



LEGEND:

- FOUND 5/8" IRON ROD WITH "ROSS PROP COR" CAP UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD WITH "ROSS PROP COR" CAP UNLESS OTHERWISE NOTED
- MAP RECORDS CAMERON COUNTY M.R.C.C.
- DEED RECORDS CAMERON COUNTY D.R.C.C.
- OFFICIAL RECORDS CAMERON COUNTY O.R.C.C.
- RIGHT OF WAY R.O.W.
- NOT TO SCALE N.T.S.
- NON-ACCESS EASEMENT N.A.E.

NOTES:

A # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROSS PROP COR" WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION

NOTES:

BEING A 35.50 ACRE TRACT OF LAND, SITUATED IN CAMERON COUNTY, TEXAS, OUT OF A 25.72 ACRE TRACT CALLED "ROSS PROP COR" REFERRED TO AS "TRACT A" AND A 9.77 ACRE TRACT OUT OF A 12.34 ACRE TRACT REFERRED TO AS "TRACT B", CONVEYED TO PALO ALTO HOMES, INC. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 14, 2021, AND RECORDED MAY 19, 2021, AS DESCRIBED IN DOCUMENT NUMBER 2021-21915, OFFICIAL PUBLIC RECORDS, CAMERON COUNTY, TEXAS, SAID 35.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMING AT A FOUND 1/2" IRON PIPE FOR A CORNER OF AN 80.29 ACRE TRACT OF LAND CONVEYED TO BROWNSVILLE INDEPENDENT SCHOOL DISTRICT BY A WARRANTY DEED DATED SEPTEMBER 11, 2006, RECORDED IN VOLUME 13028 PAGE 98, OFFICIAL RECORDS CAMERON COUNTY, TEXAS.

THENCE, NORTH 07° 04' 35" EAST 18.36 FEET, TO A 5/8-INCH IRON ROD FOUND FOR COMMON CORNER OF SAID BROWNSVILLE INDEPENDENT SCHOOL AND A 35.50 ACRE TRACT OF LAND, AND BEING THE POINT OF BEGINNING OF SAID 35.50 ACRE TRACT OF LAND;

THENCE, NORTH 80° 47' 51" WEST 34.46 FEET, ALONG THE NORTH RIGHT-OF-WAY OF MILITARY HIGHWAY (U.S. 281), TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LANDTECH" FOUND FOR THE SOUTHEAST CORNER OF SAID 35.50 ACRE TRACT;

THENCE, SOUTH 29° 12' 09" WEST 8.00 FEET, CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF MILITARY HIGHWAY (U.S. 281), TO A 5/8-INCH IRON ROD WITH NO CAP FOUND FOR A CORNER OF SAID 35.50 ACRE TRACT;

THENCE, NORTH 07° 08' 13" EAST 2.02616 FEET, WITH THE EAST LINE OF SAID HEIRS OF AMELIA VERA DE LEON TRACT, TO AN 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE EAST UNIMPROVED 120 FOOT RIGHT-OF-WAY FOR CARMEN AVENUE, AS RECORDED IN CABINET 1, SLOT 127-A, MAP RECORDS, CAMERON COUNTY, TEXAS; AND BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 82° 46' 17" EAST 1.85586 FEET, WITH THE COMMON LINE OF SAID REMAINDER TRACT OF TEOFI FLORES, JR. AND SAID 12.34 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 2,323.49 FEET TO AN 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "M & R" FOUND FOR THE COMMON CORNER OF THE REMAINDER OF A TRACT OF LAND CONVEYED TO TEOFI FLORES, JR. AND WIFE CATARINA FLORES BY WARRANTY DEED DATED OCTOBER 30, 1988 AND RECORDED ON JANUARY 31, 1988, OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, AND ALSO BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 82° 46' 17" EAST 1.85586 FEET, WITH THE COMMON LINE OF SAID REMAINDER TRACT OF TEOFI FLORES, JR. AND SAID 12.34 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 2,323.49 FEET TO AN 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE EAST UNIMPROVED 120 FOOT RIGHT-OF-WAY FOR CARMEN AVENUE, AS RECORDED IN CABINET 1, SLOT 127-A, MAP RECORDS, CAMERON COUNTY, TEXAS;

THENCE, NORTH 82° 54' 55" WEST 448.19 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, NORTH 82° 54' 55" WEST 448.19 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "M&R" INC. FOUND FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

THENCE, SOUTH 07° 05' 14" WEST 270.67 FEET, WITH THE COMMON LINE OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT, TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "ROSS PROP COR" SET FOR THE COMMON CORNER OF SAID 12.34 ACRE TRACT AND SAID BROWNSVILLE INDEPENDENT SCHOOL TRACT;

F-6042
121 SINGLE FAMILY LOTS
AMENDED PLAT OF
THE HEIGHTS AT RIVER BEND SUBDIVISION

BEING A 35.50 ACRE TRACT (TRACT "A") AND A 3.04 ACRE TRACT (TRACT "B"), SITUATED IN CAMERON COUNTY OUT OF A 25.72 ACRE TRACT (CALLED 25.85 ACRES) REFERRED TO AS "TRACT A" AND A 12.34 ACRE TRACT REFERRED TO AS "TRACT B", CONVEYED TO PALO ALTO HOMES, INC. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 14, 2021, AND RECORDED MAY 19, 2021, AS DESCRIBED IN DOCUMENT NUMBER 2021-21915, OFFICIAL PUBLIC RECORDS, CAMERON COUNTY, TEXAS, AND OUT OF A 160.749 ACRE TRACT, CONVEYED TO UNION DESIGN DEVELOPERS, L.P. BY "SPECIAL WARRANTY DEED WITH VENDOR'S LIEN" DATED SEPTEMBER 14, 2021 AND RECORDED ON SEPTEMBER 20, 2021, AS DESCRIBED IN DOCUMENT NUMBER 2021-40609, OF THE OFFICIAL PUBLIC RECORDS, CAMERON COUNTY, TEXAS

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
 COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON 12/09/2021 UNDER MY DIRECTION.

JOSE MARIO GONZALEZ, R.P.L.S.
 RIO DELTA SURVEYING FIRM # 10013900

STATE OF TEXAS
 COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, UNION DESIGN DEVELOPERS, L.P. & PALO ALTO HOMES INC, OWNERS OF THE LAND ON WHICH IS LOCATED THE AMENDED PLAT OF THE HEIGHTS AT RIVER BEND SUBDIVISION, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF THE HEIGHTS AT RIVER BEND SUBDIVISION, AND FURTHER DO DEDICATE TO THE PUBLIC EASEMENTS AS SHOWN HEREIN.

IN TESTIMONY WHEREOF, WE, UNION DESIGN DEVELOPERS, L.P. & PALO ALTO HOMES INC, HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY MR. BRUNO MAXIMILIANO CASTILLO, PRESIDENT OF UNION DESIGN DEVELOPERS, L.P., ON THIS _____ DAY OF _____, 20____.

BRUNO MAXIMILIANO CASTILLO, PRESIDENT
 OF UNION DESIGN DEVELOPERS, L.P. & PALO ALTO HOMES INC

STATE OF TEXAS
 COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____ BY MR. BRUNO MAXIMILIANO CASTILLO, PRESIDENT OF UNION DESIGN DEVELOPERS, L.P. & PALO ALTO HOMES INC, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

COUNTY CLERK CERTIFICATION

STATE OF TEXAS
 COUNTY OF CAMERON

I, SILVIA GARZA-DEY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

ZONING AND PLAT ADMINISTRATOR CERTIFICATE

I, MARTIN VEGA, ZONING AND PLAT ADMINISTRATOR OF THE PLANNING AND REDEVELOPMENT DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS VERSION OF THE AMENDED PLAT OF THE HEIGHTS AT RIVER BEND SUBDIVISION, WITH SAID PLAT CONSISTING OF _____ SHEETS OF WHICH THIS IS SHEET _____, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFORESAIDED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS _____ DAY OF _____, 20____.

MARTIN VEGA
 ZONING AND PLAT ADMINISTRATOR OF
 THE CITY OF BROWNSVILLE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	21°58'30"	180.00	10.75	S30°21'31"W	10.75
C2	26°15'36"	150	38.76	S16°42'14"W	68.15
C3	26°15'36"	120.00	55.00	S16°42'14"W	54.52
C4	7°31'34"	50	64.17	S59°49'43"E	59.85
C5	26°28'36"	50.00	66.39	N65°12'37"E	61.89
C6	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C7	15°42'43"	50.00	13.71	N44°56'36"E	13.67
C8	6°51'1"	175	18.83	N61°12'8"	18.82
C9	6°51'1"	150	16.14	N61°28'1"	16.13
C10	1°32'36"	125	3.37	S142°51'11"E	20.85
C11	15°42'23"	50.00	13.71	S30°45'25"E	13.66
C12	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C13	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C14	15°42'24"	50.00	13.71	S30°45'25"E	13.66
C15	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C16	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C17	15°42'44"	50.00	13.71	S44°56'36"E	13.67
C18	15°42'24"	50.00	13.71	S30°45'25"E	13.66
C19	134°17'21"	50.00	117.39	N60°12'43"E	92.15
C20	128°44'38"	50.00	112.35	N57°12'14"W	90.16
C21	21°52'12"	50.00	18.54	N47°42'46"E	18.44
C22	1°44'30"	1050	31.92	N81°44'9"E	31.92
C23	1°44'30"	1025	31.16	S81°44'9"W	31.16
C24	1°44'30"	1000	30.40	S81°44'9"W	30.40
C25	21°52'12"	50.00	18.54	S47°12'12"E	18.44
C26	128°44'36"	50.00	112.35	N57°12'43"E	90.16
C27	124°28'40"	50.00	108.63	N55°59'5"W	88.49
C28	25°52'12"	50.00	22.27	S39°40'17"E	22.08
C29	124°28'40"	50.00	108.63	N60°12'43"E	88.49
C30	124°28'33"	50.00	108.64	N55°59'33"W	88.50
C31	25°52'27"	50.00	22.26	S49°50'28"W	22.08
C32	25°52'27"	50.00	22.26	S39°40'39"E	22.08
C33	124°28'33"	50.00	108.64	N60°12'43"E	88.50
C34	124°30'8"	50.00	108.65	N55°59'50"W	88.50
C35	25°52'52"	50.00	22.25	S49°50'10"W	22.07
C36	4°22'59"	175	13.64	N91°33'53"E	13.64
C37	4°22'59"	150	11.69	N91°33'53"E	11.69
C38	4°22'59"	125	9.74	N91°33'53"E	9.74
C39	25°52'35"	50	22.25	S39°39'33"E	22.06
C40	4°22'59"	50	108.65	N60°12'22"E	88.50
C41	112°7'48"	50	97.85	N48°54'40"W	82.97
C42	37°52'12"	50	33.05	S56°12'00"W	32.45
C43	4°41'49"	125	10.25	S92°38'58"W	10.24
C44	4°41'49"	100	8.50	S92°38'58"W	8.50
C45	4°41'49"	75	6.38	S92°38'58"W	6.38
C46	20°21'51"	20	7.11	N82°31'51"W	7.07
C47	48°12'20"	60	50.67	N10°17'53"E	49.18
C48	48°12'20"	60	51.05	N69°12'11"E	49.52
C49	33°32'28"	60	35.12	S79°19'18"E	34.62
C50	20°21'51"	20	7.11	S72°43'59"E	7.07
C51	52°52'29"	50	45.75	S49°7'40"E	44.17
C52	50°12'21"	50	43.81	N91°33'51"E	42.42
C53	47°22'29"	50	41.34	N30°46'20"E	40.17
C54	47°22'29"	50	41.34	N16°36'39"W	40.17
C55	74°45'15"	50	65.24	N17°40'11"W	60.71
C56	28°54'55"	50	24.32	S31°13'13"W	24.08
C57	25°31'21"	50	22.27	S49°50'55"W	22.09
C58	15°42'44"	50	13.71	S44°56'33"E	13.67
C59	0°32'32"	1050	31.77	N81°05'08"E	0.72

LINE TABLE

LINE	BEARING	DISTANCE
L1	N15°45'51"W	35.36
L2	N29°12'29"E	26.52
L3	N48°49'49"E	24.31
L4	S42°26'26"E	21.30
L5	N2°46'52"W	35.01
L6	S52°20'15"W	21.31
L7	S36°54'11"E	20.85
L8	S33°54'11"E	20.85
L9	S36°54'11"E	20.85
L10	S33°54'11"E	20.85
L11	S36°54'11"E	20.85
L12	S31°34'24"W	21.26
L13	S37°45'25"E	21.16
L14	S32°13'34"W	21.26
L15	S37°45'25"E	21.16
L16	S31°34'24"W	21.26
L17	S37°45'25"E	21.16
L18	S11°49'53"W	26.99
L19	N54°27'33"E	20.15
L20	S33°52'22"E	20.89
L21	N52°03'35"E	21.22
L22	N62°54'55"W	16.48
L23	N62°54'55"W	16.48
L24	S82°56'32"E	1.82
L25	S72°13'54"W	15.39
L26	S79°14'4"	4.47
L27	N72°15'41"E	11.08
L28	N91°33'51"E	35.36
L29	N29°12'29"E	26.52
L30	N91°33'51"E	35.36
L31	N72°15'41"E	11.08
L32	S2°56'33"W	18.92
L33	N81°39'11"E	50.25
L34	N29°12'29"E	26.52
L35	N91°33'51"E	35.36
L36	N29°12'29"E	51.57
L37	S50°12'25"W	21.59
L38	S82°54'55"E	30.00

BLOCK 1 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6591	0.15
2	7452	0.17
3	7692	0.18
4	11340	0.26

BLOCK 2 AREA TABLE

LOT	SQUARE FT.	ACRES
1	7102	0.16
2	7237	0.17
3	8087	0.19
4	8087	0.19
5	7798	0.18
6	7567	0.17

BLOCK 3 AREA TABLE

LOT	SQUARE FT.	ACRES
1	7472	0.17
2	7799	0.18
3	8087	0.19
4	8087	0.19
5	7799	0.18
6	7029	0.16

BLOCK 4 AREA TABLE

LOT	SQUARE FT.	ACRES
1	7174	0.16
2	7013	0.16
3	8087	0.19
4	8087	0.19
5	7013	0.16
6	6731	0.15

BLOCK 5 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6703	0.15
2	6744	0.15
3	7727	0.18
4	7727	0.18
5	6744	0.15
6	6421	0.15

BLOCK 6 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6776	0.16
2	6586	0.15
3	7437	0.17
4	7437	0.17
5	6586	0.15
6	6714	0.15

BLOCK 7 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6625	0.15
2	6586	0.15
3	7438	0.17
4	7438	0.17
5	6586	0.15
6	6565	0.15

BLOCK 8 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6475	0.15
2	6586	0.15
3	6819	0.16
4	7438	0.17
5	6475	0.15
6	6440	0.15

BLOCK 9 AREA TABLE

LOT	SQUARE FT.	ACRES
1	6901	0.16
2	6901	0.16
3	6819	0.16
4	6819	0.16
5	6901	0.16
6	6901	0.16
7	6901	0.16