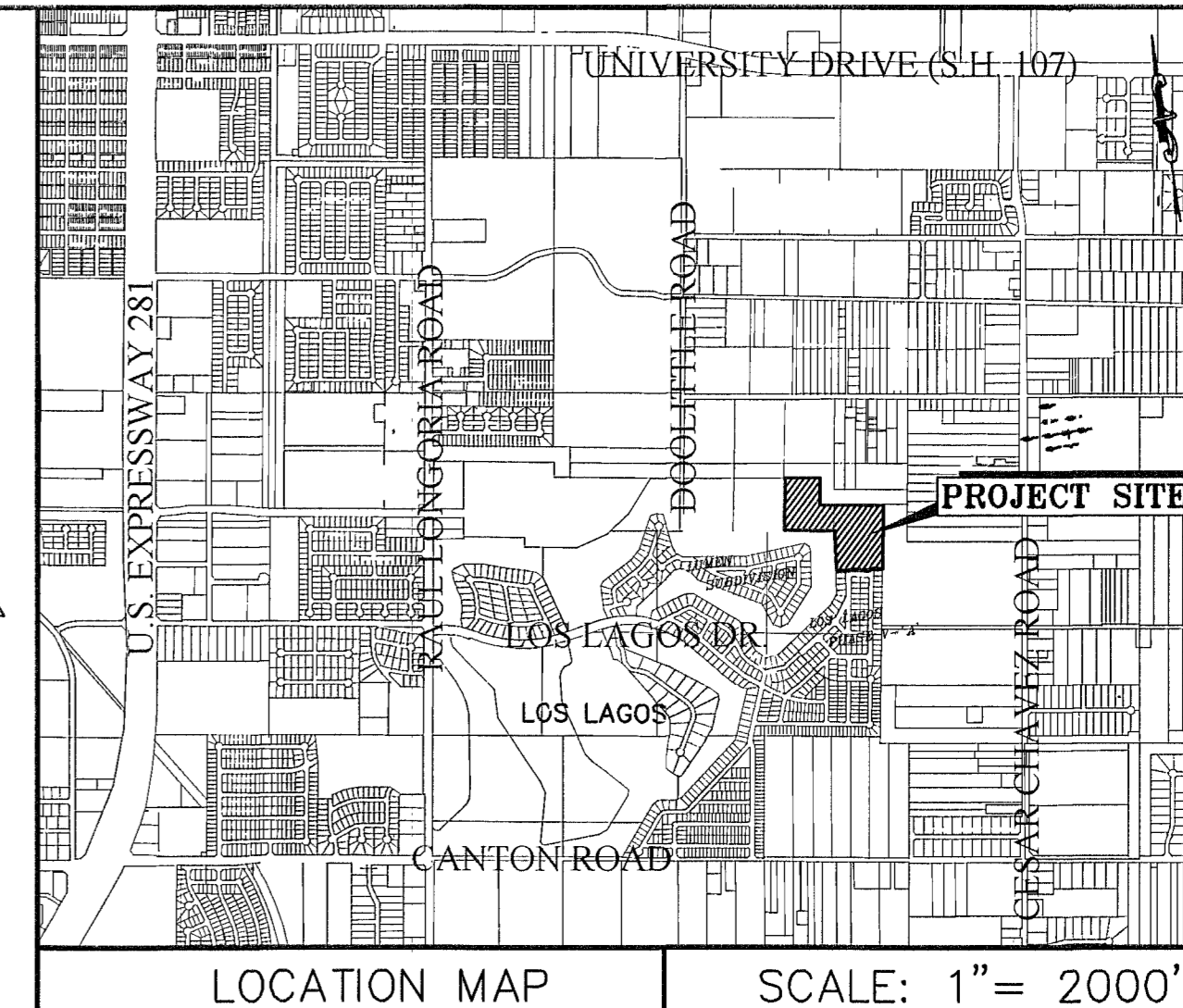


LOS LAGOS PHASE V SUBDIVISION - "B"



LOCATION MAP SCALE: 1" = 2000'

KARLA KRISTAL GUTIERREZ GOMEZ
1.00 ACRE OUT OF LOTS 31 & 32,
CALEDONIAN ESTATES SUBDIVISION, UNIT 2,
VOL. 5, PG. 41, M.R.H.C.
DOC.# 3179394, O.R.H.C.

RICARDO HERNANDEZ, JR.
2.35 ACRES OUT OF LOT 32,
CALEDONIAN ESTATES SUBDIVISION, UNIT 2,
VOL. 5, PG. 41, M.R.H.C.
DOC.# 1822357, O.R.H.C.

BENTURA MORENO JR & WIFE, MARISSA MORENO
2.31 ACRES OUT OF LOTS 31 & 32,
CALEDONIAN ESTATES SUBDIVISION, UNIT 2,
VOL. 5, PG. 41, M.R.H.C.
DOC.# 3123466, O.R.H.C.

ALFREDO SERNA & WIFE, ANGELICA SERNA
THE SOUTH 226.61' OUT OF WEST 122.5' OF LOT 31
& THE NORTH 300' OF THE WEST 119.81' OF LOT 32,
CALEDONIAN ESTATES SUBDIVISION, UNIT 2,
VOL. 5, PG. 41, M.R.H.C.
DOC.# 2424297, O.R.H.C.

IDEA PUBLIC SCHOOLS
S.M.D. DOCUMENT NO. 2943159
O.R.H.C.

IDEA PUBLIC SCHOOLS
S.W.D. DOCUMENT NO. 2943159
H.C.O.R.

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

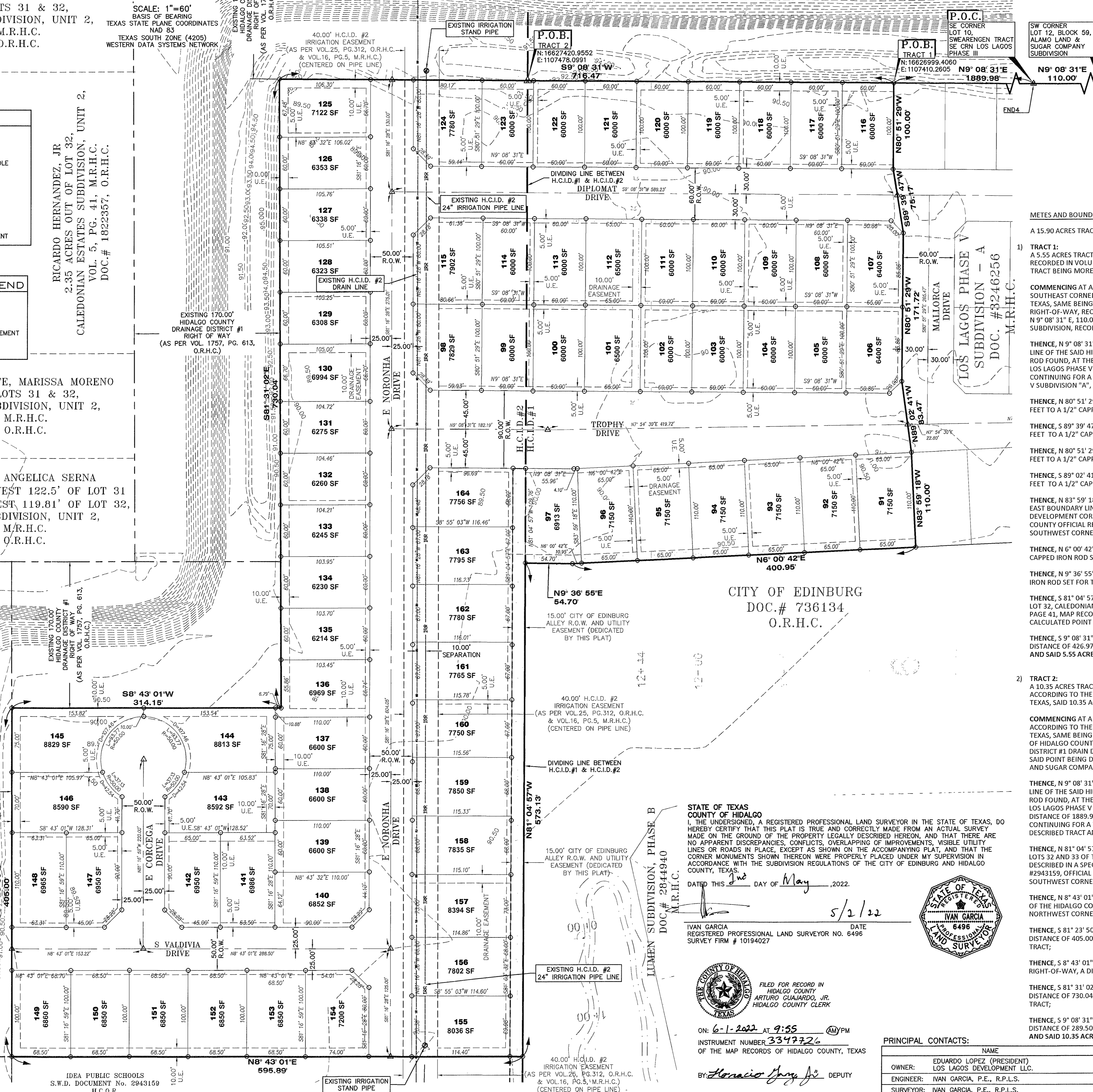
LEGEND

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- - FOUND 5/8 INCH IRON ROD
- - FOUND COTTON PICKER SPINDLE
- - FOUND 60-D NAIL
- - SET COTTON PICKER SPINDLE
- ⊗ - IRRIGATION STAND PIPE
- (XXXX) - DEED RECORD CALL
- XXXX - NATURAL GROUND
- △ - CALCULATED POINT
- - ELECTRICAL & UTILITY EASEMENT

ABBREVIATION LEGEND

- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- U.E. - UTILITY EASEMENT
- E&U.E. - ELECTRICAL AND UTILITY EASEMENT
- C.E.L. - CENTER LINE
- L.O.T. - LOT LINE

- BEING A 15.90 ACRES TRACT OF LAND MORE OR LESS, COMPRISED OF THE FOLLOWING:
- A 5.55 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 1, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS,
 - A 10.35 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOTS 32 AND 33, CALEDONIAN ESTATES SUBDIVISION, UNIT #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 41, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



METES AND BOUNDS DESCRIPTION

A 15.90 ACRES TRACT OF LAND MORE OR LESS, COMPRISED OF THE FOLLOWING:

- TRACT 1:**
A 5.55 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 1, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 5.55 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 10 OF THE SAID SWEARENGEN TRACT, SAME BEING THE SOUTHWEST CORNER OF LOS LAGOS PHASE III SUBDIVISION, RECORDED IN VOLUME 43, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A 170.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, RECORDED IN VOLUME 1751, PAGE 364, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING DISTANT N 9° 08' 31" E, 110.00 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF LOT 12, BLOCK 59 OF ALAMO LAND AND SUGAR COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, N 9° 08' 31" E, ALONG THE EAST LINE OF LOT 10 OF THE SAID SWEARENGEN TRACT, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, PASSING AT A DISTANCE OF 807.21 FEET A 1/2-INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF THE SAID LOS LAGOS PHASE III, SAME BEING THE MOST EASTERLY SOUTHWEST CORNER OF LOS LAGOS PHASE V SUBDIVISION "A", RECORDED IN DOCUMENT #3246256, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1889.98 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF LOS LAGOS PHASE V SUBDIVISION "A", SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 80° 51' 29" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE V SUBDIVISION "A", A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 39' 47" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE V SUBDIVISION "A", A DISTANCE OF 75.17 FEET TO A 1/2" CAPPED IRON ROD SET FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 80° 51' 29" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE V SUBDIVISION "A", A DISTANCE OF 171.72 FEET TO A 1/2" CAPPED IRON ROD SET FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 02' 41" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE V SUBDIVISION "A", A DISTANCE OF 83.47 FEET TO A 1/2" CAPPED IRON ROD SET FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83° 59' 18" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE V SUBDIVISION "A", TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED 10.61 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED FROM EDINBURG ECONOMIC DEVELOPMENT CORPORATION TO CITY OF EDINBURG, A MUNICIPAL CORPORATION, RECORDED IN DOCUMENT #736134, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 110.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 6° 00' 42" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 10.61 ACRE TRACT, A DISTANCE OF 400.95 FEET TO A 1/2" CAPPED IRON ROD SET FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 9° 36' 55" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 10.61 ACRE TRACT, A DISTANCE OF 54.70 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 04' 57" E, ALONG THE NORTH LINE OF LOT 1 OF THE SAID SWEARENGEN TRACT, SAME BEING ALONG THE SOUTH LINE OF LOT 32, CALEDONIAN ESTATES SUBDIVISION, UNIT #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 41, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 559.76 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 426.97 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 5.55 ACRES OF LAND, MORE OR LESS, AND SAID 5.55 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT #1 BOUNDARIES.
- TRACT 2:**
A 10.35 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOTS 32 AND 33, CALEDONIAN ESTATES, UNIT #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 41, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 10.35 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 10 OF SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF LOS LAGOS PHASE III SUBDIVISION, RECORDED IN VOLUME 43, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A 170.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, RECORDED IN VOLUME 1751, PAGE 364, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING DISTANT N 9° 08' 31" E, 110.00 FEET FROM THE ORIGINAL SOUTHWEST CORNER OF LOT 12, BLOCK 59 OF ALAMO LAND AND SUGAR COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, N 9° 08' 31" E, ALONG THE EAST LINE OF LOT 10 OF THE SAID SWEARENGEN TRACT, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, PASSING AT A DISTANCE OF 807.21 FEET A 1/2-INCH IRON ROD FOUND, AT THE NORTHEAST CORNER OF THE SAID LOS LAGOS PHASE III, SAME BEING THE MOST EASTERLY SOUTHWEST CORNER OF LOS LAGOS PHASE V SUBDIVISION "A", RECORDED IN DOCUMENT #3246256, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 1889.98 FEET A 1/2" IRON ROD FOUND, FOR THE NORTHEAST CORNER OF LOS LAGOS PHASE V SUBDIVISION "A", AND CONTINUING FOR A TOTAL DISTANCE OF 2316.95 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 04' 57" W, ALONG THE NORTH LINE OF LOT 1 OF THE SAID SWEARENGEN TRACT, SAME BEING ALONG THE SOUTH LINE OF LOTS 32 AND 33 OF THE SAID CALEDONIAN ESTATES SUBDIVISION, UNIT #2, TO THE SOUTHWEST CORNER OF A CALLED 27.52 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO IDEA PUBLIC SCHOOLS, DATED AUGUST 21, 2018, RECORDED IN DOCUMENT #2943159, OFFICIAL RECORDS OF HIDALGO COUNTY, A DISTANCE OF 1132.89 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 43' 01" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 27.52 ACRE TRACT, TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 595.89 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 50" E, ALONG THE SOUTH BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 405.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8° 43' 01" W, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 314.15 FEET TO A 1/2" CAPPED IRON ROD SET FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

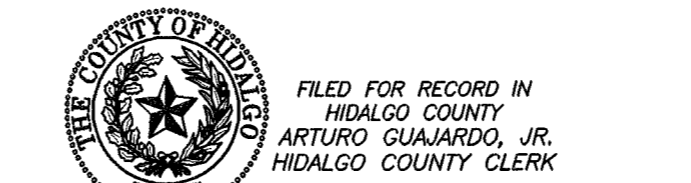
THENCE, S 81° 31' 02" E, ALONG THE SOUTH BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 730.04 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY, A DISTANCE OF 289.50 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10.35 ACRES OF LAND, MORE OR LESS, AND SAID 10.35 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT #2 BOUNDARIES.

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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE 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 EDINBURG AND HIDALGO COUNTY, TEXAS.
DATED THIS 26 DAY OF May, 2022.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



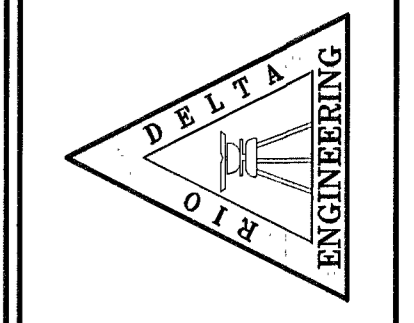
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: 6-1-2022 AT 9:55 AM/PM
INSTRUMENT NUMBER 3347726
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC.	302 E. COMA AVENUE, SUITE 16 HIDALGO, TX 78557	(956) 605-9445
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT SHEET
LOS LAGOS PHASE V SUBDIVISION - "B"
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT: **LOS LAGOS PHASE V SUBDIVISION - "B"**

ENGINEER: **IVAN GARCIA P.E., R.P.L.S.**

SURVEYOR: **IVAN GARCIA P.E., R.P.L.S.**

CHECKED: **IVAN GARCIA P.E., R.P.L.S.**

DRAWN: **OSCAR ALARCON JR.**

SCALE: **AS SHOWN**

DATE: **JANUARY 31, 2022**

PROJECT: **SUB 20 006**

REVISIONS:

PAGE NO: **1-OF-2**

LOS LAGOS PHASE V SUBDIVISION "B"

BEING A 15.90 ACRES TRACT OF LAND MORE OR LESS, COMPRISED OF THE FOLLOWING:

- 1) A 5.55 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOT 1, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS,
- 2) A 10.35 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOTS 32 AND 33, CALEDONIAN ESTATES SUBDIVISION, UNIT #2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 41, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOS LAGOS PHASE V SUBDIVISION "B" ADDITION OF THE COUNTY OF HIDALGO, 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.

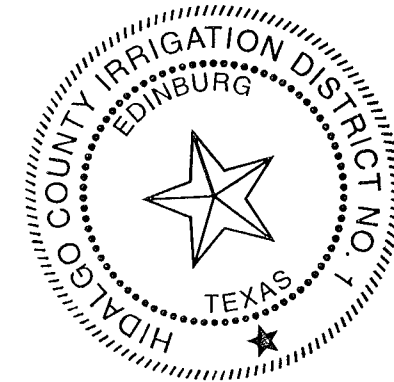
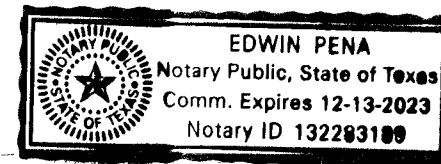
EDUARDO LOPEZ (PRESIDENT)
LOS LAGOS DEVELOPMENT LLC.
302 E COMA AVENUE, SUITE 16
HIDALGO, TX. 78557

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF May, 2022.

Edwin Pena
NOTARY PUBLIC COUNTY OF HIDALGO DATE 5/5/22



HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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(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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Enrique S. Sin 05-26-22
ENRIQUE S. SIN, P.E., P.E.M.
GENERAL MANAGER DATE

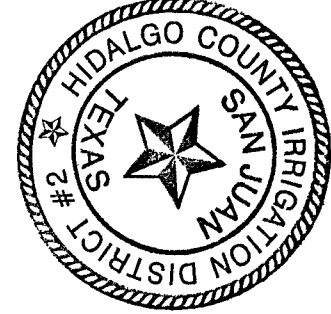
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE 5th DAY OF February, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAYS OR EASEMENTS.

Mark H. Adams
PRESIDENT

Michael Wood
SECRETARY



HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF March 3rd, 2022 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

Robert J. Balderas
PRESIDENT

Mark Adams
SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LOS LAGOS PHASE V SUBDIVISION "B" CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2022

[Signature]
CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LOS LAGOS PHASE V SUBDIVISION "B" WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 2022.

Bonnie Garcia 5/26/2022
MAYOR, CITY OF EDINBURG DATE

Clarice Y. Balderas 05/27/2022
SECRETARY, CITY OF EDINBURG DATE

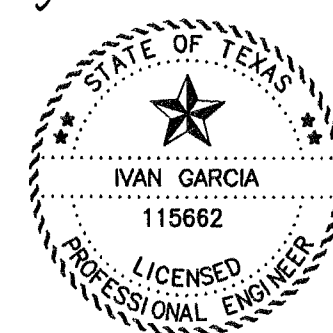


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 10th DAY OF February, 2022.

Ivan Garcia
IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 - STATE OF TEXAS



GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY PANEL NO. 480338 0035 E, REVISED JUNE 6, 2000
2. SETBACKS:
FRONT: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL DE SAC 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 18.00 FEET
CORNER: 10.00 FEET
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
4. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
5. BENCHMARKS (B.M.):
SANITARY SEWER MANHOLE LID LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF E MALLORCA DRIVE & DIPLOMAT DRIVE. TOP OF M.H. ELEV.=91.37 (N.A.V.D. 88)
NORTHING:16627010.8600 EASTING:1107254.5550 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
6. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 130,951.00 CUBIC- FEET OR 3,008 ACRE-FEET OF STORM WATER RUNOFF.
7. ONLY ONE SINGLE FAMILY DWELLING PER LOT.
8. 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.
9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. THE HOMEOWNERS' ASSOCIATION FOR ALL THE LOTS MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
12. THIS PROPERTY IS ZONED URBAN RESIDENTIAL.
13. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.



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

ON: 6-1-2022 AT 9:55 AM
INSTRUMENT NUMBER 3347726
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

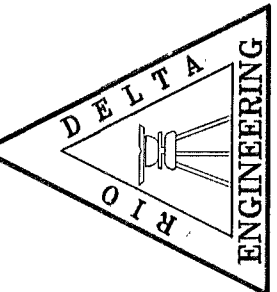
By: *Honorio Garcia Jr* DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC.	302 E. COMA AVENUE, SUITE 16 HIDALGO, TX 78557	(956) 605-9445
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

FIRM REGISTRATION No. P-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PROJECT:
PLAT SHEET
LOS LAGOS PHASE V SUBDIVISION "B"
EDINBURG, TEXAS
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: AS SHOWN
DATE: JANUARY 31, 2022
PROJECT: SUB 20 006
REVISIONS:
PAGE NO: **2-OF-2**