

SUBDIVISION PLAT OF CARDINAL WAVES SUBDIVISION

A 20.76 ACRE TRACT OF LAND BEING ALL OF LOTS 77 AND 80, NICK DOFFING SUBDIVISION No. 1, 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 No. 1, 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 PLASTIC CAP STAMPED WELDEN & 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 DOFFING CROSSING SUBDIVISION, RECORDED IN VOLUME 39, PAGE 98, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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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.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4555
DATE: 3-23-11

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____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ 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(1). 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. 6 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.

Alfonso Quintanilla
PRESIDENT
DATE: 10-28-09
Alfonso Quintanilla
SECRETARY
DATE: 11-28-11

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

I, FRANK REINHOLD SCHAMBERGER, PRESIDENT OF CARDINAL ADMINISTRATION LLC, GENERAL PARTNER OF CARDINAL LOTS, LTD., 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 OBLIGATE 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 QUANTITY 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 FOR SEWERAGE AND SANITATION;
(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 MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

Alfonso Quintanilla
DATE: 9/28/11

CARDINAL LOTS, LTD.
BY: CARDINAL ADMINISTRATION LLC (IT'S GENERAL PARTNER)
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 OF CARDINAL ADMINISTRATION LLC, GENERAL PARTNER OF CARDINAL LOTS, 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 therein expressed.

Given under my hand and seal of office this 28th day of September, 2011.

Luis A. Quintanilla
LUIS A. QUINTANILLA - NOTARY PUBLIC
DATE: 9/28/11

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

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

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 28th DAY OF SEPTEMBER, 2011.
Wesley Stash
CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.011(5)(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL WAVES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

Alfonso Quintanilla
MAYOR OF CITY OF MISSION
ATTEST: *Alfonso Quintanilla*
CITY SECRETARY
DATE: 9/28/11

STATE OF TEXAS COUNTY OF HIDALGO

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARDINAL WAVES SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AQUA 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 AQUA 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
JAMES FLORES 11/1/2011
FRANCISCO FLORES
GENERAL MANAGER
AQUA 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.

Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 9-28-11
DATE: 9-28-11

Alfonso Quintanilla
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO OLASARRIO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

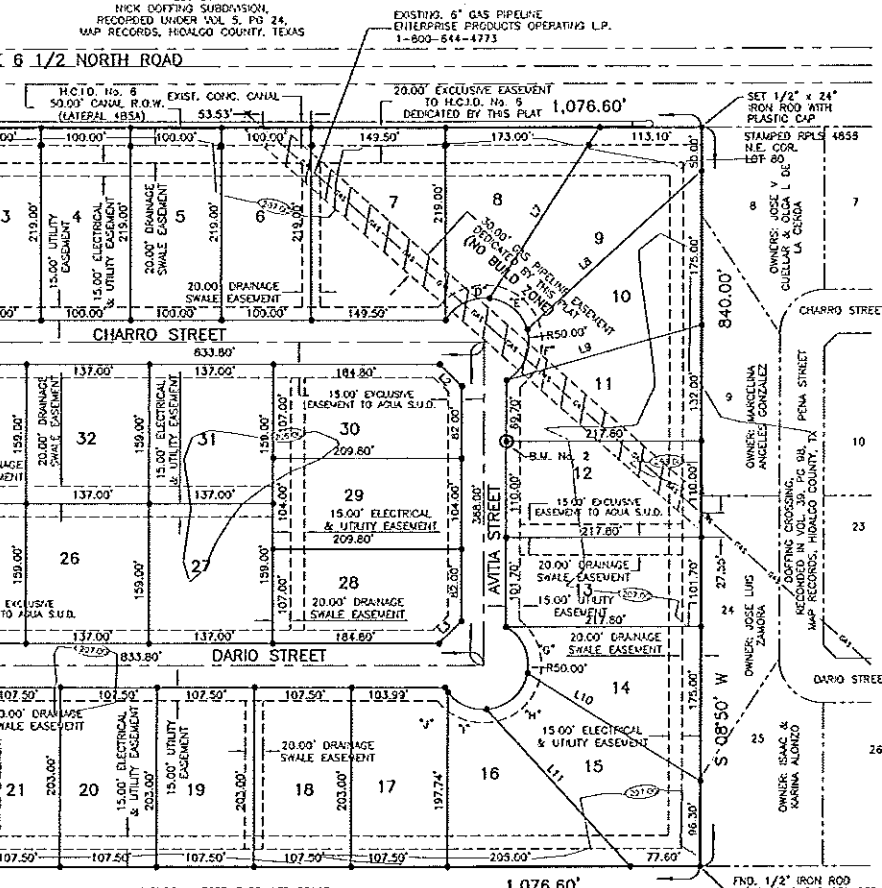
REVISION NOTES			
No.	Drawn	Date	Approved

DATE OF PREPARATION: MARCH 23, 2011

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 53°50' E	35.36'
L2	S 35°10' E	35.36'
L3	S 53°50' W	35.36'
L4	N 35°10' W	35.36'
L5	N 41°02'28" W	32.22'
L6	N 49°38'23" E	37.85'
L7	N 41°20'18" E	230.45'
L8	N 56°03'26" E	265.13'
L9	N 82°52'13" E	226.54'
L10	S 48°51'05" E	229.14'
L11	S 33°23'51" E	240.54'

CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
1	28.84'	309.24'	05°20'37"
2	49.68'	359.24'	07°57'21"
3	59.27'	359.01'	09°27'10"
4	58.24'	50.00'	66°44'02"
5	58.24'	50.00'	65°44'02"
6	26.79'	50.00'	76°31'59"
7	61.62'	50.00'	70°35'25"
8	55.74'	50.00'	75°19'49"
9	49.58'	50.00'	59°48'46"
10	6.33'	50.00'	07°15'31"
11	12.00'	509.24'	02°13'28"
12	81.88'	309.24'	15°11'09"
13	44.65'	359.24'	07°01'40"
14	81.46'	334.24'	10°32'09"
15	101.56'	334.24'	17°24'32"

LOT	AREA (S.F.)	A/C
1	23,503.14	0.549
2	21,935.67	0.525
3-5	21,500.00	0.523
7	32,740.50	0.752
8	21,855.77	0.502
9	23,833.55	0.547
10	22,147.32	0.508
11	21,994.99	0.504
12	23,558.09	0.550
13	22,149.98	0.508
14	22,391.19	0.512
15	24,728.60	0.568
16	22,349.70	0.513
17	21,812.85	0.501
18-22	21,822.50	0.501
23	21,814.50	0.501
24	22,627.50	0.513
25-27	21,785.00	0.500
28	22,136.10	0.508
29	21,819.20	0.501
30	22,135.10	0.508
31-32	21,783.00	0.500
33	21,782.07	0.500
34	21,874.68	0.502



A TRACT OF LAND BEING ALL OF LOT 78 AND THE NORTH 6.04 ACRES OF LOT 77, THE NICK DOFFING COMPANY SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 608914, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

- 6.- MINIMUM BUILDING SETBACK LINES:
 - FRONT ALONG BRUSHLINE ROAD: 40.00'
 - FRONT: 25.00'
 - SIDE: 6.00'
 - SIDE ALONG AVITIA STREET: 20.00' OR 15.00' IF BUFFERED
 - SIDE ABUTTING STREET: 10.00'
 - REAR: 15.00'
 - GARAGE/CARPORT: 18.00'
- OR TO EASEMENT LINE WHICHEVER IS GREATER
- 7.- 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.
- 8.- 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 (1.03 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)
- 9.- DRAINAGE SWALE EASEMENTS NOTE: NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT 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.

- 10.- BENCH MARK No. 1 = 208.01 COTTON PICKER SPINDLE SET LOCATED AT SOUTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM. B.M. No. 2: ELEV. = 206.85 1/2" IRON ROD SET IN CONIC. WITH DISK AT THE NORTHWEST CORNER OF LOT 12 OF PROP. SUBD. N.A.V.D. 88 DATUM.
- 11.- 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 UTILITIES SHOWN COMPPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 12.- 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.
- 13.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH IDEQ 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 COMPLIES 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 HAS 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 ABSORBIVE DRAINFIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

- 14.- ALL LOTS IN CARDINAL WAVES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CARDINAL WAVES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF CARDINAL WAVES SUBDIVISION ARE HEREBY GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN AND IMPROVE THE DRAINAGE SWALE AREAS FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT BY ACTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO OBLIGATED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING CARDINAL WAVES SUBDIVISION BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN CARDINAL WAVES SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF THIS PLAT) TO DEED TO LOT IN CARDINAL WAVES SUBDIVISION AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY, TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- 15.- BY: FRANK REINHOLD SCHAMBERGER, PRESIDENT, THE OWNER & SUBDIVIDER OF CARDINAL WAVES 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.
- 16.- LOTS 1, 23, 24 & 34 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BRUSHLINE ROAD UNLESS SAID LOTS ARE UTILIZED 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 17 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- 17.- 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 COMMERCIAL AND INDUSTRIAL 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.
- 18.- LOTS 1, 23, 24 AND 34 CAN BE RESIDENTIAL OR COMMERCIAL 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 MARSHALL AREA REQUIRED PRIOR TO OCCUPANCY THE LOT.
- 19.- A BUFFER FENCE WILL BE REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL LOTS.
- 20.- LOT OWNER TO SECURE FENCE PERMITS WITH THE COUNTY, IF BUILDING FENCE OVER THE GAS LINE EASEMENT.
- 21.- NO ACCESS WILL BE ALLOWED FROM LOTS 1 THROUGH 9 TO VILE 6 1/2 NORTH ROAD.
- 22.- NO STRUCTURE SHALL BE PERMITTED OVER THE GAS PIPELINE EASEMENT FOR LOTS 8-12. THE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT GRASS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 23.- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 22 AND LOTS 25 THROUGH 33.
- 24.- AN ADDITIONAL 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS. 4856 IS SET ON 20.00' EASEMENT TO H.C.D. NO. 6 ALONG THE NORTH LINE OF THE SUBDIVISION.

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 VILE 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 73,049). 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.

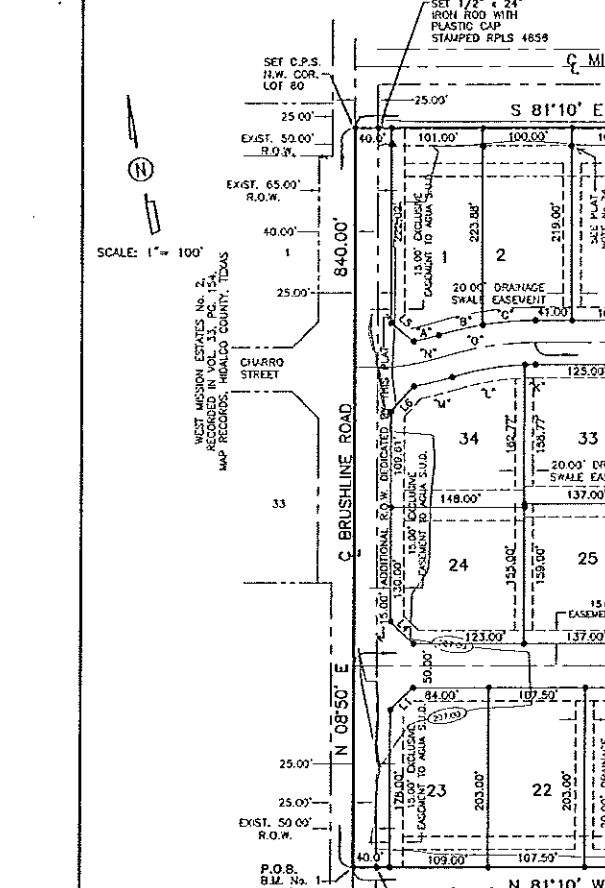
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	GENERAL PARTNER OF CARDINAL LOTS, LTD. BY: CARDINAL ADMINISTRATION LLC. (IT'S GENERAL PARTNER)	MCALLEN, TX 78504	(956)585-0042	(956)854-1883
ENGINEER:	ALFONSO QUINTANILLA	EDINBURG, TX 78539	(956)331-5450	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)331-8469

CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-331-1440
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100111-00

LOCATION MAP
SCALE= 1"=4000'

DATE OF PREPARATION: MARCH 23, 2011



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 0 MAP REVISION: JUNE 8, 2000
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS. (ANY OTHER NON RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
- MINIMUM FINISHES 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 - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

INDEX OF SHEETS

SHEET 1.- HEADING INDEX; LOCATION MAP AND ETC. PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; R.O.W. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY DRAINAGE DISTRICT #6 CERTIFICATION; CITY OF MISSION APPROVAL CERTIFICATE; PLANNING AND ZONING CERTIFICATION; AQUA 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); SUBDIVIDER'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'

OWNER: GENERAL PARTNER OF CARDINAL LOTS, LTD.
BY: CARDINAL ADMINISTRATION LLC.
(IT'S GENERAL PARTNER)
P.O. BOX 721052
MCALLEN, TX 78504
(956)585-0042
(956)854-1883

ENGINEER: ALFONSO QUINTANILLA
124 E. STUBBS
EDINBURG, TX 78539
(956)331-5450
(956)381-0527

SURVEYOR: ALFONSO QUINTANILLA
124 E. STUBBS
EDINBURG, TX 78539
(956)331-8469
(956)381-0527

CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-331-1440
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100111-00

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

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

BY: _____ DEPUTY

DATE OF PREPARATION: MARCH 23, 2011