

LINE DATA

LINE	BEARING	DISTANCE
L1	N 53°50' E	35.36'
L2	S 36°10' E	35.36'
L3	S 53°50' W	35.36'
L4	N 36°10' W	35.36'
L5	N 41°02'28" W	32.22'
L6	N 49°38'23" E	37.85'
L7	N 42°08'16" E	230.45'
L8	N 56°08'26" E	265.13'
L9	N 82°52'13" E	226.54'
L10	S 46°51'05" E	229.14'
L11	S 33°23'31" E	240.54'

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
1	28.84'	309.24'	05°20'37"
2	49.88'	359.24'	07°59'21"
3	39.27'	359.24'	09°27'10"
4	38.24'	50.00'	88°44'02"
5	38.24'	50.00'	88°44'02"
6	66.79'	50.00'	76°31'55"
7	61.62'	50.00'	70°38'25"
8	65.74'	50.00'	75°19'49"
9	49.58'	50.00'	56°48'46"
10	6.33'	50.00'	07°15'01"
11	13.00'	309.24'	02°13'26"
12	81.96'	309.24'	15°11'06"
13	44.08'	359.24'	07°01'40"
14	81.48'	334.24'	10°32'08"
15	101.58'	334.24'	17°24'32"

LOT AREA DATA

LOT	AREA (S.F.)	A.C.
1	23,505.14	0.540
2	21,925.67	0.505
3-5	21,900.00	0.503
7	32,740.50	0.752
8	21,882.77	0.502
9	23,839.55	0.547
10	22,147.32	0.508
11	21,954.99	0.504
12	23,958.00	0.550
13	22,148.98	0.508
14	22,201.19	0.512
15	24,728.80	0.568
16	22,349.70	0.513
17	21,812.88	0.501
18-22	21,822.50	0.501
23	21,814.50	0.501
24	22,622.50	0.519
25-27	21,783.00	0.500
28	22,136.10	0.508
29	21,819.20	0.501
30	22,136.10	0.508
31-32	21,783.00	0.500
33	21,782.07	0.500
34	21,874.89	0.502

SUBDIVISION PLAT OF CARDINAL WAVES SUBDIVISION

A 20.76 ACRE TRACT OF LAND BEING ALL OF LOTS 77 AND 80, NICK DOFFING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2162694, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.76 ACRE TRACT OF LAND BEING ALL OF LOTS 77 AND 80, NICK DOFFING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2162694, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF BRUSHLINE ROAD FOR THE SOUTHWEST CORNER OF LOT 77 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08°50' E, ALONG THE WEST LINE OF LOTS 77 AND 80, AND THE CENTERLINE OF BRUSHLINE ROAD, A DISTANCE OF 840.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF LOT 80 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81°10' E, ALONG THE NORTH LINE OF LOT 80, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,076.60 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 80 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08°50' W, ALONG THE EAST LINE OF LOTS 77 AND 80, A DISTANCE OF 840.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MOLON & HUNT FOUND FOR THE SOUTHWEST CORNER OF LOT 77 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 81°10' W, ALONG THE SOUTH LINE OF LOT 77, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 1,051.60 FEET FOR THE EAST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A TOTAL DISTANCE OF 1,076.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.76 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DOPING CROSSING SUBDIVISION, RECORDED IN VOLUME 39, PAGE 98, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Aldo Quintanilla
ALDO QUINTANILLA
L.S. No. 12424
3-23-11
DATE

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL WAVES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

HIDALGO COUNTY HEALTH INSPECTOR _____ DATE _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL WAVES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20__.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

NOTE: 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(G). 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 _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOT FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT _____ DATE _____
SECRETARY _____ DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, REINHOLD SCHAMBERGER, AS OWNER OF THE 20.76 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARDINAL WAVES SUBDIVISION, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

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;
(D) GAS CONNECTIONS, 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.

CARDINAL ESTATES, LTD.
BY: CARDINAL ADMINISTRATION LLC (IT'S GENERAL PARTNER)
BY: FRANK REINHOLD SCHAMBERGER, PRESIDENT
P.O. BOX 721052
MCALLEN, TEXAS, 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
FRANK REINHOLD SCHAMBERGER - PRESIDENT, CARDINAL ADMINISTRATION, LLC - GENERAL PARTNER OF
CARDINAL ESTATES, LTD.

proved to me through his Texas Department of Public Safety Driver 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20__.

LISA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires
July 31, 2012

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CARDINAL WAVES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20__.

Hidalgo County Judge _____ date _____
Attest: Hidalgo County Clerk _____ date _____

**PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT**

THIS PLAT OF CARDINAL WAVES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20__.

CITY SECRETARY _____ DATE _____

MAYOR OF CITY OF MISSION _____ DATE _____

FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARDINAL WAVES SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

FRANCISCO FLORES
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

COUNTY OF HIDALGO
STATE OF TEXAS

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Alfredo Quintanilla
ALFREDO QUINTANILLA
No. 95334
6-15-11
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

REVISION NOTES

No.	Sheet	Revision	Date	Approved

DATE OF PREPARATION: MARCH 23, 2011

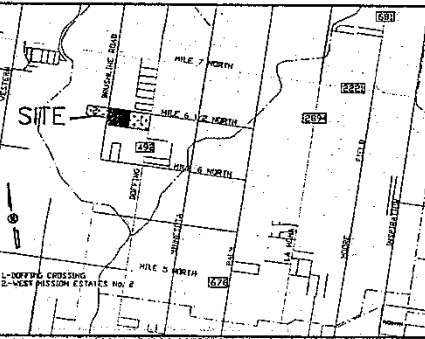
PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO BE OUTSIDE 50 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0250 D MAP REVISION: JUNE 8, 2000
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERIOR LOTS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHAL APPROVAL).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX; LOCATION MAP AND E.L. PRINCIPAL CONTACTS; MAP, LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; ATTESTATION; CITY OF MISSION APPROVAL; CERTIFICATION; ATTESTATION; E.O.M. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; CITY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT #8 CERTIFICATION; CITY OF MISSION APPROVAL; CERTIFICATION; PLANNING AND ZONING CERTIFICATION; AGUA S.U.D. CERTIFICATE, H.C.D.D. No. 1; CERTIFICATE REVISION NOTES.
- SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVISION'S CERTIFICATE & STATEMENT; REVISION NOTES.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, CONSTRUCTION DETAILS.

LOCATION MAP
SCALE = 1"=4000'



MINIMUM BUILDING SETBACK LIMITS:

- FRONT SETBACK: 35.00'
- REAR SETBACK: 35.00'
- SIDE ALONG BRUSHLINE: 20.00' OR 15.00' IF BUFFERED SIDE ABUTTING STREET: 10.00'
- REAR: 35.00'
- CORNER OR TO EASEMENT LINE WHICHEVER IS GREATER
- EACH PURCHASED 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.
- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 47,223.25 CUBIC FEET (1.08 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.)
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- BENCH MARK No. 1 - 208.04 COTTON PICKER SPINDLE SET LOCATED AT SOUTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM. B.M. No. 2: ELEV.=205.85 1/2" IRON ROD SET IN CONC. WITH DISK AT THE NORTHWEST CORNER OF LOT 12 OF PROP. SUBD. NAVD 88 DATUM.

- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FOR 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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/MULTIFAMILY USE. B. EACH LOT ON THIS PLAT COMPLEYS 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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARDINAL WAVES SUBDIVISION, IS LOCATED IN WEST HIDALGO COUNTY ON THE SOUTHWEST CORNER OF MILE 6 1/2 NORTH ROAD AND BRUSHLINE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 58,890). CARDINAL WAVES SUBDIVISION, LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 5-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PRECINCT NO. 3.

PRINCIPAL CONTACTS:
Name _____ Address _____ City & Zip _____ Phone _____ Fax _____
GENERAL PARTNER OF CARDINAL ESTATES, LTD.
BY: CARDINAL ADMINISTRATION LLC (IT'S GENERAL PARTNER)
BY: FRANK REINHOLD SCHAMBERGER, PRESIDENT P.O. BOX 721052 MCALLEN, TX 78504 (956)585-0042 (956)84-1888
ENGINEER: ALFREDO QUINTANILLA 124 E. STUBBS (956)381-6480 (956)381-0527
SURVEYOR: ALFREDO QUINTANILLA 124 E. STUBBS (956)381-6480 (956)381-0527

OWNER, GENERAL PARTNER OF CARDINAL ESTATES, LTD.

BY: CARDINAL ADMINISTRATION LLC (IT'S GENERAL PARTNER)
BY: FRANK REINHOLD SCHAMBERGER, PRESIDENT, THE OWNER & SUBDIVIDER OF SUBDIVISION
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

LOTS 1, 23, 24 & 34 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BRUSHLINE ROAD UNLESS SAID LOTS ARE DESIGNATED FOR COMMERCIAL USE. IF THE AFORESAID LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG DARIO STREET AND CHARRO STREET TO DENY ACCESS ON TO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY 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.

LOTS 1, 23, 24 & 34 CAN BE RESIDENTIAL, COMMERCIAL OR MULTIFAMILY USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED FOR COMMERCIAL OR MULTIFAMILY LOTS TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL AREA REQUIRED PRIOR TO OCCUPANCY THE LOT.

A BUFFER FENCE WILL BE REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL LOTS.

LOTS 1, 23, 24 & 34 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BRUSHLINE ROAD UNLESS SAID LOTS ARE DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 7-1513 SURVEYING REGISTRATION NUMBER 100411-00
PHONE: (956)381-6480 FAX: (956)381-0527
OFFICE@CHAENGINEERING.COM