

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) _____ THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LEON HEIGHTS SUBDIVISION PHASE I AN ADDITION TO THE CITY OF ELSA, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____ DATE
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LEON HEIGHTS SUBDIVISION PHASE I CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 2021.

PLANNING & ZONING COMMISSION CHAIRPERSON _____ DATE
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF ELSA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS WITH ALL THE CITY REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY OF ELSA, MAYOR _____ DATE
CITY SECRETARY _____ DATE

APPROVED BY 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 TEXAS WATER CODE 49.21(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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M. _____ DATE
GENERAL MANAGER

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
DATED THIS _____ DAY OF _____ 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HOMERO LUIS GUTIERREZ, P.E. _____ DATE
LICENSED PROFESSIONAL ENGINEER No. 36639

GENERAL SUBDIVISION PLAT NOTES

- PROPOSED SETBACKS:
FRONT: 25.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
CUL-DE-SAC FRONT: 20.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
REAR: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
SIDE CORNER GARAGE: 18.00
SIDE CORNER STREET: 10.00
OR EASEMENT, WHICHEVER IS GREATER ON ALL CASES.
- FLOOD ZONE STATEMENT: FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS PER COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED JUNE 6, 2000.
- BENCH MARK DESCRIPTION: BENCH MARK: EXISTING SANITARY SEWER MANHOLE COVER LOCATED AT THE INTERSECTION OF S. BOWIE ST. & MILE 16 NORTH, WITH AN ELEVATION OF: 65.12
- A 4.0 (FOUR) FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET AT THE BUILDING PERMIT STAGE.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 69,526.44 CUBIC-FEET OR 1.586 ACRE-FEET OF STORM WATER RUNOFF FOR THIS SUBDIVISION.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB OR BASE FLOOR ELEVATION WHICHEVER IS GREATER.
- NO ACCESS IS ALLOWED ONTO MILE 16 NORTH ROAD FOR LOTS 1 & 42, ENTRANCE SHALL BE OFF INTERNAL STREET.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM DE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

RIGHT OF WAY EASEMENT:

KNOW 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF 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 INSTALLED, THE EASEMENT HEREIN 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 ADJUTS ON A PUBLIC ROAD AND THE CITY, 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 SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT 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 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 OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2021.

BERIT DEVELOPMENT, LLC. _____ DATE
1123 BOULDER DR.
ALAMO TEXAS 78516

METES AND BOUNDS DESCRIPTION

A 12.194 ACRE TRACT OF LAND, OUT OF FARM TRACT 529, THE WEST & ADAMS TRACTS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), LOCATED IN THE CITY OF ELSA APPROXIMATELY 2,233.00 FEET WEST FROM THE CENTERLINE INTERSECTION OF FM 88 AND MILE 16 NORTH ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT ON THE APPARENT EXISTING CENTERLINE OF MILE 16 NORTH ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID FARM TRACT 529, AND THE APPARENT WESTERMOST SOUTHWEST CORNER OF SAID 12.194 ACRE TRACT AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, WITH THE SAID WEST LOT LINE OF FARM TRACT 529, AND THE APPARENT WEST LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID MILE 16 NORTH ROAD, CONTINUING WITH THE SAME BEARING FOR A TOTAL DISTANCE OF 1,319.64 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 529 AND THE APPARENT NORTHWEST CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE SAID NORTH LOT LINE OF FARM TRACT 529, AND THE APPARENT NORTH LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 775.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT EASTERMOST LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 104.64 FEET TO A HALF INCH IRON ROD SET FOR AN EXTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 456.00 FEET TO A HALF INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 110.00 FEET TO A HALF INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 41.50 FEET TO A HALF INCH IRON ROD SET FOR AN EXTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 570.00 FEET TO A HALF INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 5.50 FEET TO A HALF INCH IRON ROD SET FOR AN EXTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 185.00 FEET TO A HALF INCH IRON ROD SET FOR AN INTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, EAST, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 41.50 FEET TO A HALF INCH IRON ROD SET FOR AN EXTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 320.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID MILE 16 NORTH ROAD, CONTINUING WITH THE SAME BEARING FOR A TOTAL DISTANCE OF 350.00 FEET TO A COTTON PIKER SPINDLE (C.P.S.) FOUND ON THE APPARENT EXISTING CENTERLINE OF MILE 16 NORTH ROAD FOR THE APPARENT EXTERIOR CORNER OF SAID 12.194 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WEST, WITH THE SAID SOUTH LOT LINE OF FARM TRACT 529, AND THE APPARENT EXISTING CENTERLINE OF MILE 16 NORTH ROAD, ALSO BEING THE APPARENT LOT LINE OF SAID 12.194 ACRE TRACT, A DISTANCE OF 406.50 FEET TO A COTTON PIKER SPINDLE (C.P.S.) FOUND ON THE APPARENT EXISTING CENTERLINE OF MILE 16 NORTH ROAD FOR THE APPARENT WESTERMOST SOUTHWEST CORNER OF SAID 12.194 ACRE TRACT HEREIN DESCRIBED AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 12.194 ACRES OF LAND MORE OR LESS

STATE OF TEXAS
COUNTY OF HIDALGO

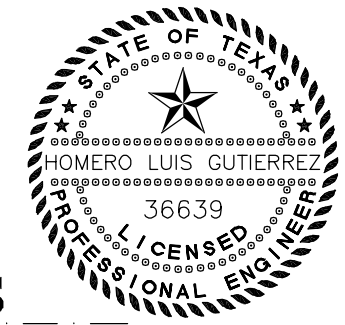
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

HOMERO LUIS GUTIERREZ, R.P.L.S. _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791



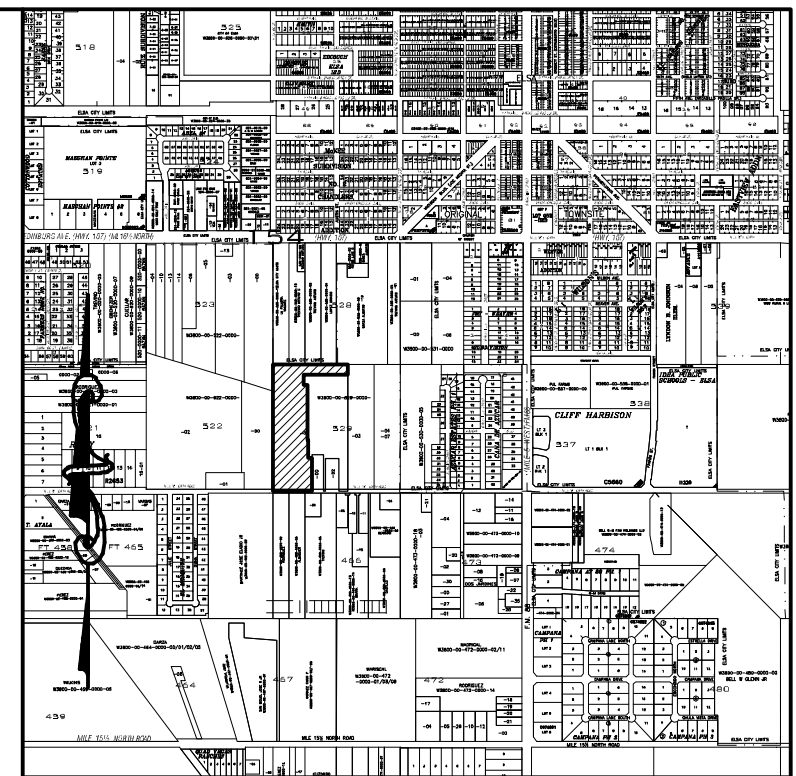
NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	BERIT DEVELOPMENT, LLC.	1123 BOULDER DR., ALAMO TEXAS 78516	(956) 310-8616
ENGINEER:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988 (956) 287-3697
SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988 (956) 287-3697

H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



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

ON: _____ PAGE _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOL. _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



LOCATION MAP
SCALE: 1" = 2000'
PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
BOX 548, McALLEN
TEXAS 78505
DATE PREPARED: 6/01/21
DATE SURVEYED: 6/15/21

PLAT OF
LEON HEIGHTS
SUBDIVISION PHASE I
BEING A 12.194 ACRE TRACT
OF LAND, OUT OF FARM TRACT
529, THE WEST & ADAMS
TRACTS, VOL. 2, PG. 34-37
H.C.M.R.
HIDALGO COUNTY, TEXAS

LOT	SQ. FT.	AC.
1	7,382.50	0.169
2-3	6,162.50	0.141
4	5,968.75	0.137
5	5,881.25	0.128
6	5,335.75	0.119
7-19	5,000.00	0.115
20	5,599.15	0.117
21	5,477.08	0.126
22	7,861.62	0.180
23	6,229.98	0.143
24	5,485.74	0.126
25-34	6,187.50	0.142
35-36	6,750.00	0.155
37	7,986.35	0.183
38	6,965.90	0.160
39	6,577.05	0.151
40-41	6,412.50	0.147
42	7,382.50	0.169

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	LINE BEARING	DISTANCE
C1	50.00	20.78	S 49.00°00' W	20.00	S 45.00°00' W	35.38
C2	50.00	51.85	S 07°10'53" E	49.53	N 08°48'39" W	3.90
C3	50.00	51.85	S 52°11'43" W	49.53	N 43°00'00" E	35.38
C4	50.00	51.85	N 43°00'00" E	49.53	N 43°00'00" E	35.38
C5	50.00	7.63	N 34°22'11" W	7.62	S 45°00'00" W	21.21
C6	50.00	41.70	N 53°52'20" E	40.58	S 45°00'00" E	21.21