



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 08-12-2014

PROPOSED CARDINAL ISLAND SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: MORENO FAMILY LIMITED PARTNERSHIP, LTD.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 94  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Northeast corner of FM 493 & FM 2812.

SUBDIVISION LIES WITHIN THE:  *The rural area of the County*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-03-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm Drainage Pipe System. Detention will be accomplished by the widening existing drain ditch along the north property line.

ROAD R.O.W. DEDICATION: 20 feet on FM 493 and 20 feet on FM 2812

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-10-14 : By, Roy Gonzalez PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 07-02-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: FM 2812

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 07-07-14 : By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

REQUEST FOR FINAL APPROVAL WITH:

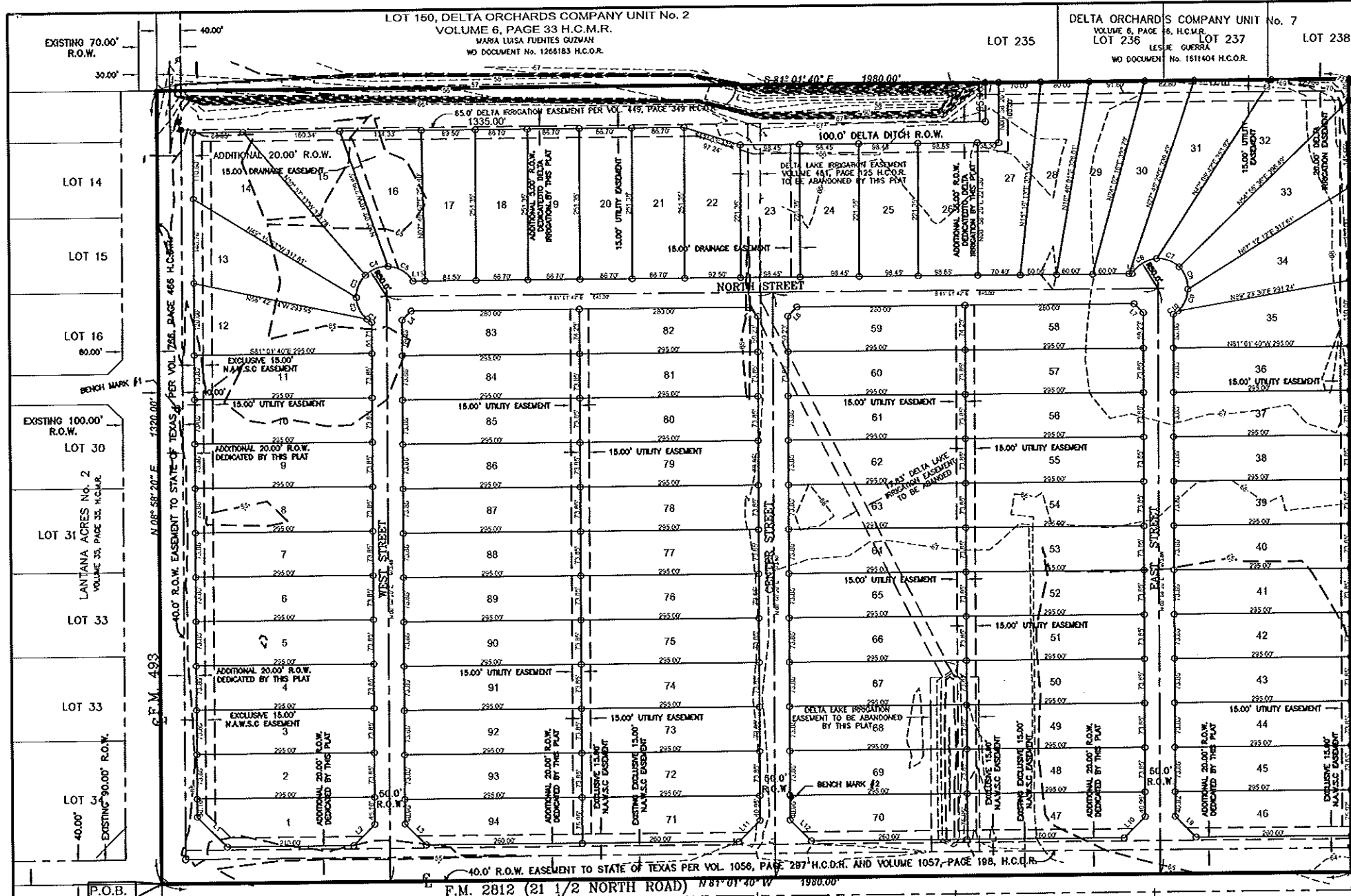
**Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

*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.*



Lot #	SQ. FT.	Area
1	2175.00	0.500
2	2175.00	0.500
3	2175.00	0.500
4	2175.00	0.500
5	2175.00	0.500
6	2175.00	0.500
7	2175.00	0.500
8	2175.00	0.500
9	2175.00	0.500
10	2175.00	0.500
11	2175.00	0.500
12	2352.65	0.534
13	2353.34	0.541
14	3193.61	0.734
15	2332.30	0.551
16	2287.26	0.524
17	2187.45	0.502
18	2179.04	0.500
19	2179.04	0.500
20	2179.04	0.500
21	2179.04	0.500
22	2182.38	0.502
23	2179.91	0.500
24	2179.91	0.500
25	2179.91	0.500
26	2183.45	0.502
27	2470.60	0.567
28	2249.50	0.516
29	2435.74	0.559
30	2254.15	0.527
31	2154.45	0.517
32	3181.45	0.731
33	2090.37	0.613
34	2262.08	0.558
35	2508.12	0.578
36	2175.00	0.500
37	2175.00	0.500
38	2175.00	0.500
39	2175.00	0.500
40	2175.00	0.500
41	2175.00	0.500
42	2175.00	0.500
43	2175.00	0.500
44	2175.00	0.500
45	2175.00	0.500
46	2175.00	0.500
47	2179.15	0.500

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, FRANK R. SCHAMBERGER, AS OWNER OF THE 60.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARDINAL ISLAND SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED BY THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

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

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS 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 CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

FRANK R. SCHAMBERGER, PRESIDENT  
MORCHO FAMILY LIMITED PARTNERSHIP, LTD  
A TEXAS LIMITED PARTNERSHIP  
1512 FULLERTON AVENUE  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF CARDINAL ISLAND SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_, 2014 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

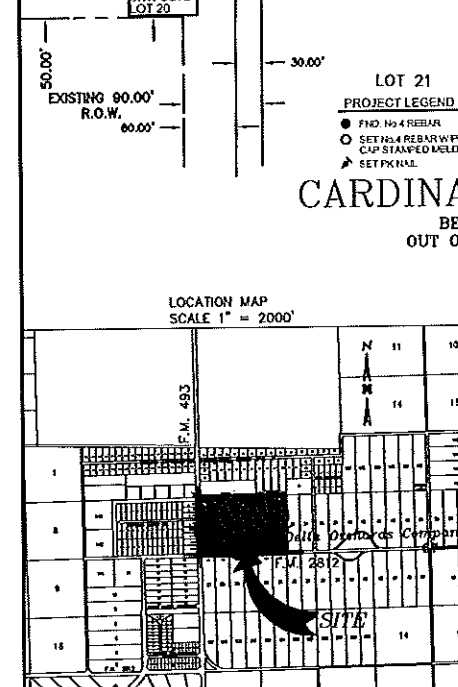
FRED L. KURTH, PE # 54151 RPLS # 4750  
DATE SURVEYED: 5-21-14 JOB NO. 14072.00  
DATE PREPARED: \_\_\_\_\_ SURVEY JOB NO. \_\_\_\_\_  
T-975 PG-8

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 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  
BY: \_\_\_\_\_



LOT 21  
PROJECT LEGEND

- FND No. 4 REBAR
- SET No. 4 REBAR PLASTIC CAP STAIPEDED MEDUSA MOUNT
- ▲ SET PKINAIL

SUBDIVISION MAP OF  
**CARDINAL ISLAND SUBDIVISION**  
BEING A RESUBDIVISION OF 60.000 ACRES  
OUT OF ALL OF LOTS 20, 22, 24, 26, 28 AND 30  
DELTA ORCHARD'S UNIT No. 2  
VOLUME 6, PAGE 33, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

LOCATION MAP  
SCALE 1" = 2000'

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

CARDINAL ISLAND SUBDIVISION IS LOCATED IN THE NORTHEASTERN PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF F.M. 2812 & F.M. 493. THE ARE NO NEARBY MUNICIPALITIES. CARDINAL ISLAND SUBDIVISION FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
MORCHO FAMILY LIMITED PARTNERSHIP, LTD.	1512 FULLERTON AVENUE	MCALLEN, TX 78504	(956) 638-0417	(956) 664-1888
A TEXAS LIMITED PARTNERSHIP	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0381	(956) 381-1832
ENGINEER: FRED L. KURTH	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0381	(956) 381-1832
SURVEYOR: FRED L. KURTH	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0381	(956) 381-1832

DELTA ORCHARD'S UNIT No. 2  
VOLUME 6, PAGE 33, H.C.M.R.

INDEX TO SHEET OF CARDINAL ISLAND SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETL PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION, SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, WATER DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); WATER DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; DRAINAGE AND STREET CONSTRUCTION DETAILS.

Curve #	Delta	Length	Radius	Chord	Chord	Tangent
C1	011° 01' 22"	9.67	50.00	S45° 30' 59"E	9.607	4.82
C2	047° 17' 42"	41.27	50.00	S19° 21' 29"E	43.11	21.88
C3	047° 16' 22"	41.29	50.00	S30° 55' 33"W	43.09	21.88
C4	047° 17' 33"	41.27	50.00	S78° 12' 33"W	43.11	21.89
C5	057° 06' 58"	43.84	50.00	N43° 35' 09"W	47.82	27.21
C6	057° 15' 39"	43.97	50.00	S67° 35' 04"W	47.91	27.22
C7	047° 12' 54"	41.17	50.00	S60° 10' 44"W	43.02	21.83
C8	047° 14' 34"	41.23	50.00	N12° 58' 02"W	43.07	21.87
C9	047° 17' 49"	41.27	50.00	N34° 18' 07"E	43.11	21.89
C10	011° 01' 22"	9.67	50.00	N67° 27' 39"E	9.67	4.82

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.026 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL ISLAND SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE  
ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL ISLAND SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
DELTA LAKE  
IRRIGATION DISTRICT

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY DELTA LAKE IRRIGATION DISTRICT IRRIGATION DISTRICT, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

PRESIDENT  
ATTEST: SECRETARY

HIDALGO COUNTY CLERK  
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

**RIGHT OF WAY EASEMENT**

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER 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, (HEREINAFTER 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 FOR 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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE 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.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
(GRANTOR'S SIGNATURE)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DESCRIPTION OF CARDINAL ISLAND SUBDIVISION  
METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 60.00 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, COMPRISED OF ALL OF LOTS 20, 22, 24, 26, 28 AND 30 OUT OF DELTA ORCHARD'S UNIT No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 33, HIDALGO COUNTY MAP RECORDS, SAID 60.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET FOR THE SOUTHWEST CORNER OF SAID LOT 20, AND THE INTERSECTION OF F.M. 493 AND F.M. 2812 FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE, N 08° 58' 20" E, ALONG THE WEST LINE OF SAID LOT 20 AND WITHIN F.M. 493 RIGHT-OF-WAY, A DISTANCE OF 1320.00 FEET TO A P.K. NAIL SET FOR THE NORTHWEST CORNER OF SAID LOT 20, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 01' 40" E, ALONG THE NORTH LINE OF SAID LOTS 20, 22, 24, 26, 28 AND 30 AND WITHIN THE DELTA IRRIGATION EASEMENT VOLUME 449, PAGE 349 H.C.M.R., AT A DISTANCE OF 40.00 FEET PASS THE EAST RIGHT-OF-WAY OF F.M. 493, AND CONTINUING A TOTAL DISTANCE OF 1980.00 FEET TO AN NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 30 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 58' 20" W, ALONG THE EAST LINE OF SAID LOT 30, AT A DISTANCE OF 1260.00 FEET PASS A No. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 2812 AND CONTINUING 1320.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 81° 01' 40" W, ALONG THE SOUTH LINE OF LOTS 30, 28, 26, 24, 22, AND 20 AND WITHIN THE F.M. 2812 RIGHT-OF-WAY, A DISTANCE OF 1980.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 60.000 ACRES OF LAND OF WHICH 1.212 ACRES LIES WITHIN THE F.M. 493 RIGHT-OF-WAY AND 1.781 ACRES LIES WITHIN F.M. 2812 RIGHT-OF-WAY LEAVING 57.007 ACRES MORE OR LESS.

**GENERAL PLAT NOTES & RESTRICTIONS  
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN COMMUNITY-PANEL NO. 460334 0350 C EFFECTIVE DATE: JUNE 6, 2000 REVISED TO REFLECT MAY 17, 2001.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY-PANEL NO. 460334 0350 C EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--B.M. NO. 1--ELEV. 84.31 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT FOUND ON CONCRETE CURB ALONG THE EAST SIDE OF F.M. 493 AND APPROXIMATELY 788.00 FEET NORTH OF F.M. 2812. N. 16681305.63, E. 1139469.62.  
--B.M. NO. 2--ELEV. 87.45 N.G.V.D. 29 DESCRIPTIONS: 2'x2' CONCRETE SLAB SET APPROXIMATELY 2.00 FEET FROM THE NORTHWEST CORNER OF LOT 70 OF THIS SUBDIVISION. N. 16650498.56 E. 1140369.94.

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 58,653 CUBIC-Feet (1.346 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES WATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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.

9. 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.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

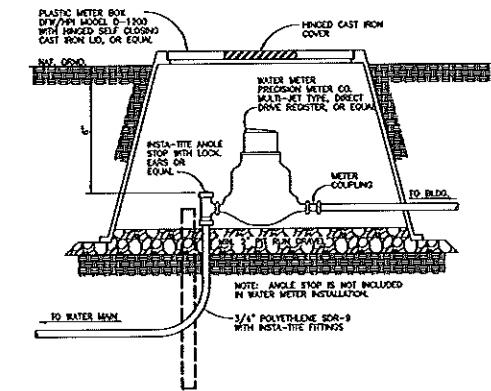
12. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

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

14. FRANZ R. SCHAMBERGER, THE OWNER & SUBDIVIDER OF CARDINAL ISLAND, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.3 OF THIS PLAT.

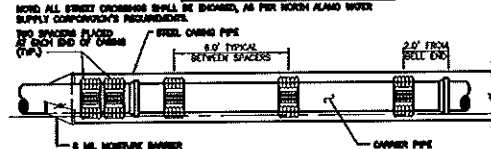
15. NO ACCESS SHALL BE PERMITTED TO F.M. 493 AND F.M. 2812 (2 1/2 NORTH ROAD).

16. A 6 FOOT BUFFER FENCE SHALL BE INSTALL ALONG FM 493.

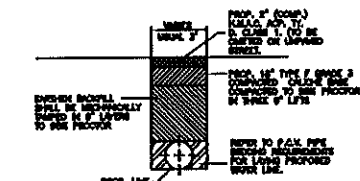


**TYPICAL WATER METER INSTALLATION**  
RTA

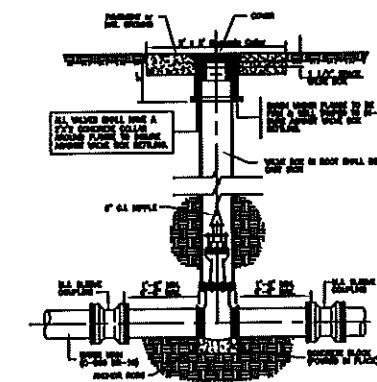
BORING INSTALLATION	
PIPE OD/ID SIZE	CHIMNEY PIPE SIZE
1 1/2" 1.375/1.500	2" - 2"
1" 0.875/1.000	1 1/2" - 1 1/2"
3/4" 0.750/0.875	1 1/4" - 1 1/4"
1/2" 0.500/0.625	1 1/4" - 1 1/4"
3/8" 0.375/0.500	1 1/4" - 1 1/4"
1/4" 0.250/0.375	1 1/4" - 1 1/4"
3/16" 0.1875/0.3125	1 1/4" - 1 1/4"



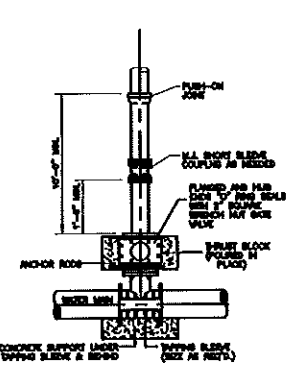
**BORING and CASING DETAIL**  
RTA



**PAVED and UNPAVED  
STREET BACKFILL DETAIL**  
RTA



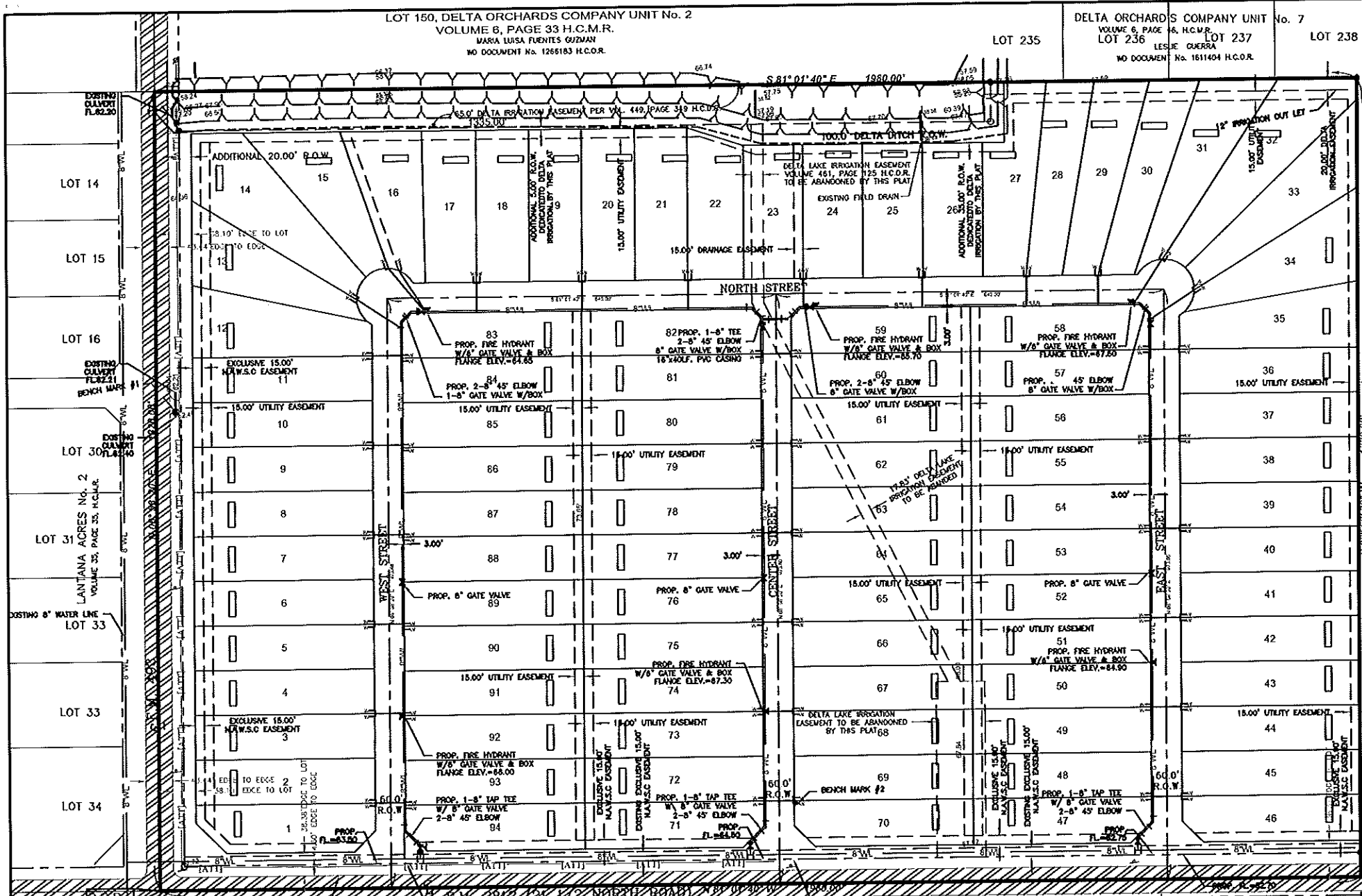
**TYPICAL VALVE and  
VALVE BOX INSTALLATION**  
RTA



**TAPPING SLEEVE  
and VALVE INSTALLATION**  
RTA

SUBDIVISION MAP OF  
**CARDINAL ISLAND SUBDIVISION**  
BEING A RESUBDIVISION OF 60.000 ACRES  
OUT OF ALL OF LOTS 20, 22, 24, 26, 28 AND 30  
DELTA ORCHARD'S UNIT No. 2  
VOLUME 6, PAGE 33, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435  
**M**  
CONSULTANTS ENGINEERS SURVEYORS  
110 N. HARRIS  
DALLAS, TX 75241  
TEL: (214) 341-1001  
FAX: (214) 341-1002  
227 N. F.A. 3407  
HOUSTON, TX 77050  
TEL: (281) 481-0001  
FAX: (281) 481-0001  
WWW.MELDENANDHUNT.COM



**FINAL WATER AND SEWER ENGINEERING REPORT FORMAT**  
(If you will be installing the Water Distribution System and OSSF prior to the subdivision receiving final approval.)

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
CARDINAL ISLAND SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALABAMA WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION OWNER HAS ENTERED INTO A CONTRACT WITH N.A.W.S.C. TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF F.M. 493 AND AN EXISTING 8" DIAMETER WATER LINE RUNNING WITHIN AN EXCLUSIVE N.A.W.S.C. EASEMENT ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF F.M. 2812. THE WATER SYSTEM FOR CARDINAL ISLAND SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATER LINE WITHIN AN EXCLUSIVE 15 FOOT N.A.W.S.C. EASEMENT ALONG THE NORTH SIDE OF LOT 34. IT THEN RUNS NORTH ALONG THE EAST SIDE OF WEST STREET RIGHT-OF-WAY THEN TURN EAST AT THE NORTHWEST CORNER OF LOT 83 AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF NORTH STREET THEN TURNING SOUTH AT THE NORTHEAST CORNER OF LOT 58 AND CONTINUES SOUTH ALONG THE WEST SIDE OF EAST STREET RIGHT-OF-WAY TAPPING INTO THE EXISTING 8" DIAMETER WATER LINE OF F.M. 2812 RUNNING NORTH ALONG THE WEST SIDE OF CENTER AVENUE, TAPPING TO THE PROPOSED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF NORTH STREET AT THE NORTHEAST CORNER OF LOT 82.

**WATER DISTRIBUTION FOR THE CARDINAL ISLAND SUBDIVISION** CONSISTS OF FORTY-SEVEN (47) DIAMETER DUAL SERVICE LINES RUN TO PARTS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$124,055.00, OR \$1,319.73 PER LOT. IN ADDITION, THE SUBDIVISION HAS PAID N.A.W.S.C. THE SUM OF \$200,000.00, WHICH COVERS THE \$200,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISION HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 FOR A TOTAL COST OF \$7,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN 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.

**SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
SEWER FROM CARDINAL ISLAND SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SATISFACTORY OF THE SUBDIVISION SITE AND SUBMITTED THAT THE SITE IS SATISFACTORY FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$141,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 01-02-2015.

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

**WATER FACILITIES** - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.

**SEWER FACILITIES** - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUDING), FOR A TOTAL OF \$141,000.00 FOR THE ENTIRE SUBDIVISION.

**ENGINEER'S SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**FRANZ R. SCHUBERGER**  
STATE OF TEXAS  
COUNTY OF HIDALGO

**FRANZ R. SCHUBERGER**  
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANZ R. SCHUBERGER KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**NOTARY PUBLIC**  
BY COMMISSION EXPIRES \_\_\_\_\_

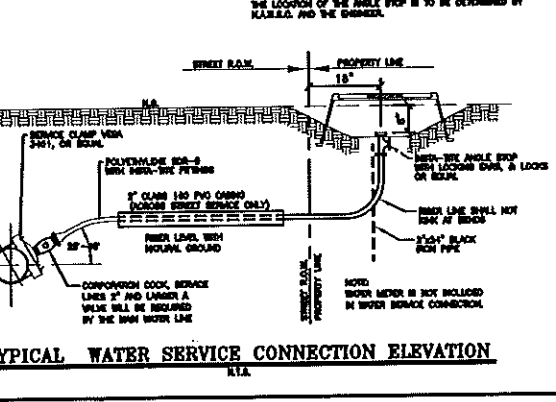
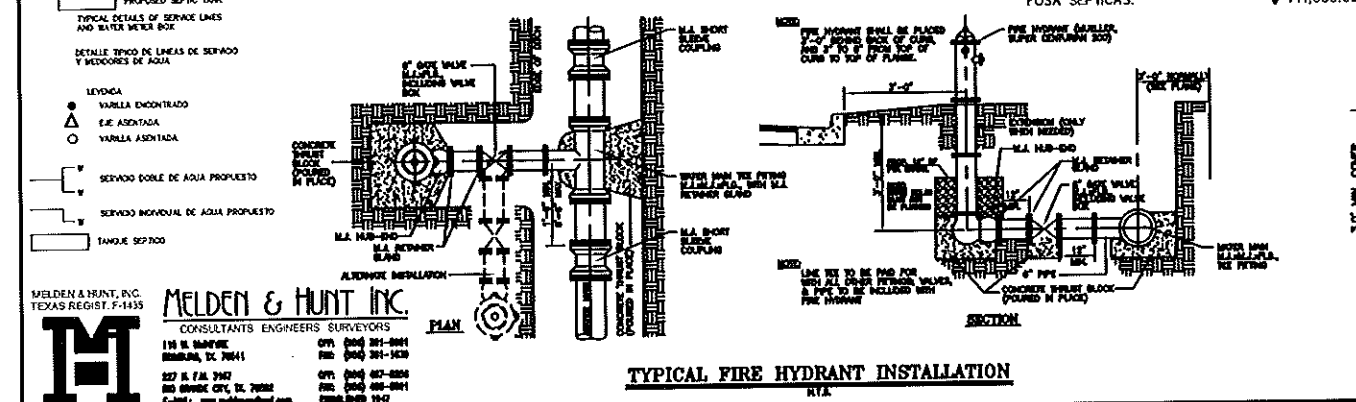
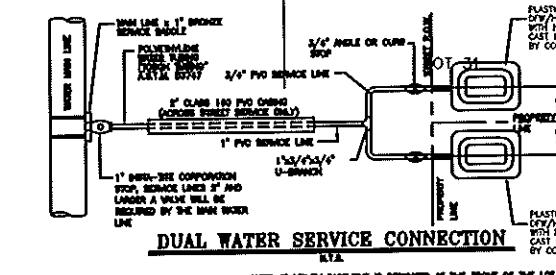
**WELDEN & HUNT, INC.**  
TEXAS REGISTRATION F-1435  
FRED L. KURTH  
54151  
PROFESSIONAL ENGINEER

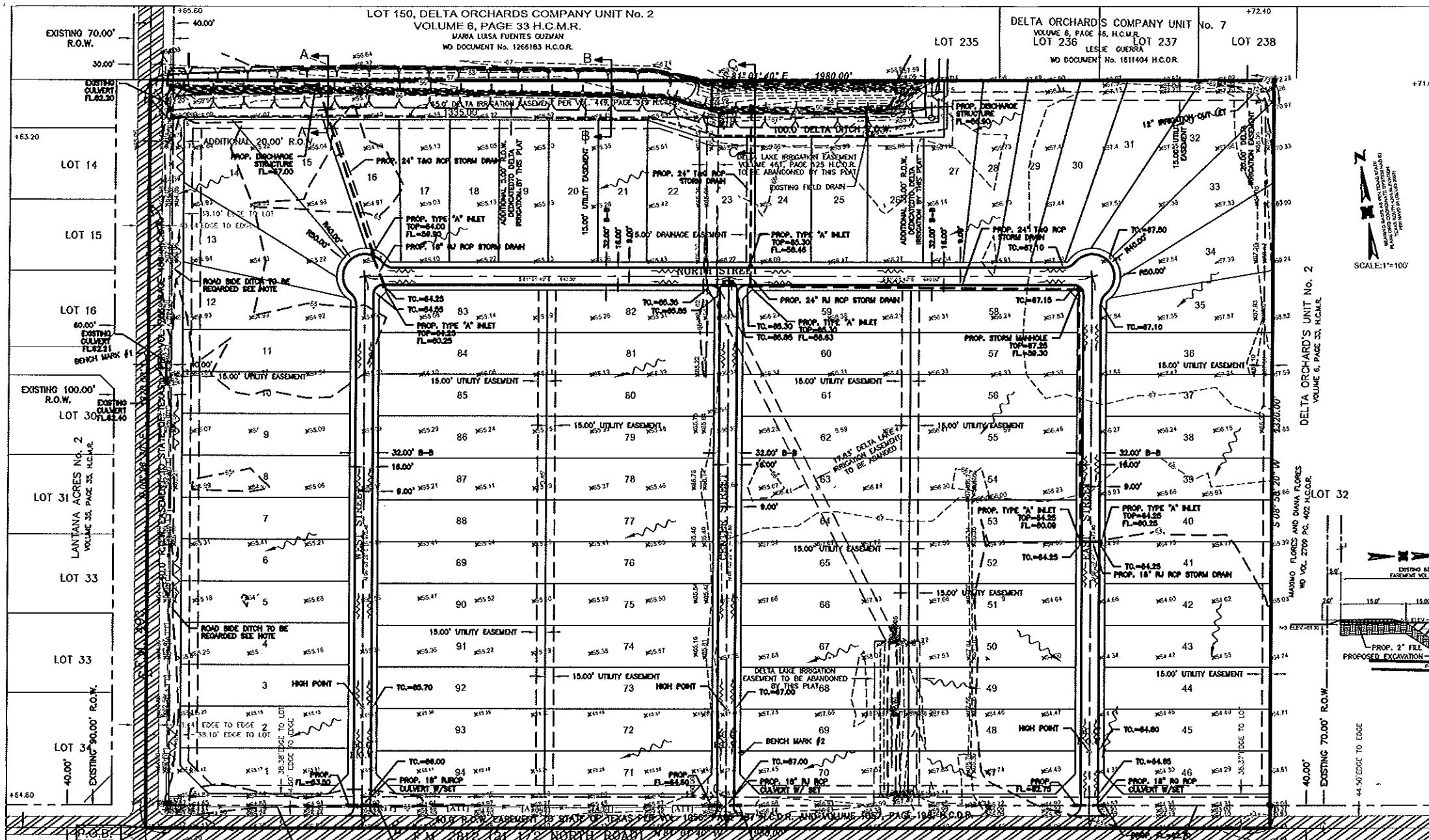
**SHEET 3 OF 4 SHEETS**

**MAP OF WATER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**  
SUBDIVISION MAP OF  
**CARDINAL ISLAND SUBDIVISION**  
BEING A RESUBDIVISION OF 80.000 ACRES  
OUT OF ALL OF LOTS 20, 22, 24, 26, 28 AND 30  
DELTA ORCHARD'S UNIT No. 2  
VOLUME 6, PAGE 33, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

<b>COST ESTIMATE:</b>	
PAVING IMPROVEMENTS:	\$ 307,010.00
DRAINAGE IMPROVEMENTS:	\$ 97,645.00
WATER DISTRIBUTION:	\$ 124,055.00
SEPTIC TANK IMPROVEMENTS / OSSF:	\$ 141,000.00

<b>ESTIMACION DE COSTOS:</b>	
PAYMENTACION DE CALLES:	\$ 307,010.00
DREAJE PLUVIAL:	\$ 97,645.00
SERVICIO DE AGUA POTABLE:	\$ 124,055.00
FOSA SEPTICAS:	\$ 141,000.00





**DRAINAGE STATEMENT**  
 CARDINAL ISLAND SUBDIVISION  
 May 21, 2014

CARDINAL ISLAND SUBDIVISION IS A 60.000 ACRE TRACT OF LAND OUT OF LOTS 20, 22, 24, 26, 28 AND 30, DELTA ORCHARD'S UNIT No. 2, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 6, PAGE 33, H.C.M.R. RECORDS. THE PROPERTY IS LOCATED AT THE INTERSECTION OF FM 2818 AND FM 493. THE PROPERTY IS CURRENTLY AGRICULTURAL LAND AND IS LOCATED IN ZONE X UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000 FURTHER REVISED MAY 17, 2001. ZONE X UNSHADED IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SOILS ARE BRENNAN FINE SANDY LOAM, WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET WITH A MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THIS SOIL IS IN HYDROLOGIC GROUP 'B'. (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE 'B', THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN SOUTHEASTERLY DIRECTION AND HAS A RUNOFF OF 43.04 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR CARDINAL ISLAND SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE PROPOSED LOTS INTO PROPOSED STREETS. RUNOFF FROM THE STREETS SHALL FLOW INTO A PROPOSED TYPE 'A' INLETS TOWARDS THE NORTH SIDE OF THIS SUBDIVISION. THE PROPOSED STORM SEWER SYSTEM FLOWS NORTHEAST INTO THE EXISTING DELTA IRRIGATION DITCH WHICH FLOWS WEST THEN SOUTH ULTIMATELY DISCHARGING INTO THE NORTH MAIN DRAIN.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 58,653 CUBIC FEET OF DETENTION WILL BE PROVIDED IN THE DELTA IRRIGATION DITCH. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE COUNTY OF HIDALGO PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT BY THE COUNTY OF HIDALGO.

SCALE: 1"=100'

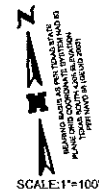
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

WELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



FRED L. KURTH, PE # 54151 RPLS # 4750 DATE: \_\_\_\_\_



SCALE: 1"=100'

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**MAP OF TOPOGRAPHY AND DRAINAGE:**  
**MAPA DE TOPOGRAFIA Y DESAGUE:**  
 SUBDIVISION MAP OF  
**CARDINAL ISLAND SUBDIVISION**  
 BEING A RESUBDIVISION OF 60.000 ACRES  
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 DELTA ORCHARD'S UNIT No. 2  
 VOLUME 6, PAGE 33, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

