

# LOS LAGOS PHASE V SUBDIVISION "A"

BEING A 20.49 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.

### 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 "A"**, ADDITION OF THE CITY OF EDINBURG AND 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.

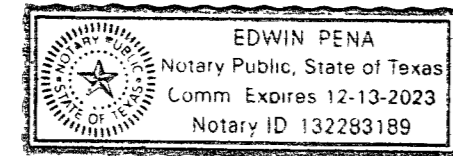
*[Signature]*  
EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC.  
1911 LAGO HURON  
EDINBURG, TX. 75542

### 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 4<sup>th</sup> DAY OF May, 2021.

*[Signature]* 5/4/21  
NOTARY PUBLIC COUNTY OF HIDALGO DATE



### 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

*[Signature]* 07/15/21  
RAUL E. SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

### HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 10 DAY OF June, 2021 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.

*[Signature]*  
SECRETARY  
PRESIDENT

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 "A"** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE 2 DAY OF JULY, 2021.

*[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 "A"** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE 10<sup>th</sup> DAY OF JULY, 2021.

*[Signature]* 7-6-2021  
MAYOR, CITY OF EDINBURG DATE

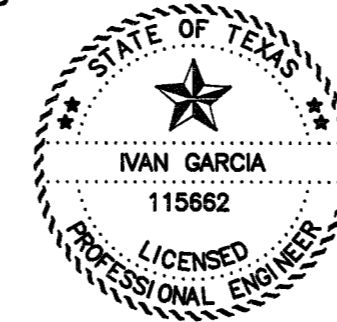
*[Signature]* JUN 19, 2021  
SECRETARY, CITY OF EDINBURG DATE

### 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 4<sup>th</sup> DAY OF May, 2021.

*[Signature]*  
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 BEING APPROXIMATELY 280 FEET WEST OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF M.H. ELEV.=95.22 (N.A.V.D. 88) NORTHING:16626830.24 EASTING:1104286 (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 DETAIN A TOTAL OF 1206.721.00 CUBIC-FEET OR 4.75 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.
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 GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: 7-23-2021 AT 8:04 AM/PM  
INSTRUMENT NUMBER 32402510  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *[Signature]* DEPUTY

### PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC.	1911 LAGO HURON EDINBURG, TX 78542	(956) 641-8868
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

ISSUED FOR:  
**FINAL**

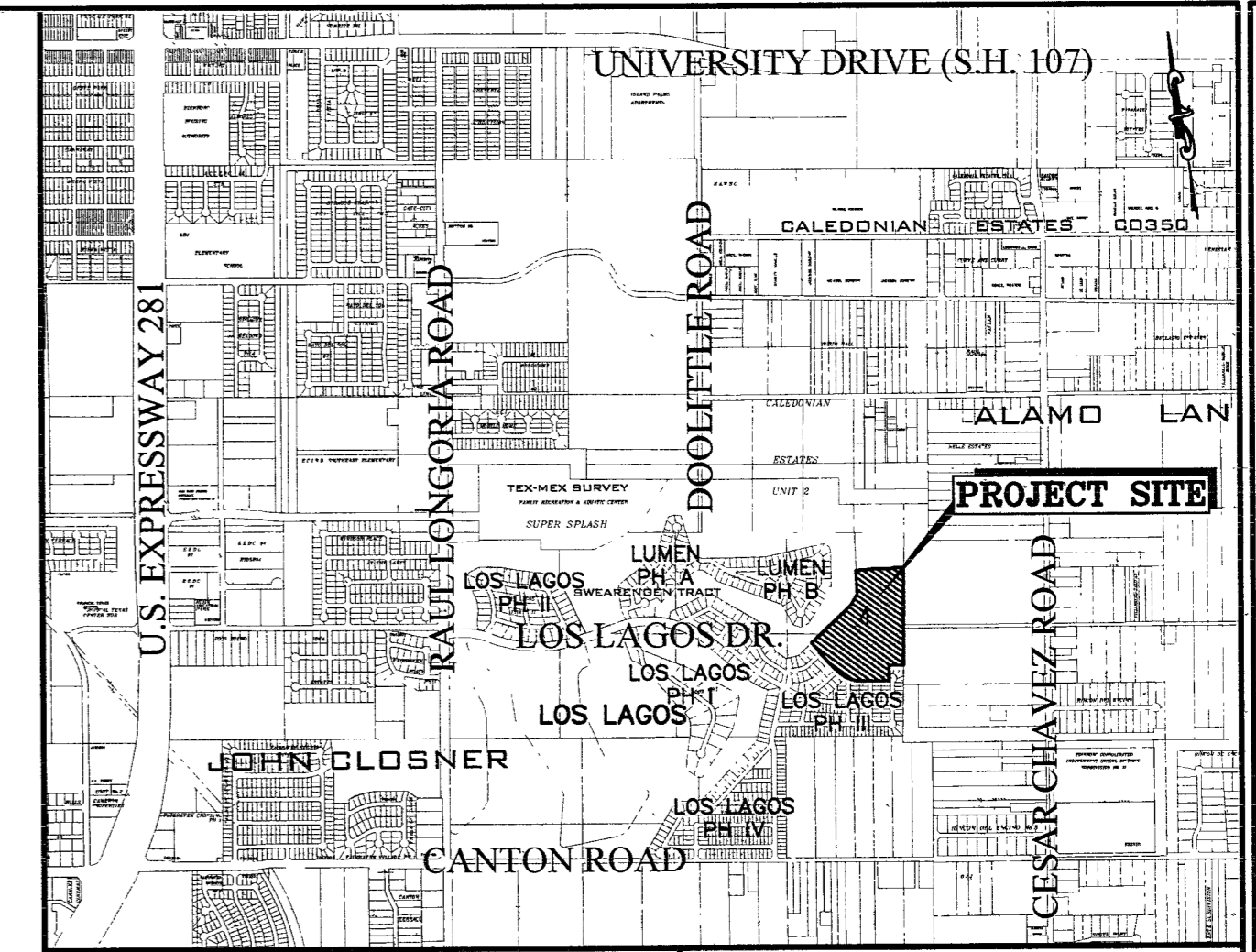
PLAT SHEET  
LOS LAGOS PHASE V SUBDIVISION "A"  
EDINBURG, TEXAS  
HIDALGO COUNTY

PROJECT:  
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 20, 2021  
PROJECT:  
SUB 20 006  
REVISIONS:  
PAGE NO.  
**2 OF 2**

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

# LOS LAGOS PHASE V SUBDIVISION - "A"

BEING A 20.49 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOTS 1 AND 10, 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.



LOCATION MAP SCALE: 1" = 2000'

### METES AND BOUNDS DESCRIPTION

BEING A 20.49 ACRES TRACT OF LAND MORE OR LESS, OUT OF LOTS 1 AND 10, SWEARENGEN TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.49 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED TRACT "B", 26.04 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO LOS LAGOS REAL ESTATE, L.L.C., DATED NOVEMBER 26, 2013, RECORDED IN DOCUMENT # 2467916, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 20.49 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 10 OF THE SAID SWEARENGEN TRACT, SAME POINT BEING THE SOUTHEAST CORNER OF LOS LAGOS PHASE III SUBDIVISION, RECORDED IN VOLUME 43, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF A 170.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, RECORDED IN VOLUME 1751, PAGE 364, DEED 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 EAST BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, AND SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF THE SAID 170.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF THE SAID LOS LAGOS PHASE III, A DISTANCE OF 807.21 FEET TO 1/2" IRON ROD FOUND, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE N 81° 26' 05" W, ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 165.01 FEET TO 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 174.96 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 26' 05" W, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 302.64 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 39.78°, ARC DISTANCE OF 277.73 FEET, A RADIUS OF 400.00 FEET, CHORD BEARING AND DISTANCE S 61° 32' 37" E 272.19 FEET, TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 36° 50' 35" W, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 80.05 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 34° 47' 37" W, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 255.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 55° 12' 23" E, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, A DISTANCE OF 13.15 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 34° 47' 37" W, CONTINUING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOS LAGOS PHASE III SUBDIVISION, TO THE NORTHWEST CORNER OF THE SAID LOS LAGOS PHASE III SUBDIVISION, SAME BEING A POINT ON THE EAST BOUNDARY LINE OF A CALLED TRACT "B", 26.04 ACRES TRACT DESCRIBED IN A WARRANTY DEED CONVEYED TO CITY OF EDINBURG, RECORDED IN DOC#736134, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 130.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 55° 12' 23" E, ALONG THE DIVIDING LINE BETWEEN THE SAID CITY OF EDINBURG TRACT AND THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 619.26 FEET TO A 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N36° 44' 34" E, CONTINUING ALONG THE DIVIDING LINE BETWEEN THE SAID CITY OF EDINBURG TRACT AND THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 147.99 FEET TO A 1/2" CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 6° 00' 42" E, CONTINUING ALONG THE DIVIDING LINE BETWEEN THE SAID CITY OF EDINBURG TRACT AND THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 239.68 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 83° 59' 18" E, ACROSS THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 110.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 02' 41" W, ACROSS THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 83.47 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 80° 51' 29" E ACROSS THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 171.72 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 39' 47" E, ACROSS THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 75.17 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 80° 51' 29" E, ACROSS THE SAID TRACT "B", 26.04 ACRES TRACT, TO A POINT ON THE EAST BOUNDARY LINE OF THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 9° 08' 31" W, ALONG THE EAST BOUNDARY LINE OF THE SAID TRACT "B", 26.04 ACRES TRACT, A DISTANCE OF 108.77 FEET TO THE POINT AND PALACE OF BEGINNING, SAID TRACT CONTAINING 20.49 ACRES OF LAND, MORE OR LESS.

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.

DATE THIS 25<sup>th</sup> DAY OF June, 2021.

IVAN GARCIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194207

DATE 6/25/21

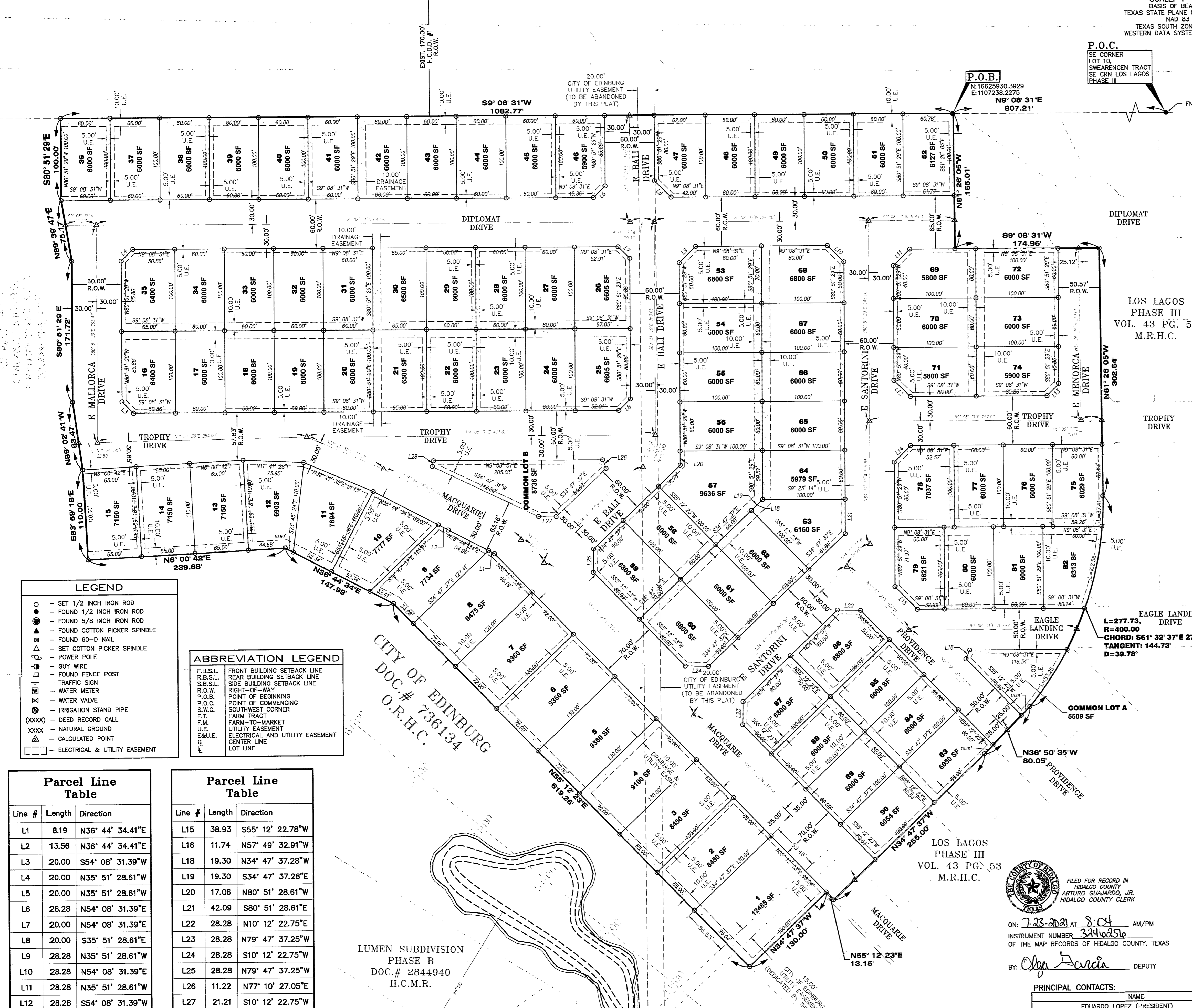
NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC.	302 E. COMA AVE. STE 16 HIDALGO, TX 78557	(956) 641-8868
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083



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

ON: 7-23-2021 AT 8:04 AM/PM INSTRUMENT NUMBER 3446256 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Olga Garcia DEPUTY



### 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
- ⊖ - POWER POLE
- ⊙ - GUY WIRE
- ⊗ - FOUND FENCE POST
- ⊕ - TRAFFIC SIGN
- ⊖ - WATER METER
- ⊗ - WATER VALVE
- ⊕ - IRRIGATION STAND PIPE
- (XXXX) - DEED RECORD CALL
- XXXX - NATURAL GROUND
- ⊖ - CALCULATED POINT
- ⊕ - ELECTRICAL & UTILITY EASEMENT

### ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.C.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.T.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
E.U.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
L.T.	LOT LINE

### Parcel Line Table

Line #	Length	Direction
L1	8.19	N36° 44' 34.41"E
L2	13.56	N36° 44' 34.41"E
L3	20.00	S54° 08' 31.39"W
L4	20.00	N35° 51' 28.61"W
L5	20.00	N35° 51' 28.61"W
L6	28.28	N54° 08' 31.39"E
L7	20.00	N54° 08' 31.39"E
L8	20.00	S35° 51' 28.61"E
L9	28.28	N35° 51' 28.61"W
L10	28.28	N54° 08' 31.39"E
L11	28.28	N35° 51' 28.61"W
L12	28.28	S54° 08' 31.39"W
L13	20.00	S35° 51' 28.61"E
L14	28.28	N35° 51' 28.61"W

### Parcel Line Table

Line #	Length	Direction
L15	38.93	S55° 12' 22.78"W
L16	11.74	N57° 49' 32.91"W
L18	19.30	N34° 47' 37.28"W
L19	19.30	S34° 47' 37.28"E
L20	17.06	N80° 51' 28.61"W
L21	42.09	S80° 51' 28.61"E
L22	28.28	N10° 12' 22.75"E
L23	28.28	N79° 47' 37.25"W
L24	28.28	S10° 12' 22.75"W
L25	28.28	N79° 47' 37.25"W
L26	11.22	N77° 10' 27.05"E
L27	21.21	S10° 12' 22.75"W
L28	7.16	N67° 03' 27.10"W

LUMEN SUBDIVISION PHASE B DOC # 2844940 H.C.M.R.

LOS LAGOS PHASE III VOL. 43 PG. 53 M.R.H.C.

**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 - "A"  
EDINBURG, TEXAS  
HIDALGO COUNTY

PROJECT: LOS LAGOS PHASE V SUBDIVISION - "A"

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: MAY 4, 2021  
PROJECT: SUB 20 006  
REVISIONS:  
PAGE NO. **1 OF 2**