



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-01-2026

PROPOSED MIDWAY ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER TRIMAD CONSULTANTS LLC DEVELOPER: SANDOVAL DEVELOPMENT, L.P.

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

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

NUMBER OF STREETLIGHTS: 8

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.

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

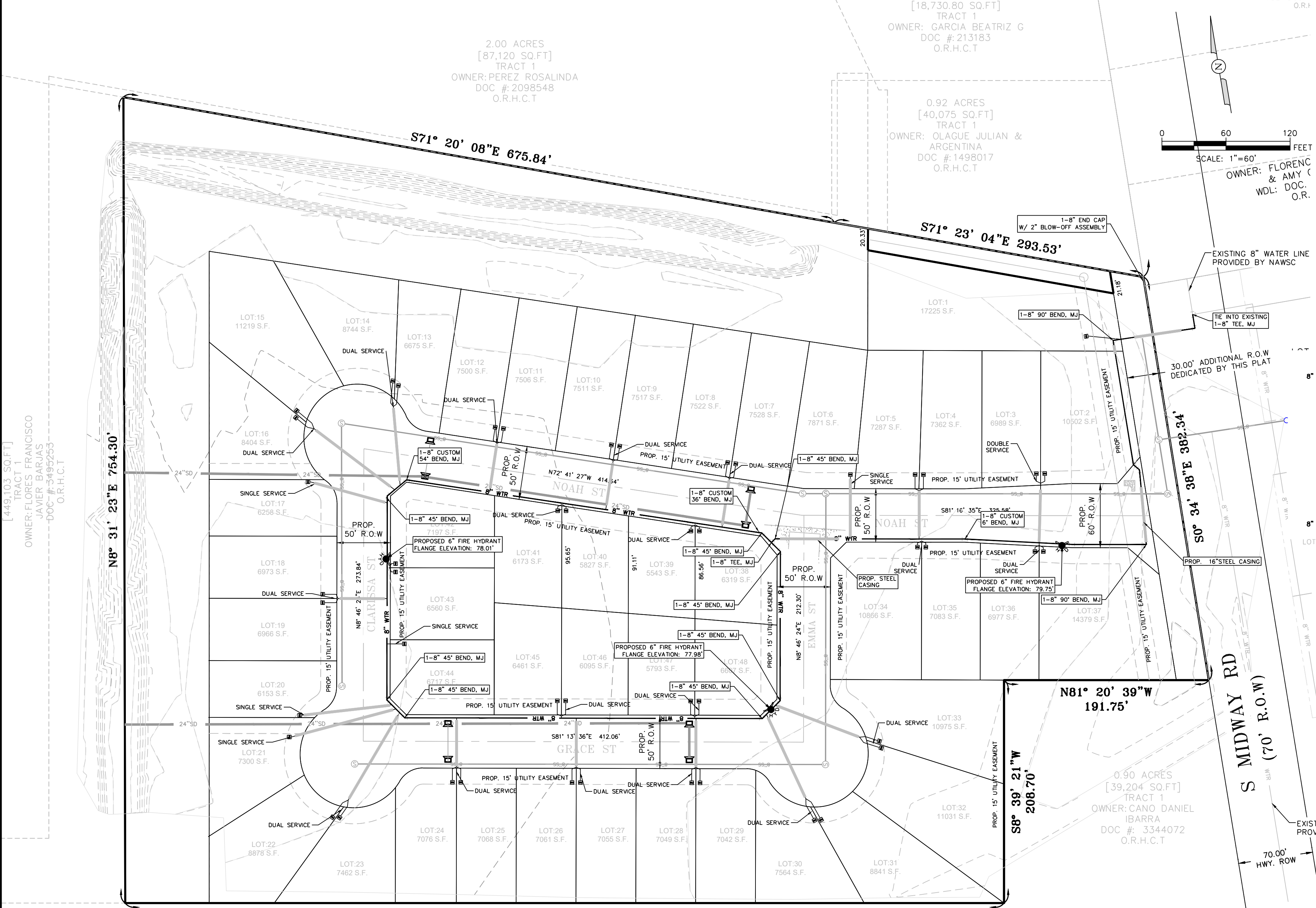
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MIDWAY ROAD

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.

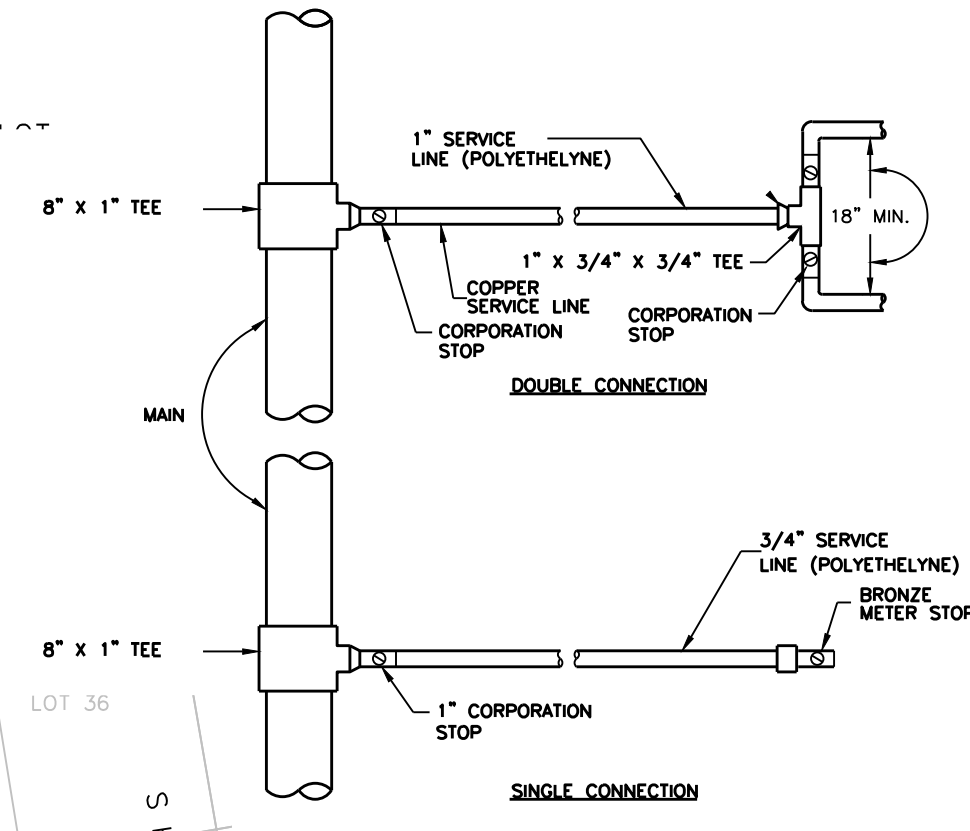
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WATER SUPPLY, DESCRIPTION & COST
MIDWAY ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30- YEARS.

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 STITES 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.

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.



TYP. SERVICE CONNECTIONS
(STREET CROSSING)

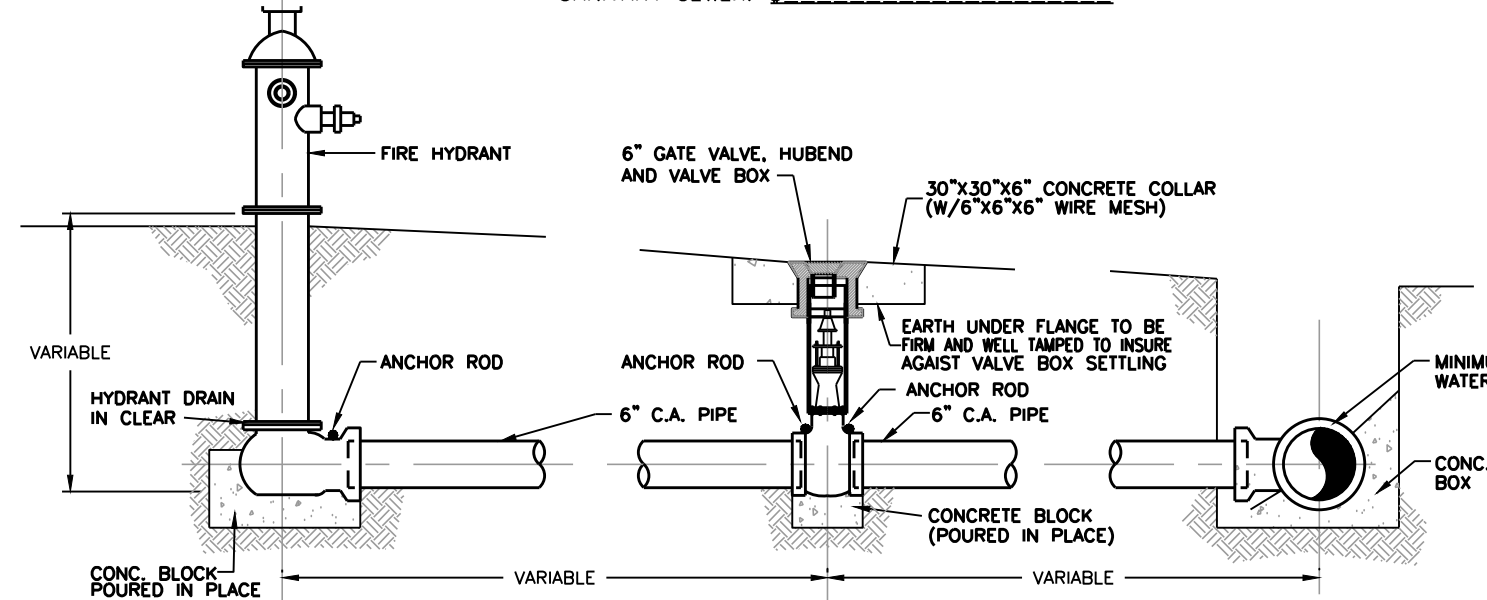
MINISTRO DE AGUA: DESCRIPCION Y COSTO
LA SUBDIVISION MIDWAY ESTATES SERA PROVISTA CON AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DEL NORTE DE ALAMO (N.A.W.S.C.). EL SUBDIVIDOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA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

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 STITES 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.

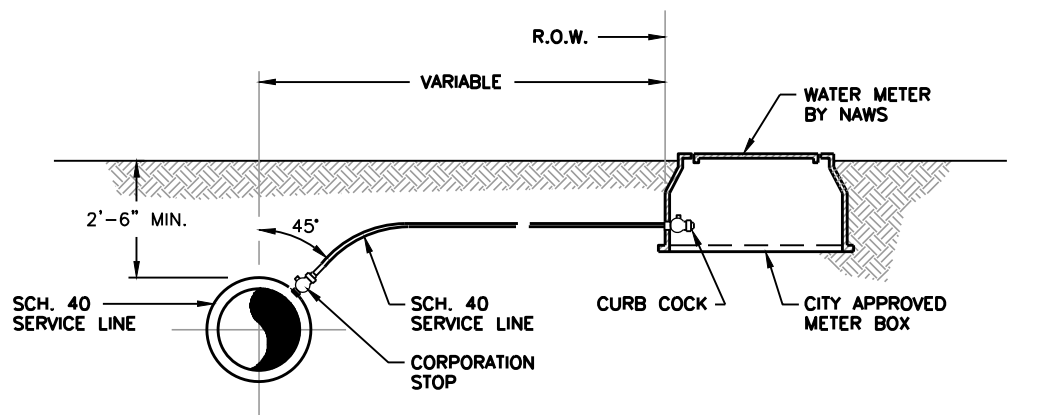
LA LINEA DE AGUA DE 8 PULGADAS, LOS 2 HIDRANTES CONTRA INCENDIOS Y LOS 48 SERVICIOS DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE \$_____ POR PARCELA. ADEMAS, EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$_____ POR PARCELA, LO QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA Y TODAS LAS TARIFAS 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 \$_____ 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: \$_____
- SANITARY SEWER: \$_____



FIRE HYDRANT INSTALLATION



SERVICE CONNECTION



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

MIDWAY ESTATES SUBDIVISION

BEING 14.314 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

1103 N. RAUL LONGORIA RD. BLDG. C
SAN JUAN, TEXAS 78589
(956) 688-8860

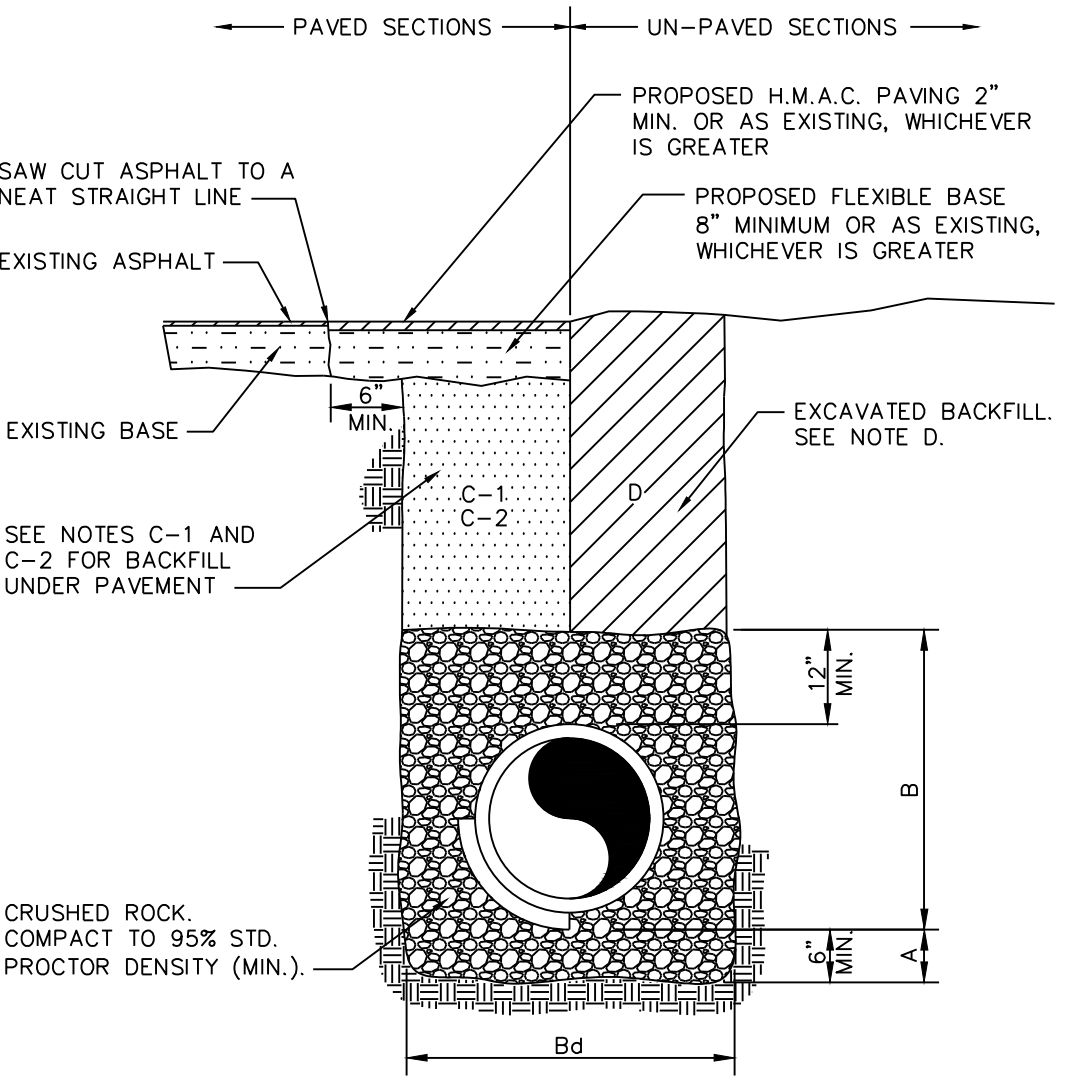
SUBDIVIDER CERTIFICATION
I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.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

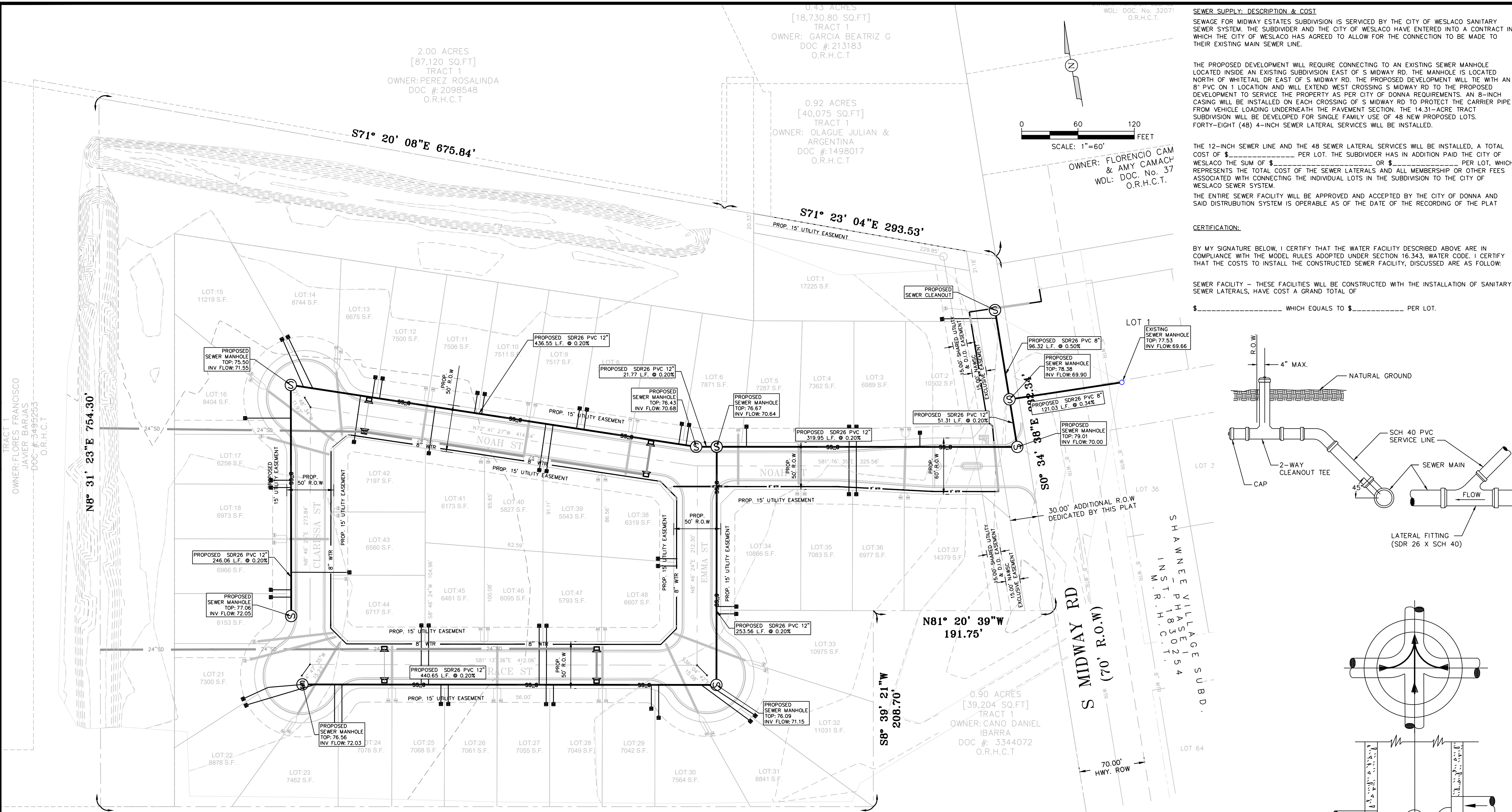
STATE OF TEXAS §
COUNTY OF HIDALGO §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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



RICARDO SALAZAR, P.E.
LICENSED PROFESSIONAL ENGINEER No. 125392
FIRM REGISTERED No. F-18526
DATE 12-15-2025



SUMINISTRO 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 WHITTAIL 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 SEGUN 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 VEHICULOS 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 12 PULGADAS Y LOS 48 SERVICIOS LATERALES DE ALCANTARILLADO SERÁN INSTALADOS, A UN COSTO TOTAL DE \$_____ POR PARCELA. ADEMÁS, 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 MEMBRESIA 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.

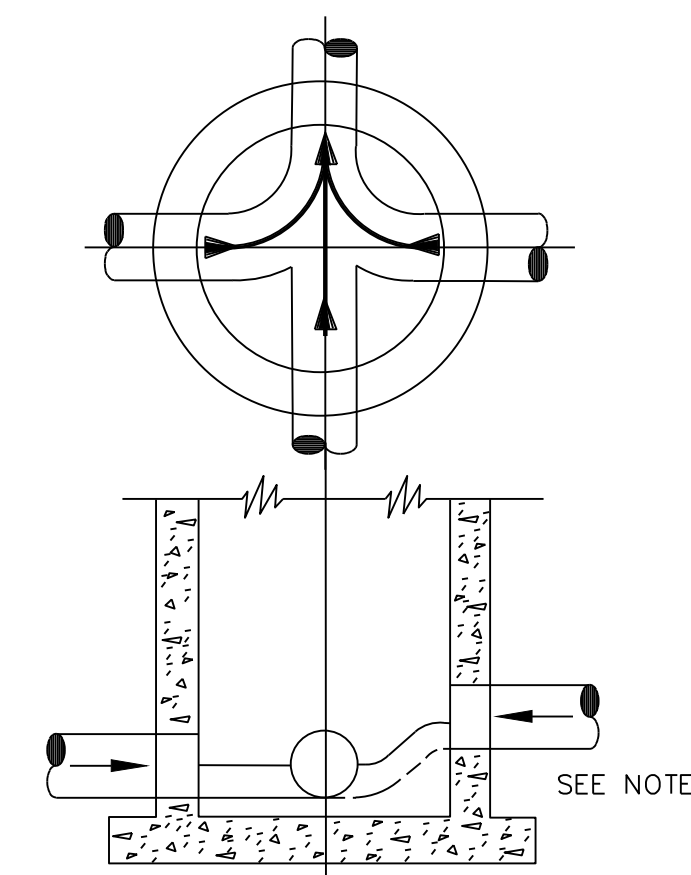
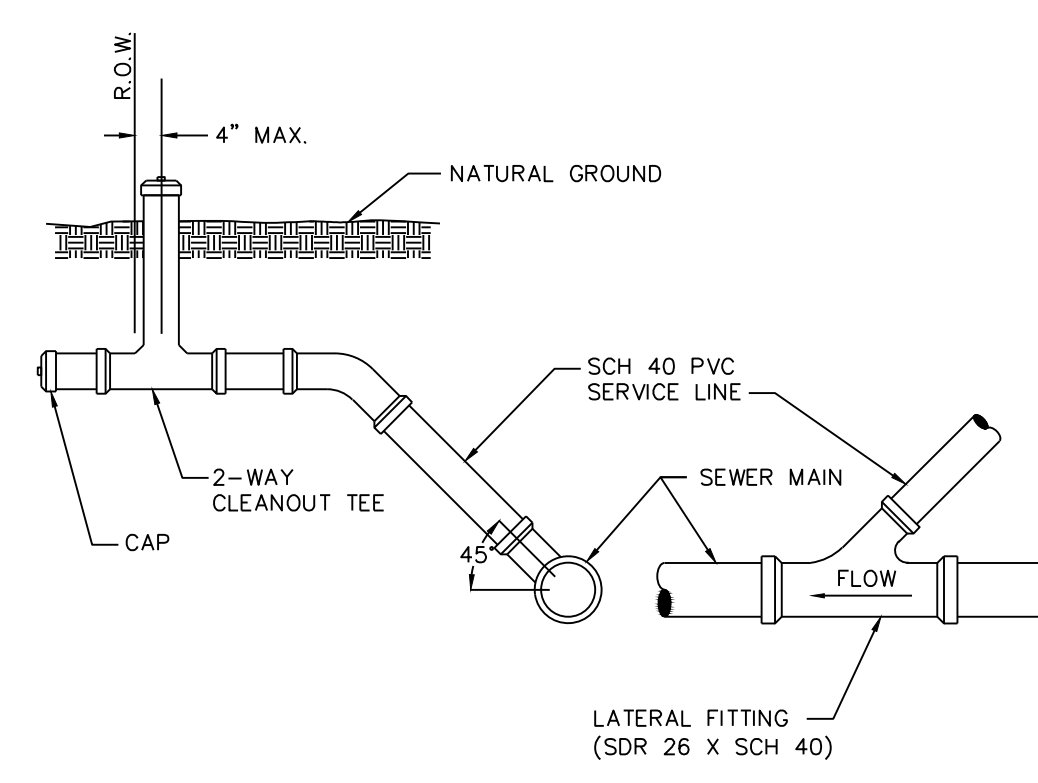
CERTIFICACIÓN:
POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE AGUA DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343 DEL CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS INSTALACIONES DE ALCANTARILLADO CONSTRUÍDAS, DISCUTIDAS SON LOS SIGUIENTES:
INSTALACIÓN DE ALCANTARILLADO - ESTAS INSTALACIONES SE CONSTRUIRÁN CON LA INSTALACIÓN DE LATERALES DE ALCANTARILLADO SANITARIO, HAN COSTADO UN TOTAL DE \$_____ LO QUE EQUIVALE A \$_____ POR LOTE.

SUBDIVIDER CERTIFICATION
1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT SEWER CONNECTIONS TO THE LOTS WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
- 1. - I (WE), _____ SUBDIVIDERS OF MIDWAY ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OR RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT.

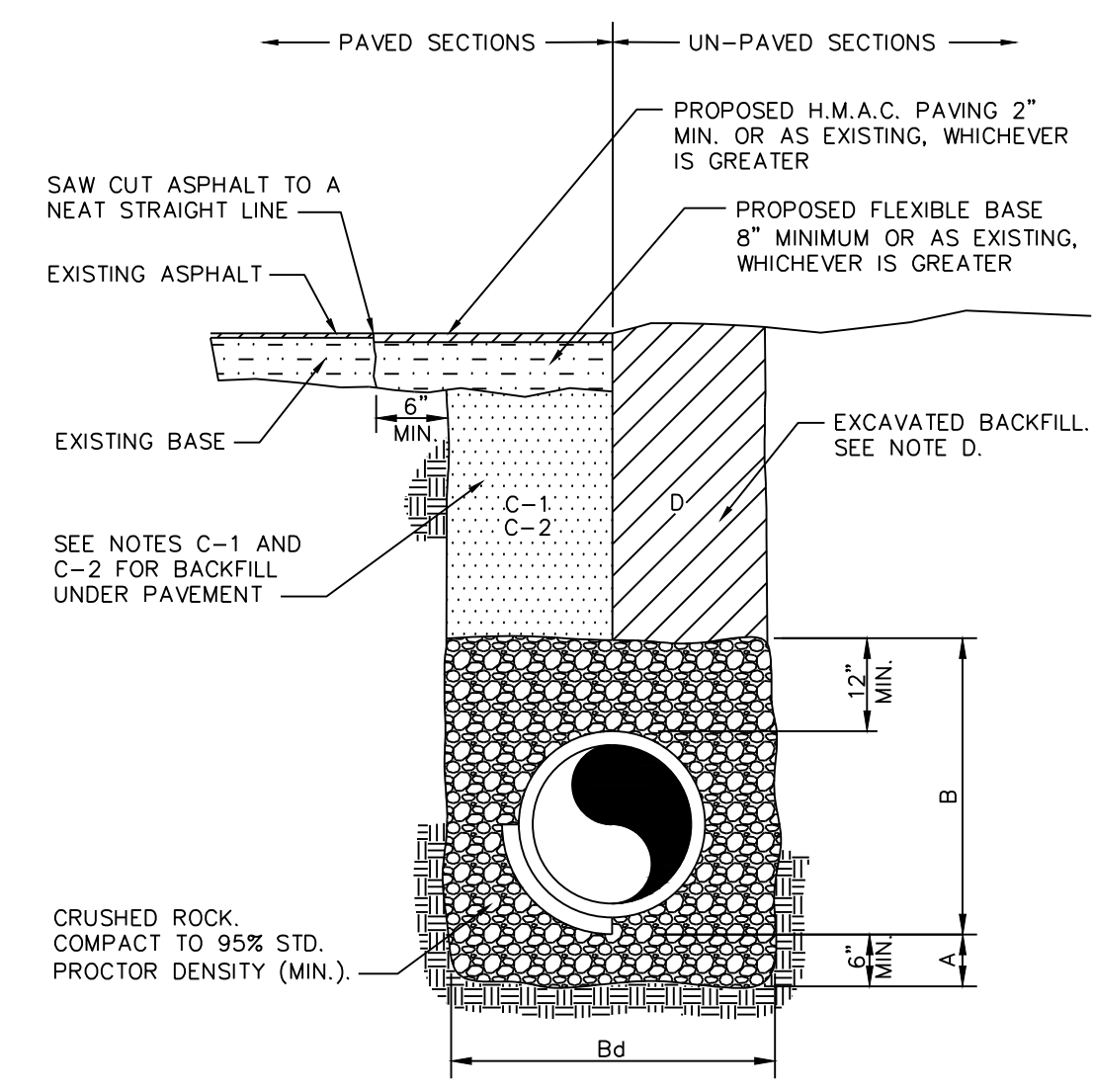
SANDOVAL CAPITAL GROUP, LLC
P.O. BOX 1057
DONNA, TEXAS, 78537

DATE _____



- GENERAL NOTES:**
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - B. 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.
 - Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
- IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

- NOTES:**
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION.
 2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
 3. SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL)
 4. APPROVED PRECAST CONCRETE OR FIELD INSTALLED CONCRETE FLOW CHANNEL IS REQUIRED.
 5. SIDEWALLS OF FLOW CHANNEL SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
 6. 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.
 7. 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 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:
1.- 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 ANY 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 PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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
MY COMMISSION EXPIRES: _____ DATE _____



20.45 ACRES
[890,627.8 SQ.FT]
TRACT 1
OWNER: PORTILLO JOSE & ANTONIA G
VOL. 1256 PG.194
O.R.H.C.T.

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

7-10-2024
DATE

- NOTES**
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 2. SINGLE FAMILY SERVICE SHALL BE 4" MIN.

COST ESTIMATE

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



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

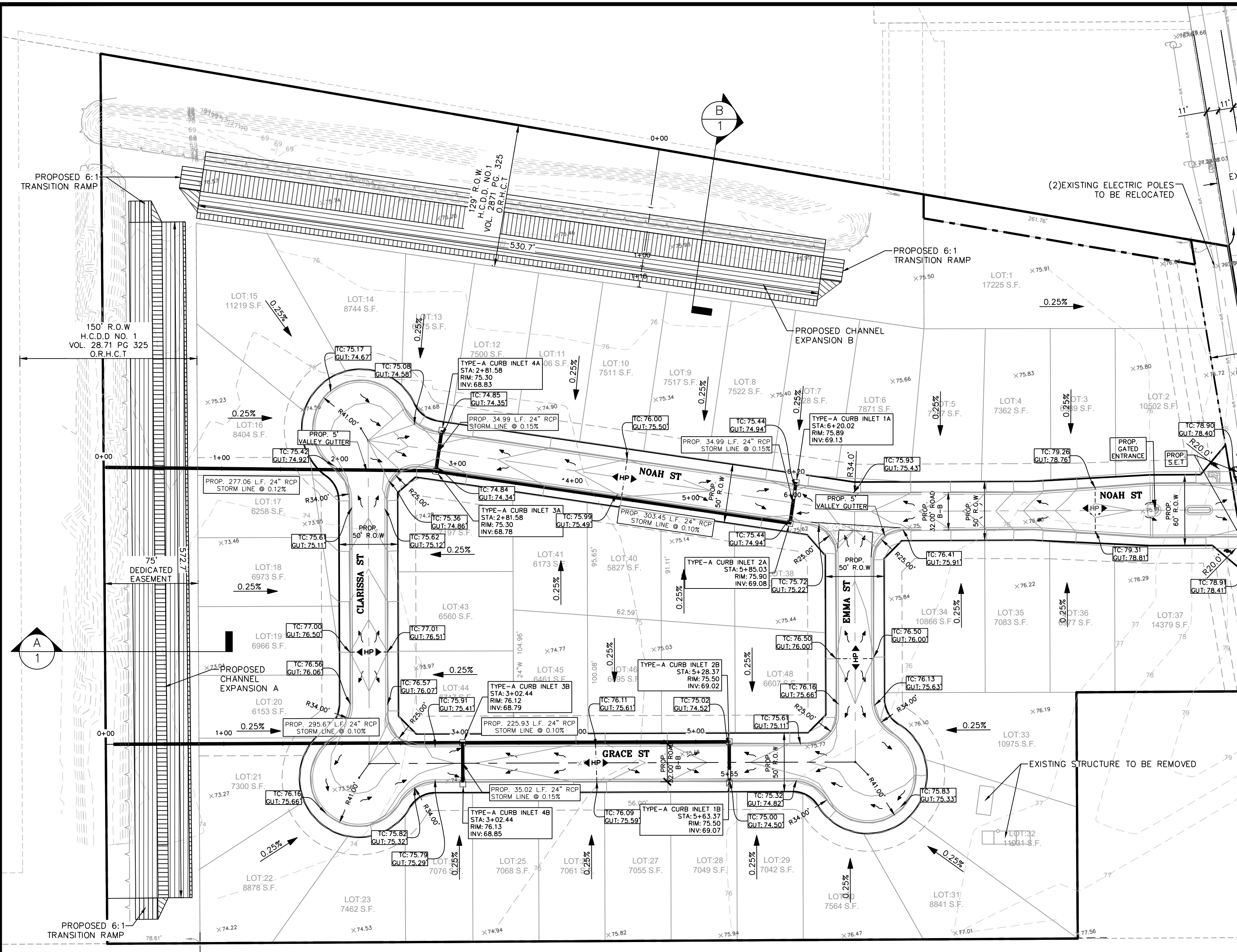
MIDWAY ESTATES SUBDIVISION

BEING 14.314 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

1103 N. RAUL LONGORIA RD. BLDG. C
SAN JUAN, TEXAS 78589
(956) 688-8860



TOTAL EXCAVATION REQUIRED = 62,496 CU FT
TOTAL EXCAVATION PROVIDED = 64,430 CU FT
(CHANNEL EXPANSION A: 572 L.F. X 52.30 SQ.FT = 29,915.60 CU FT)
(CHANNEL EXPANSION B: 531 L.F. X 65.00 SQ.FT = 34,515.00 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 (ETJ).
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% (67) 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. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA. (SEE ATTACHED SOIL SURVEY)
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 ACREAGE 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" RCP 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 FLOW 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 14.314 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,



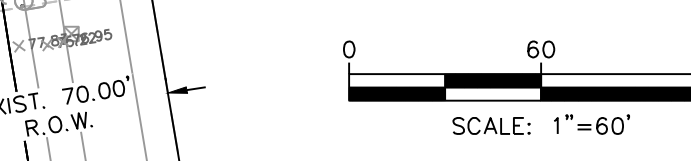
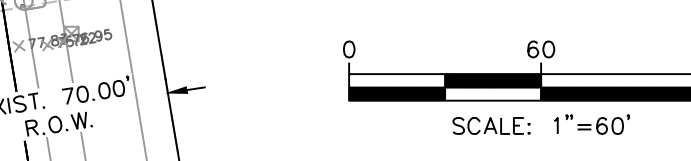
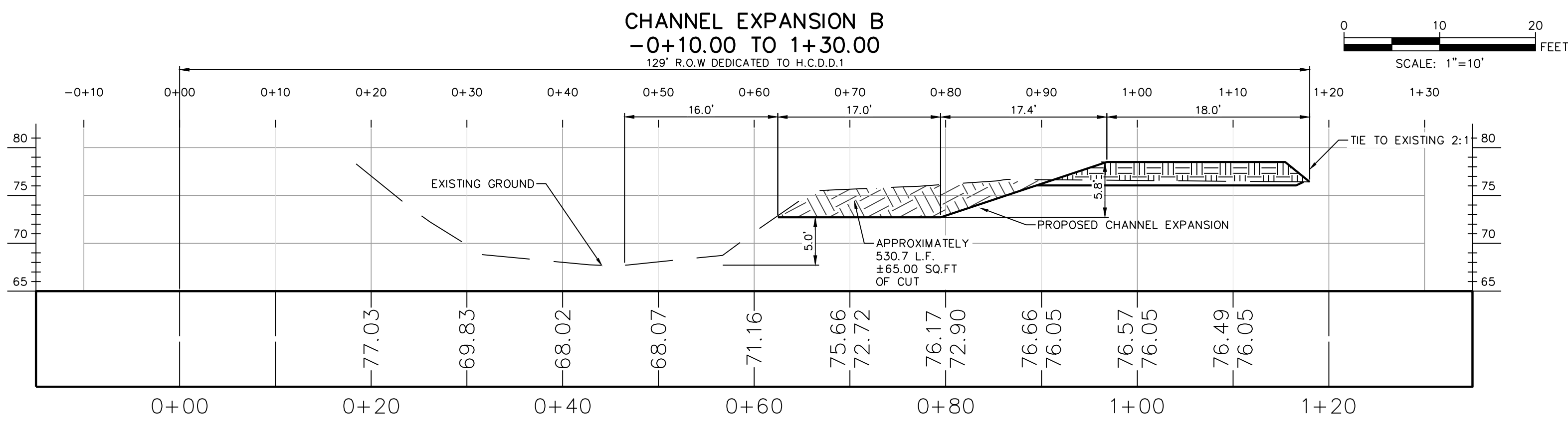
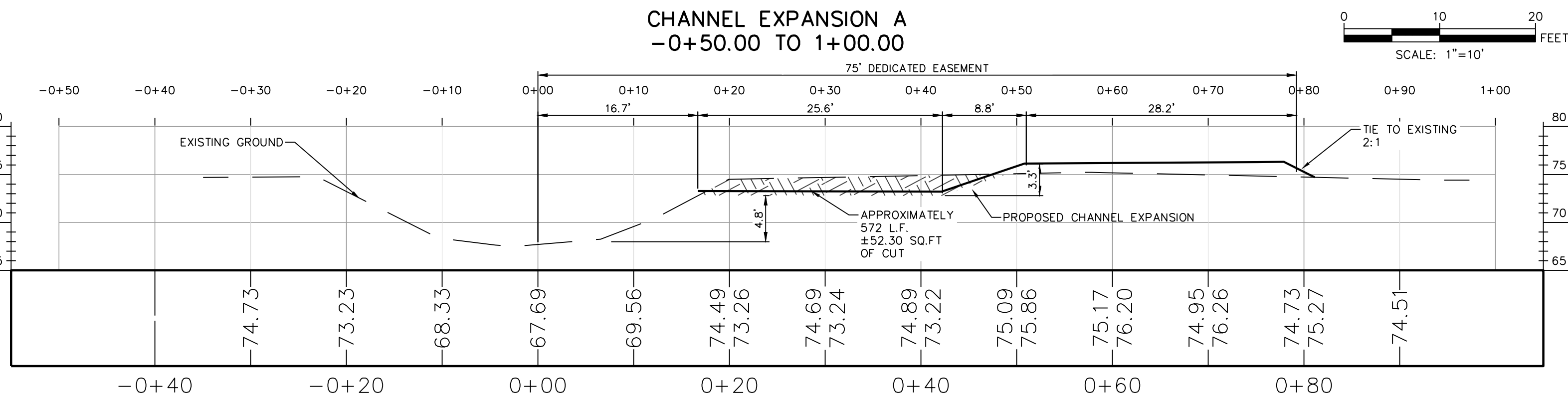
TBPELS FIRM REGISTRATION No. F-18526

1103 N. RAUL LONGORIA RD. BLDG. C
SAN JUAN, TEXAS 78589

(956) 688-8860

SHEET 4 OF 4

CHANNEL EXPANSION A
-0+50.00 TO 1+00.00



(2) EXISTING ELECTRIC POLES
TO BE RELOCATED

PROPOSED 6:1
TRANSITION RAMP

PROPOSED CHANNEL
EXPANSION B

PROPOSED 6:1
TRANSITION RAMP

30.00' ADDITIONAL R.O.W.
DEDICATED BY THIS PLAT

EXIST. 70.00'
R.O.W.

LOT 1
17225 S.F.

LOT 2
10602 S.F.

LOT 3
14379 S.F.

LOT 4
7362 S.F.

LOT 5
10602 S.F.

LOT 6
7571 S.F.

LOT 7
17225 S.F.

LOT 8
7571 S.F.

LOT 9
7517 S.F.

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LOT 13
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LOT 14
8744 S.F.

LOT 15
11219 S.F.

LOT 16
8404 S.F.

LOT 17
6258 S.F.

LOT 18
6973 S.F.

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7300 S.F.

LOT 22
8876 S.F.

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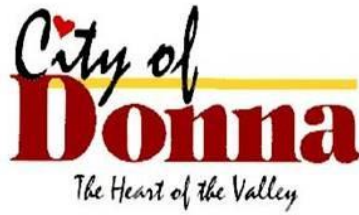
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January 14, 2026

Trimad Engineering
1103 N. Raul Longoria Rd. Building C
San Juan, Texas, 78589
Re: Midway Estates subdivision

To whom it may concern:

This is to inform you that the final Plat for Midway Estates Subdivision was approved by the City of Donna Planning and Zoning Commission on November 17, 2025 and Donna City Council on November 18, 2025.

Should you have any questions or concerns please contact my office at (956) 464-6917.

Sincerely,

Jazzmyn Moreno, Assistant Planning Director
City of Donna