

# 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.

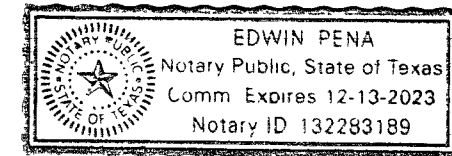
*[Signature]*  
EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC.  
1911 LAGO HURON  
EDINBURG, TX. 75542

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



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

### 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

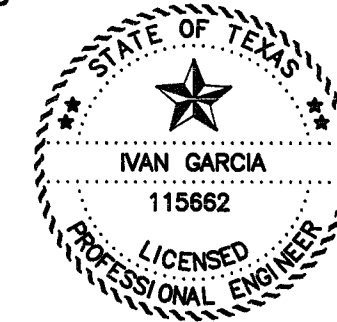
*[Signature]* JUN 19, 2021  
SECRETARY, CITY OF EDINBURG DATE

### 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

- 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
- 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
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- 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.
- 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)
- 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.
- ONLY ONE SINGLE FAMILY DWELLING PER LOT.
- 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.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- THIS PROPERTY IS ZONED URBAN RESIDENTIAL.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.



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

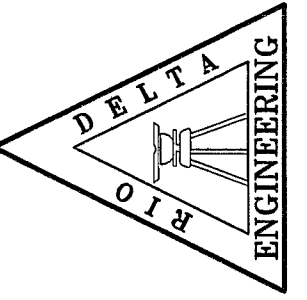
ON: 7-23-2021 AT 8:04 AM/PM  
INSTRUMENT NUMBER 32402510  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

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

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

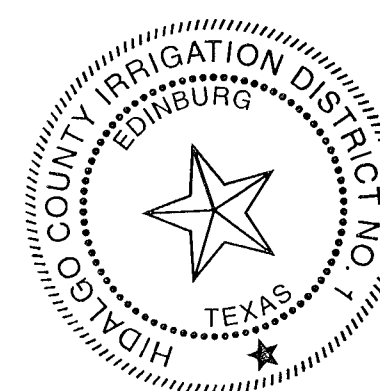
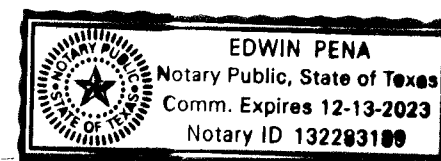
EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC,  
302 E COMA AVENUE, SUITE 16  
HIDALGO, TX. 78557

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

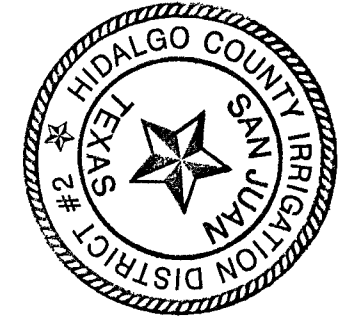
**HIDALGO COUNTY IRRIGATION DISTRICT NO. 2**

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. Balda*  
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

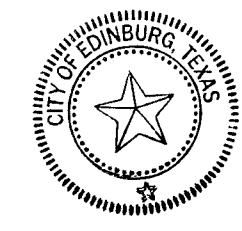
*[Signature]*  
CHAIRPERSON, PLANNING AND ZONING COMMISSION

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. Balda* 05/27/2022  
SECRETARY, CITY OF EDINBURG DATE

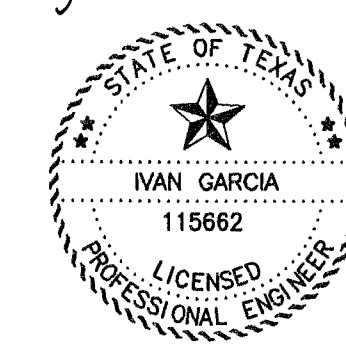


STATE OF TEXAS  
COUNTY OF HIDALGO

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

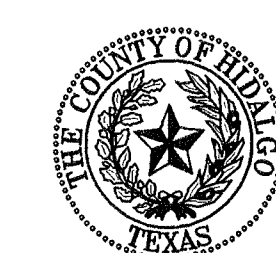
DATED THIS 10th DAY OF February, 2022.

*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/PM

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**