



# 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: 01-08-2013

PROPOSED CARDINAL LAKE SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: FRANZ R. SCHAMBERGER.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 30  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: South west corner of Ramseyer Road and Terry Road.

The rural area of the County.  
 ETJ of \_\_\_\_\_ and was approved administratively by said City.  
SUBDIVISION LIES WITHIN THE:  ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-20-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.

DISTANCE TO A DRAIN DITC: South adjacent to the subdivision property line.

ROAD R.O.W. DEDICATION: 30 feet to Ramseyer Rd. and 10 feet to Terry Rd. by this plat.

H.C.R.O.W. APPROVED DATE: 08-17-2012 : By, Jesse Ozuna R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez.

SEWER SYSTEM:  OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY.

SANITARY SEWER BY: \_\_\_\_\_ LINE SIZE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Terry Rd.

H.C.O.E.C. APPROVED DATE: 12-07-2012 : By Martin Ramirez

SMALL CONSTRUCTION

*The applicant has submitted the required small construction site notice 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.*

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.*

N.O.T. will be submitted when construction has been completed at site.

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$129,570.98 For:  OSSF(S) 30  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON:

October 01, 2012

STAFF RECOMMENDS:  Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg.

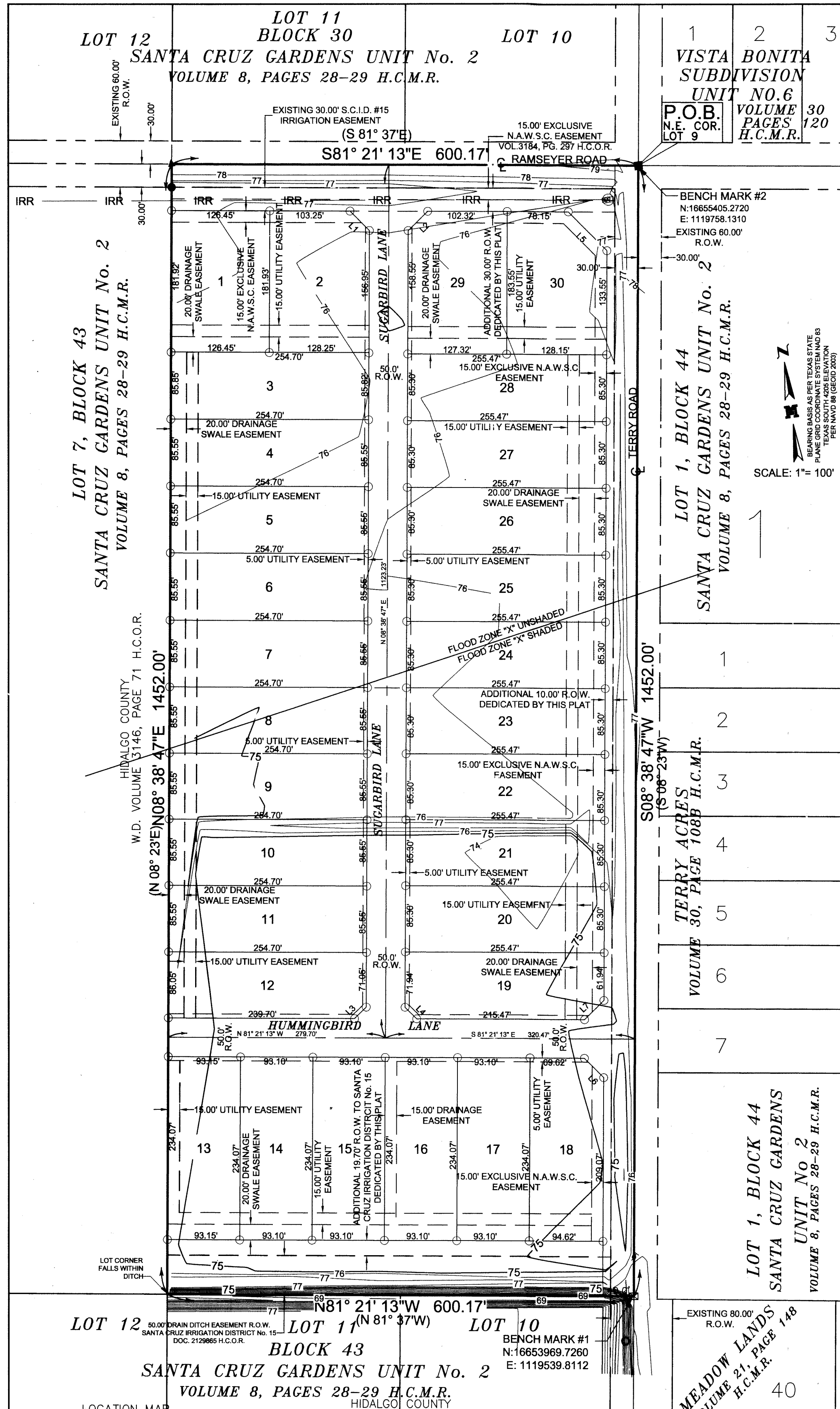
Preliminary Approval subject comments and future recommendations by planning and other Departments

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.



**METES AND BOUNDS DESCRIPTION**  
 A TRACT OF LAND CONTAINING 20.006 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 8 AND 9, BLOCK 43, SANTA CRUZ GARDENS UNIT NO. 2, SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, SAID 20.006 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 4 REBAR FOUND IN CONCRETE (NORTHING: 16655405.2242; EASTING: 1191758.1970) AT THE NORTHEAST CORNER OF SAID LOT 9, SAID CORNER BEING WITHIN THE INTERSECTION OF RAMSEYER ROAD AND TERRY ROAD;

1. THENCE, S 08°38'47" E (S 08°23' W MAP CALL) ALONG THE EAST LINE OF SAID LOT 8, AT A DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING;
2. THENCE, N 81°21'13" W (N 81°37' W MAP CALL) ALONG THE SOUTH LINES OF SAID LOT 8 AND SAID LOT 9, AT A DISTANCE OF 30.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF TERRY ROAD, AT A DISTANCE OF 40.00 FEET PASS THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE OF TERRY ROAD, AT A DISTANCE OF 300.00 FEET (300.00 FEET MAP CALL) PASS THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID LOT 8, CONTINUING A TOTAL DISTANCE OF 800.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08°38'47" E (N 08°23' E MAP CALL) ALONG THE WEST LINE OF SAID LOT 8, AT A DISTANCE OF 50.00 FEET PASS THE NORTH LINE OF AN EXISTING DRAIN DITCH EASEMENT FOR SANTA CRUZ IRRIGATION DISTRICT NO. 15, AT A DISTANCE OF 1.392.00 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE OF RAMSEYER ROAD, AT A DISTANCE OF 1.422.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF RAMSEYER ROAD, CONTINUING A TOTAL DISTANCE OF 1.452.00 FEET TO A COTTON PICKER SPINDLE FOUND (NORTHING: 16655405.4508; EASTING: 1191758.7484) AT THE NORTHEAST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 81°21'13" E (S 81°37' E MAP CALL) ALONG THE NORTH LINES OF SAID LOT 8 AND SAID LOT 9, AT A DISTANCE OF 300.00 FEET (300.00 FEET MAP CALL) PASS THE NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 9, CONTINUING A TOTAL DISTANCE OF 800.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.006 ACRES OF LAND, MORE OR LESS.

**INDEX TO SHEET OF CARDINAL LAKE SUBDIVISION**  
 SHEET 1: HEADINGS; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; METES AND BOUNDS; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; SANTA CRUZ IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION  
 SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);  
 SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

Lot Area Table			Lot Line Table		
Lot #	SQ. FT.	Area	Line #	Length	Direction
1	23,004.65	0.528	L1	35.36'	N36° 21' 13" W
2	23,021.70	0.529	L2	35.36'	N53° 38' 47" E
3	21,862.50	0.502	L3	21.21'	N53° 38' 47" E
4	21,789.93	0.500	L4	21.21'	S36° 21' 13" E
5	21,789.93	0.500	L5	70.71'	N36° 21' 13" W
6	21,789.93	0.500	L6	35.36'	N36° 21' 13" W
7	21,789.93	0.500	L7	35.36'	N53° 38' 47" E

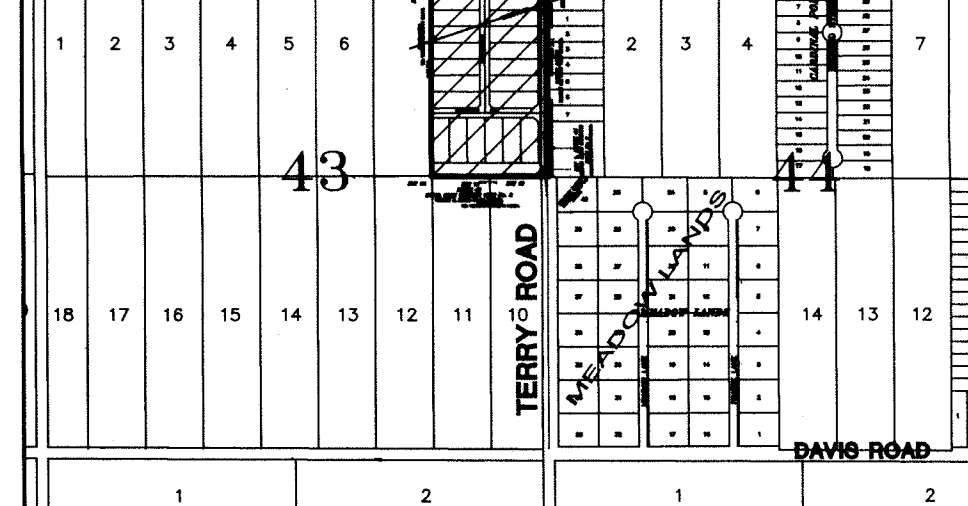
**LEGEND**

- FOUND NO. 4 REBAR IN CONCRETE
- ▲ FOUND COTTON PICKER SPINDLE
- FOUND BENCHMARK
- SET NO. 4 REBAR WITH PLASTIC CAP/STAMPED MELDEN & HUNT
- ALUMINUM DISK SET IN CONCRETE

H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 N.E. COR. - NORTHEAST CORNER  
 N.W. COR. - NORTHWEST CORNER  
 S.E. COR. - SOUTHEAST CORNER  
 S.W. COR. - SOUTHWEST CORNER  
 P.O.B. - POINT OF BEGINNING  
 R.O.W. - RIGHT OF WAY  
 F.I.R.M. - FLOOD INSURANCE RATE MAP  
 ( ) - RECORDED PLAT AND DEEP CALLS IN PARENTHESES  
 LP - LOT LINE  
 PP - PROPERTY LINE  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDERS  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDERS  
 N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION  
 #15 - SANTA CRUZ IRRIGATION DISTRICT # 15  
 IRR - IRRIGATION VENT (APPROXIMATE LOCATION)

- GENERAL PLAT NOTES & RESTRICTIONS:**
1. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X"(UNSHADED), & "X"(SHADED).  
 ZONE "X" UNSHADED "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN."  
 ZONE "X" SHADED "AREAS OF 500-YEAR FLOOD; AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."  
 -PANEL NO. 480334 0325 D EFFECTIVE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED 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. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAS 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: 50.00 FEET, ALONG RAMSEYER ROAD  
 FRONT: 25.00 FEET, ALONG INTERIOR STREET  
 REAR: 35.00 FEET OF EASEMENT WHOEVER IS GREATER  
 SIDE: 5.00 FEET OF EASEMENT WHOEVER IS GREATER  
 CORNER: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
 CORNER GARAGE FRONT: 18.00 FEET  
 CORNER SIDE WERE 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. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 28.
  5. A BUFFER FENCE IS REQUIRED TO BE INSTALLED ALONG COMMERCIAL LOTS ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 -BM NO. 1-ELEV. 77.23 : ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF THIS SUBDIVISION, NAD 83 TEXAS SOUTH 4205. DATUM N:16653969.7260 E:1191539.8112  
 -BM NO. 2-ELEV. 79.21 : #4 REBAR FOUND IN CONCRETE AT THE NORTHEAST CORNER OF THIS SUBDIVISION, NAD83 TEXAS SOUTH4205. DATUM N:16655405.2242 E:1191758.0976
  8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 100,000 CUBIC FEET (0.774 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE HELD WITHIN THE DRAINAGE SWALES ALONG THE REAR OF THE LOTS & RUNOFF SHALL BE DISCHARGED INTO THE DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.
  9. NO FILL OR 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
  10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
  11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  12. 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 UTILITIES EASEMENTS SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  13. 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 USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. ALL UTILITIES EASEMENTS SHALL BE ISSUED WITHIN THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  14. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 & 2, LOTS 29 & 30. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, LOTS 29 & 30 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 & 2, LOTS 29 & 30 FROM RAMSEYER ROAD. ACCESS TO SUGARBIRD LANE FROM LOTS 1 & 2 IS ALLOWED BUT MUST BE A MINIMUM 50 FT. FROM R.O.W. CLIP.
  15. 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 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER CERTIFIES 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.
  16. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  17. 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.
  18. **CARDINAL LOTS, LTD.** THE OWNER & SUBDIVIDER OF CARDINAL LAKE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
  19. ALL LOTS IN CARDINAL LAKE SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN CARDINAL LAKE SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE DRAINAGE SWALE AREAS. LOT OWNERS OF CARDINAL LAKE SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT #1) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED 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 LAKE SUBDIVISION BECAUSE 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 LAKE SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO A LOT IN CARDINAL LAKE SUBDIVISION, ACKNOWLEDGES 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 AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  20. LOTS 18 THROUGH 28 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TERRY ROAD. DEVELOPER SHALL BE RESPONSIBLE TO INSTALL A BUFFER FENCE ALONG THE REAR SIDE OF LOTS 19 THROUGH 28 ABUTTING TERRY ROAD.
  21. COMMERCIAL LOT: A 5 FOOT SIDEWALK ALONG PERIMETER OF SUBDIVISION IS TO BE CONSTRUCTED DURING BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
  22. PARKLAND DEDICATION FEES PAID BY DEVELOPER AT RECORDING
  23. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIRED.

**CARDINAL LAKE SUBDIVISION**  
 BEING A RESUBDIVISION OF 20.006 ACRES  
 OUT OF LOTS 8 & 9, BLOCK 43  
 SANTA CRUZ GARDENS UNIT NO 2  
 VOLUME 8, PAGE 28-29, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 CARDINAL LAKE SUBDIVISION, IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ON THE SOUTHWEST INTERSECTION OF RAMSEYER ROAD & TERRY ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS (POPULATION 77,100). CARDINAL LAKE SUBDIVISION LIES 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.  
 PRINCIPAL CONTACTS  
 NAME ADDRESS CITY & ZIP PHONE FAX  
 OWNER: CARDINAL LOTS LTD, 217 E. EMORY McALLEN, TX 78504 (956) 638-0417 (956) 664-1888  
 ENGINEER: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
 SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

**MELDEN & HUNT, INC.**  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. MCINTYRE EDINBURG, TX 78541  
 227 N. E.M. 3167 RIO GRANDE CITY, TX 78582  
 E-MAIL: www.meldenandhunt.com  
 OF: (956) 381-0981 FAX: (956) 381-1839  
 OF: (956) 487-8256 FAX: (956) 486-8591  
 ESTABLISHED 1947

**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 TRANSFEREES (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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE 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, 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 GRANTEE HAS EXECUTED THIS INSTRUMENT ON the 11 DAY of October, 2012  
 R. Stanley  
 (GRANTEE'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 FRANK R. SCHAMBERGER, 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 11th DAY OF October, 2012.  
 Lynda Ann  
 (NOTARY PUBLIC, STATE OF TEXAS, MY COMMISSION EXPIRES: 08/11/2012)

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL LAKE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)  
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL LAKE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG ON \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR OF THE CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: SECRETARY OF THE CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL**  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)  
 I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 DATE \_\_\_\_\_ CHAIRMAN PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY PLAT APPROVAL  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL LAKE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY PLAT APPROVAL  
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARDINAL LAKE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY CLERK ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, Franz R. Schamberger, AS OWNER OF THE 20.006 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARDINAL LAKE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, 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 MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.  
 R. Stanley 10/11/2012  
 CARDINAL LOTS LTD, A TEXAS LIMITED PARTNERSHIP DATE: \_\_\_\_\_  
 BY: CARDINAL ASSOCIATION, LLC  
 FRANK R. SCHAMBERGER, PRESIDENT  
 McAllen, Texas 78504  
**STATE OF TEXAS COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED FRANK R. SCHAMBERGER, I 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 THEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF October, 2012.  
 Lynda Ann  
 (NOTARY PUBLIC, STATE OF TEXAS, MY COMMISSION EXPIRES: 08/11/2012)

**STATE OF TEXAS COUNTY OF HIDALGO**  
 I, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10-10-12  
 Fred L. Kurth 10-10-12  
 (REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, LICENSE NO. 54151, TRPE F#1435)  
**STATE OF TEXAS COUNTY OF HIDALGO**  
 I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE CARDINAL LAKE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/14/12 BY ME OR UNDER MY SUPERVISION.  
 Fred L. Kurth 11-13-12  
 FRED L. KURTH, RPLS # 4750  
 DATE SURVEYED: 08-14-12  
 BOOK T-937, PGS. 71-72  
 JOB NO. (SUR.) 12064.00  
 BY: CIRO  
 (REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, LICENSE NO. 54151)  
**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
 I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 DATE \_\_\_\_\_ CHAIRMAN PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
**APPROVED BY IRRIGATION DISTRICT**  
 THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO THE FOLLOWING:  
 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;  
 2) A FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;  
 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND  
 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER IS RESPONSIBLE TO INSTALL NECESSARY FACILITIES.  
 SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**  
 FILED FOR RECORD IN HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK  
 ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 DOCUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY