PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Sewer

Precinct (1) 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	**Temporary Service**	**Final Service**
	_____ **Authorized Signature**	_____ **Authorized Signature**
Inspection/Permit No:	_____	_____
Date Approved:	/ /	/ /

Name: Sandoval Capital Group, LLC.

Address: P.O. Box 1057 Donna, TX. 78537

Phone: 460-0895

Water Supplier: NAWSC

Utility Provider: [✓] **M.V.E.C.** [ ] **AEP**

Account/ESI No.: N/A

[ ] **Temporary Pole** [ ] **Permanent Service**

regarding the land described as: Midway Estates Subdivision lots 1-4, 8

on November 10th, 20 26, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9/01/2026);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Segin);

yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by ____);

no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by ____);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Segin);

Planning Department Authorized Signature | **Hidalgo County Judge** | **Date**

ATTEST: _____ **Hidalgo County Clerk** | **Date**

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Anthony Uresti
Director of Planning

Application No: WJA

REQUEST FOR HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Sandoval Capital Group, LLC

Address: P.O. Box 1057

Donna, Texas 78537

Phone: 956-460-0895

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Midway Estates lots 1-48

STATUS OF PERSON OR ENTITY MAKING REQUEST:

X Subdivider
____ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Requesting Party (Signature)

7-8-26
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

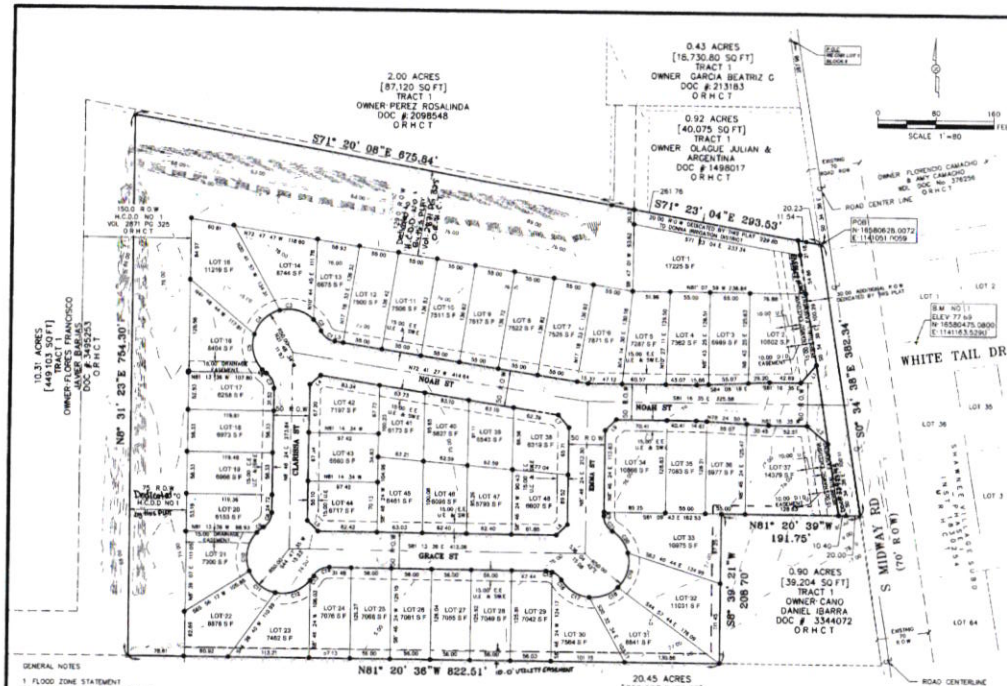
X Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
✓ Other (describe) Copy of Subd plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/20/26
Date

County Official



LEGEND

1/2" IRON ROD FOUND CIRF IRF	○
1/2" IRON ROD SET W/PINK CAP IRS	●
CALCULATED POINT	△
FOUND COTTON PICKER SPINDLE	▲
RECORD BEARING & DISTANCE	(S00°00 W 0.0')
ADJOINER RECORD BEARING & DISTANCE	[S00°00 W 0.0']

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 11th DAY OF December 2025 A.D

Raul Tovar 12-11-25
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. 49.211(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

[signature] 10-02-26
EDDIE TREVINO, JR. 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

[signature] 12-18-25
RICARDO SALAZAR P.E. DATE
LICENSED PROFESSIONAL ENGINEER No 125392
FIRM REGISTERED No F-18526

RICARDO SALAZAR 125392 LICENSED PROFESSIONAL ENGINEER

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

[signature] 12-18-2024
MANUEL CARRIZALES RPLS # 6388 DATE
TBPLS FIRM NO 10194417
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
956-587-2167
mannyrpls@cts.lond

STATE OF TEXAS MANUEL CARRIZALES 6388 LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION CERTIFICATION AND ATTESTATION

I, SANDOVAL DEVELOPMENT LP, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MIDWAY ESTATES SUBDIVISION, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL. THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES THE USE OF THE STREETS AND EASEMENTS HEREON SHOWN IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AIN'T THAT

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

(B) SEWER CONNECTIONS

(C) TO THE LOTS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS

(D) ALECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS AND

(E) 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

[signature] 12-22-25
JOSE T SANDOVAL DATE
SANDOVAL DEVELOPMENT LP
P O BOX 1057
DONNA TEXAS 78537

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MIDWAY ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 10/6/26

[signature] 10/6/26
HIDALGO COUNTY JUDGE DATE

[signature] 10/14/2026
HIDALGO COUNTY CLERK DATE

APPROVED BY
COMMISSIONERS
ON 10/6/26-BMS
AT-104554

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jose T Sandoval 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 22 DAY OF December 2025

[signature] 12-22-2025
NOTARY PUBLIC, STATE OF TEXAS DATE
MY COMMISSION EXPIRES April 16, 2028

**ISHA SALAZAR
Notary ID #134810694
My Commission Expires
April 16, 2028

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

[signature] 09-30-26
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

CITY OF DONNA

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

[signature] 10-18-2025
MAYOR OF CITY OF DONNA DATE

[signature] 10-18-2025
ATTEST CITY SECRETARY DATE

CITY OF DONNA TEXAS

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 6 DAY OF February 2026

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 [signature] PRESIDENT [signature] SECRETARY



LOCATION MAP
SCALE 1" = 2000'

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR
HIDALGO COUNTY CLERK
ON 10-14-26 4:42 PM
INSTRUMENT NUMBER 3746877
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS
BY [signature] DEPUTY

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 48053404500C 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 OR EASEMENT WHICHEVER IS GREATER
REAR	15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE	6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER	10.00 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 OCCUPYING 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 84.27 CUBIC-FEET OR 1.93 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
► BM NO 1- DESCRIPTION: 48' MAINHOLE LOCATED APPROXIMATELY 190 FEET SOUTH EAST FROM P.O.B WITHIN WHITETAIL DRIVE (N: 16580628.0072 E: 1141051.0059) ELEV: 77.69

8 NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW LYING PLANTS NOT TO EXCEED 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 OCCUPYING 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 I 4 I

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 DOC# 3190521

19 EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF FIRE MAINTENANCE FEE IN THE AMOUNT OF $500.00 PER LOT PAYABLE TO THE CITY OF DONNA AT THE TIME OF PURCHASE

20 EACH INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE FOR PAYMENT OF SEWER TAP, SEWER EXCAVATION AND SEWER IMPACT FEE IN THE AMOUNT APPROVED AT THAT TIME OF CONNECTION PAID TO THE CITY OF DONNA

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER SANDOVAL DEVELOPMENT LP	P O BOX 1057	DONNA, TEXAS 78537	(956) 460-0895
ENGINEER RICARDO SALAZAR P.E.	1103 N RAUL LONGORIA RD BLDG C	SAN JUAN, TEXAS 78589	(956) 688-8860
SURVEYOR MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE	EDINBURG, TEXAS 78542	(956) 587-2167

METES AND BOUNDS

BEING A 14.314 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 14.21 ACRES 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 LP 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 287.36 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–S00°11'59"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 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 DANIEL IBARRA CANO TRACT OF LAND AT A DISTANCE OF 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 WEST LINE OF SAID DANIEL IBARRA CANO TRACT OF LAND A DISTANCE OF 208.70 FEET TO A HALF (1/2)–INCH IRON ROD FOUND ON THE NORTH LINE OF A 20.446 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°20.36 W, (RECORD–N89°58.00 W) ALONG THE NORTH LINE OF SAID 20.446 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 CALCULATED POINT FOR THE SOUTHWEST CORNER OF A 10.31 ACRE TRACT OF LAND AS CONVEYED TO SANDOVAL DEVELOPMENT LP 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 N09°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°23.04 E, (RECORD–N80°00.21 E) AT A DISTANCE OF 261.76 FEET PASS A HALF (1/2)–INCH IRON 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

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

MIDWAY ESTATES SUBDIVISION IS LOCATED ON THE WEST SIDE OF MIDWAY RD APPROXIMATELY 450 FEET SOUTH OF THE STITES RD AND MIDWAY RD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CIT OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,249) (2015 CENSUS) MIDWAY ESTATES LIES APPROXIMATELY 1860 FEET FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S EXTRA–TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 I LIES IN PC 1

INDEX OF SHEETS

SHEET 1 – HEADING INDEX, LOCATION MAP AND ETJ, 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, HCDD 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

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 AND WHICH IS HEREBY GRANT BARGAIN SELL TRANSFER AND CONVEY TO SAID GRANTEE ITS SUCCESSORS AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO DIRECT 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 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 GRANTOR 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 GRANTOR BY REASON OF THE INSTALLATION MAINTENANCES 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 GRANTOR 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI 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' 29"W
L5	21.21	S36° 13' 36"E
L6	21.17	N53° 44' 59"E
L7	23.15	N31° 59' 07"W
L8	5.53	S8° 46' 24"W
L9	20.99	S53° 45' 37"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	19.16	50.00	21°57'09"	S26° 32' 48"E	19.04
C3	31.13	50.00	58°35'36"	S66° 49' 11"E	48.93
C4	50.95	50.00	58°22'53"	N54° 41' 35"E	48.77
C5	59.92	50.00	68°39'47"	N8° 49' 45"W	56.40
C6	59.92	50.00	68°39'47"	N8° 49' 45"W	56.40
C7	24.81	25.18	56°27'27"	N19° 37' 34"W	23.82
C8	24.80	24.99	56°50'44"	N37° 09' 30"E	23.79
C9	11.77	50.00	13°29'17"	N58° 51' 39"E	11.74
C10	54.01	50.00	61°53'26"	N16° 58' 32"E	51.42
C11	40.35	50.00	46°14'07"	N47° 24' 27"W	39.28
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	20°05'43"	N71° 10' 45"W	8.72
C16	46.90	50.00	53°44'35"	N49° 42' 19"W	45.20
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' 32"E	24.35

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,

TRIMAD CONSULTANTS L.L.C.
TBPELS FIRM REGISTRATION No F-18526
1103 N. RAUL LONGORIA RD. BLDG. C
SAN JUAN, TEXAS 78589
(956) 688-8860