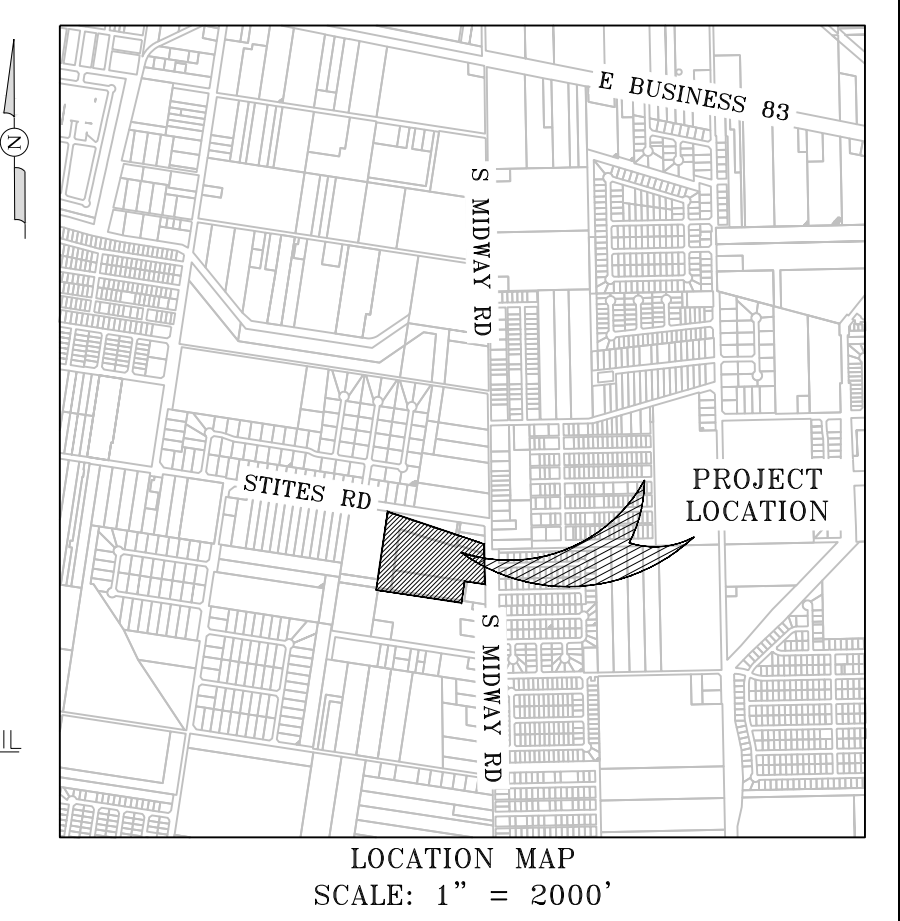
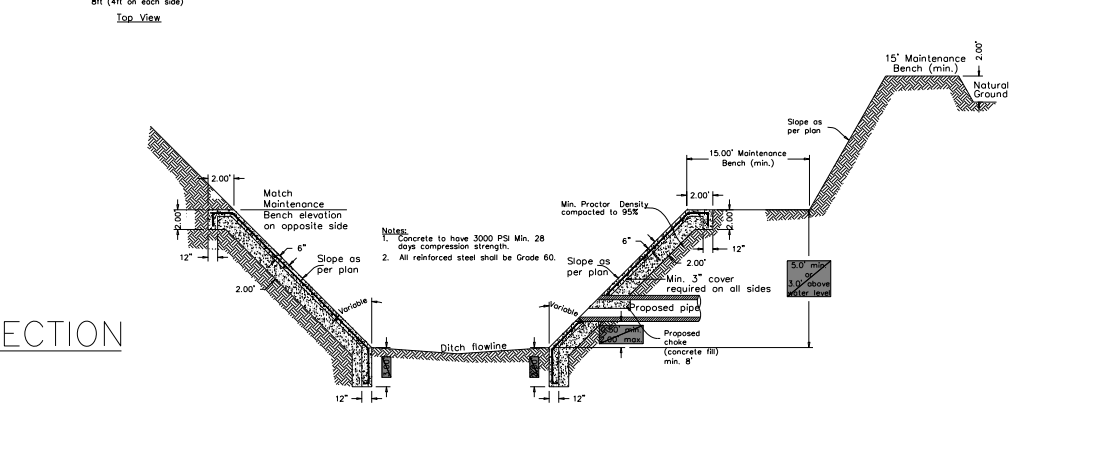
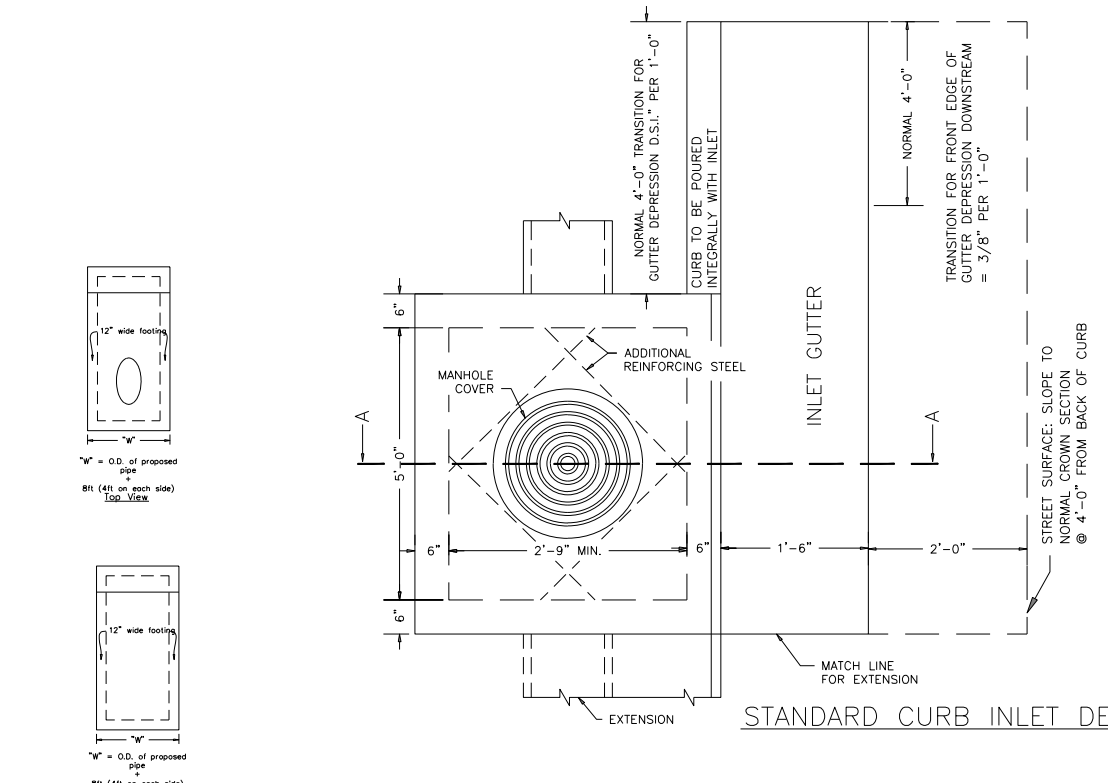
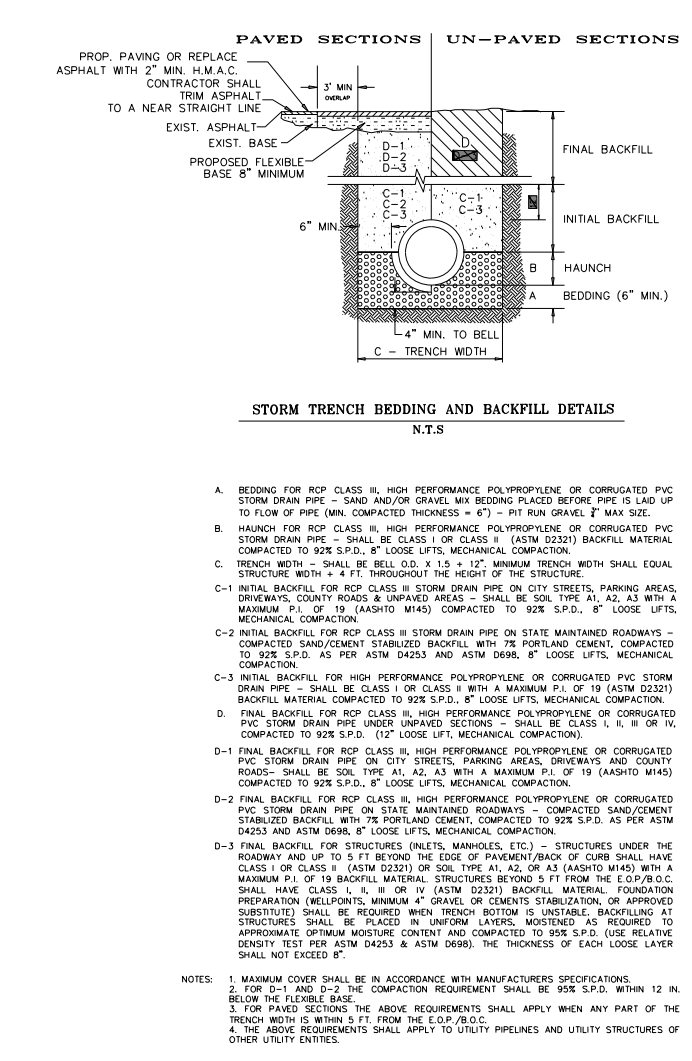
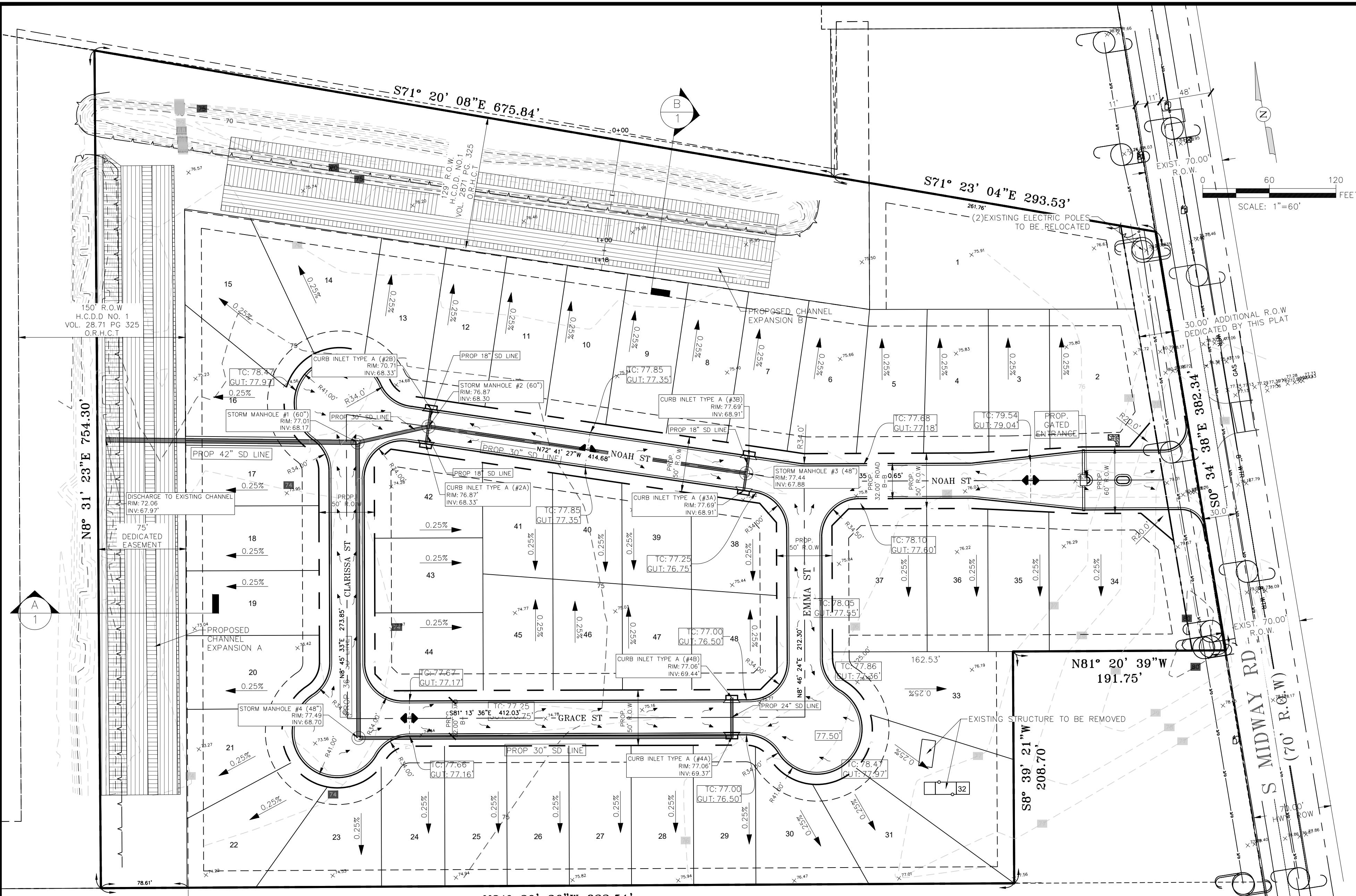
MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS,

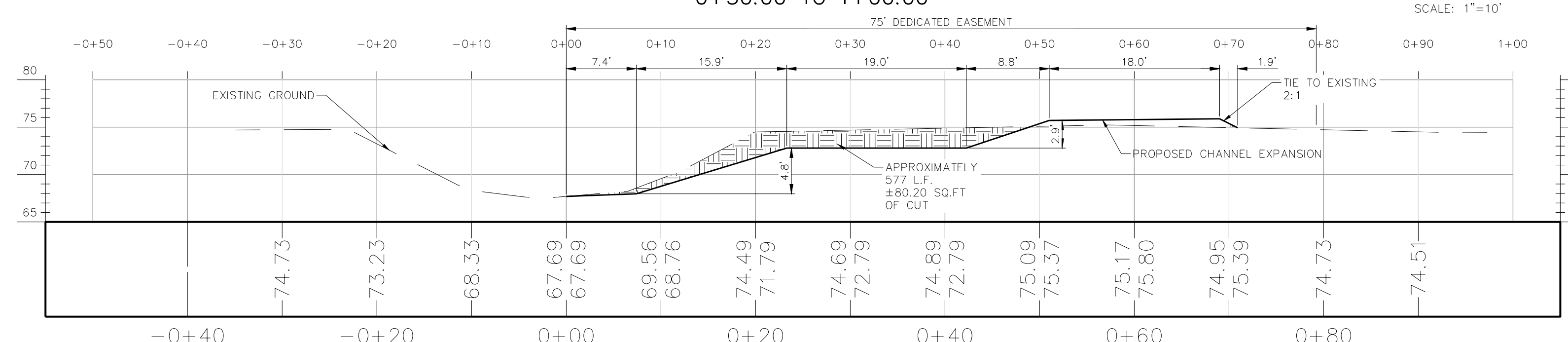


TBPELS FIRM REGISTRATION No. F-18526

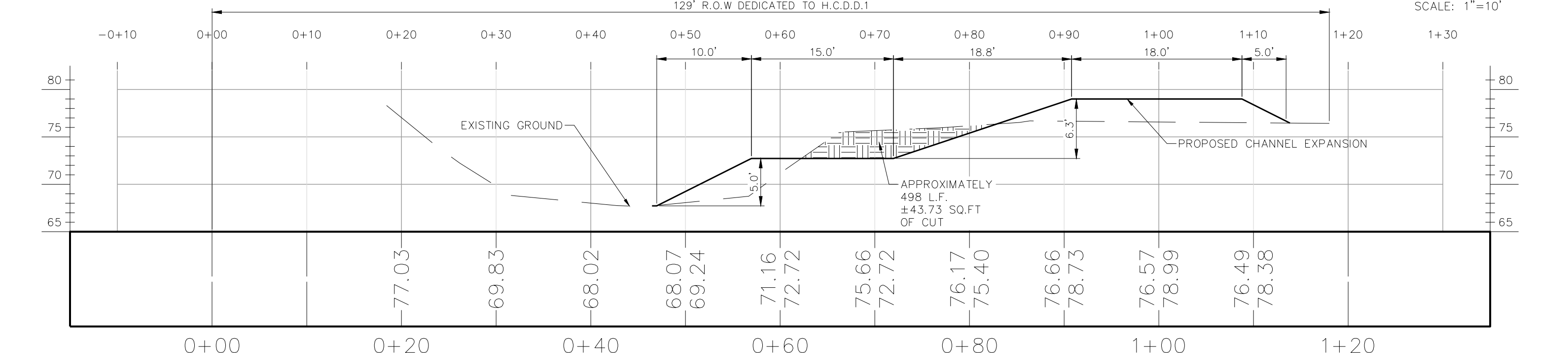
1803 MOZELLE ST.
 PHARR, TEXAS 78577
 (956) 688-8860



CHANNEL EXPANSION A
-0+50.00 TO 1+00.00



CHANNEL EXPANSION B
-0+10.00 TO 1+30.00



TOTAL EXCAVATION REQUIRED = 62,496 CU.FT
 TOTAL EXCAVATION PROVIDED = 68,051.88 CU.FT
 (CHANNEL EXPANSION A: 577 L.F. X 80.20 SQ.FT = 46,275.40 CU.FT)
 (CHANNEL EXPANSION B: 498 L.F. X 43.73 SQ.FT = 21,777.54 CU.FT)

DRAINAGE REPORT FOR MIDWAY ESTATES SUBDIVISION
 MIDWAY ESTATES SUBDIVISION, BEING 10.31 ACRES OUT OF LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 LA DONNA PLAT, IN THE CITY OF DONNA, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROJECT LOCATION IS LOCATED IN THE CITY OF DONNA EXTRA-TERRITORIAL-JURISDICTION (E.T.J.).

THE SUBDIVISION LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD). COMMUNITY PANEL NUMBER: 4803340450 C; MAP REVISED: JUNE 6, 2000. THE PROPERTY IS LOCATED APPROXIMATELY 350 FEET FROM THE INTERSECTION OF STITES ROAD AND S. MIDWAY ROAD DONNA, TEXAS. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF FORTY-EIGHT (48) SINGLE-FAMILY LOTS.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 46.5% (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, 45.1% (52) RAYMONDVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES, AND 8.4% (6%) TIJOCANO CLAY, 0 TO 1 PERCENT SLOPES, OCCASIONALLY PONDED.

HIDALGO SANDY CLAY LOAM HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT); MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR.) AND DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS NONE, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION B.

RAYMONDVILLE CLAY LOAM HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT); MODERATELY LOW TO MODERATELY HIGH (0.06 TO 0.20 IN/HR.) AND DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS NONE, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION D.

TIJOCANO CLAY HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT); VERY LOW TO MODERATELY LOW (0.00 TO 0.06 IN/HR.) AND DEPTH TO WATER TABLE: ABOUT 0 INCHES. THE FREQUENCY OF FLOODING IS NONE AND FREQUENCY OF PONDING IS OCCASIONAL, WITH A HYDROLOGIC SOIL GROUP CLASSIFICATION D. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA. (SEE ATTACHED SOIL SURVEY)

EXISTING TOTAL PROPERTY IS A 10.31 ACRES TRACT. CURRENTLY THIS TRACT IS UNDEVELOPED. THE EXISTING DRAINAGE PATTERN FOR THIS TRACT OF LAND SENDS STORM WATERS FROM THE HIGH POINT LOCATED ON THE NORTH-EAST CORNER OF THE PROPERTY TO THE SOUTH-WEST CORNER OF SAID PROPERTY (SEE ATTACHED OVERALL DRAINAGE MAP). THE EXISTING RUNOFF FROM THE LOTS DURING A 10-YEAR RAINFALL EVENT IS 11.48 CFS PER THE ATTACHED CALCULATIONS.

THE PROPOSED MIDWAY ESTATES SUBDIVISION CONSISTS OF A TOTAL OF 48 SINGLE-FAMILY LOTS THAT VARY FROM 7,221 TO 10,963 SF. TOTAL ACRES FOR MIDWAY ESTATES SUBDIVISION IS 10.31 ACRES. POST-DEVELOPED FLOW WILL BE CONVEYED THROUGH A PROPOSED DRAINAGE SYSTEM CONSISTING OF 30', 36" AND 42" ROP LINES FOLLOWING THE EXISTING DRAINAGE PATTERN INTO A DRAINAGE DITCH THAT BELONGS TO H.C.D.D. #1. THIS EXISTING DRAINAGE DITCH WILL BE EXPANDED AS PER H.C.D.D. #1 REQUIREMENTS. THE PROPOSED DRAINAGE FOR THIS SUBDIVISION WILL CONSIST OF THE WATER FLOWING INTO A DRAINAGE SYSTEM THROUGH TYPE A CURB INLETS 42-INCH BLEEDER LINE THAT LEADS TO THE EXISTING DRAINAGE DITCH LOCATED ON THE EAST PORTION OF SAID PROPERTY. PER HIDALGO COUNTY REGULATIONS, THE PROPOSED RUNOFF FROM THE LOTS AFTER DEVELOPMENT DURING A 50-YEAR RAINFALL EVENT IS 77.61 CFS AND THE PROPOSED VOLUME REQUIRED IS 86,733 CF PER THE ATTACHED CALCULATIONS.



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

MIDWAY ESTATES SUBDIVISION

BEING 10.37 ACRES OUT OF LOT 1, BLOCK 6, AND LOT 1, BLOCK 7, LA DONNA PLAT, RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION No. F-18526

1803 MOZELLE ST.
 PHARR, TEXAS 78577
 (956) 688-8860 SHEET 4 OF 4



RICARDO SALAZAR, P.E. DATE _____
 LICENSED PROFESSIONAL ENGINEER No. 125392
 FIRM REGISTERED No. F-18526