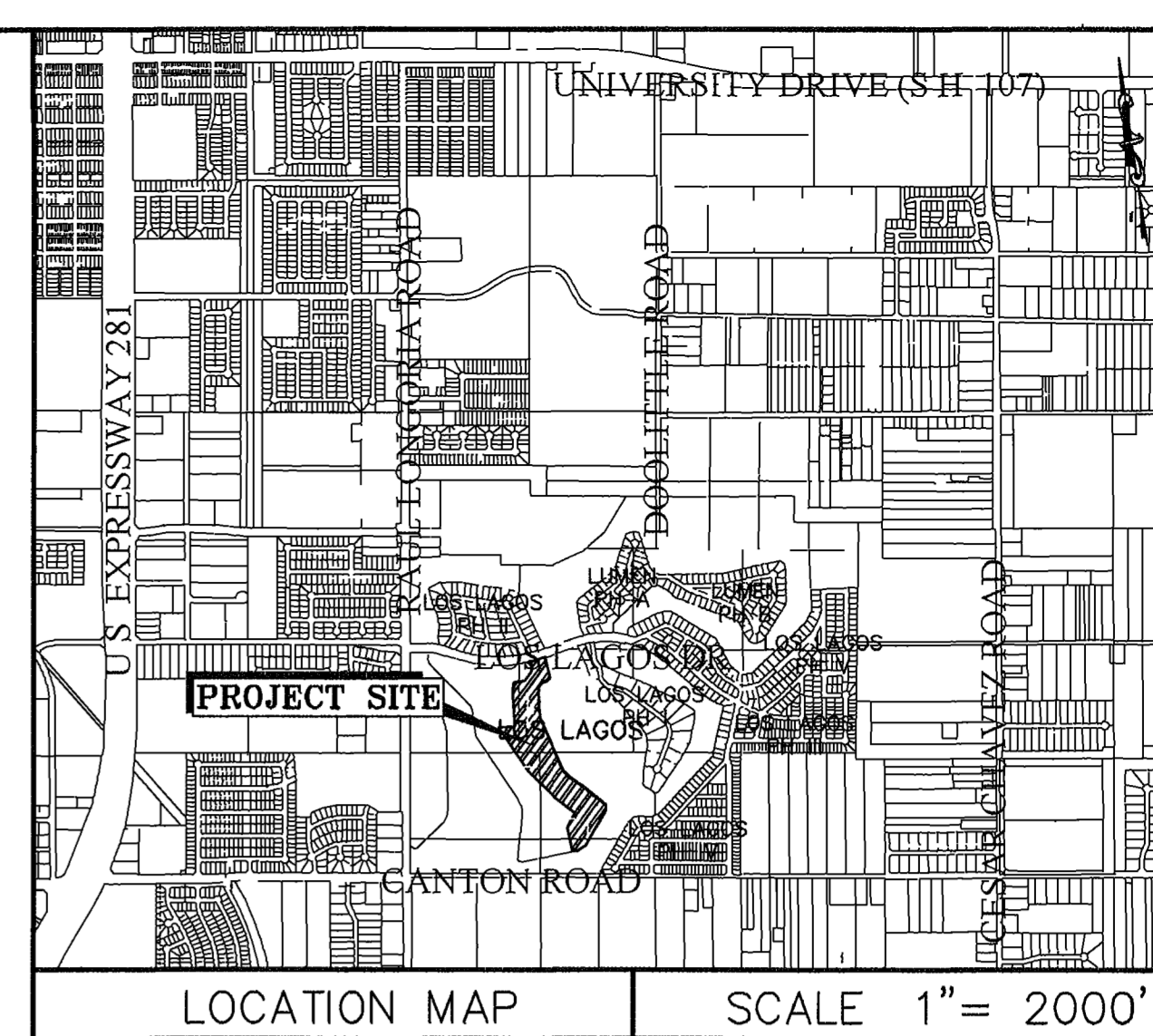


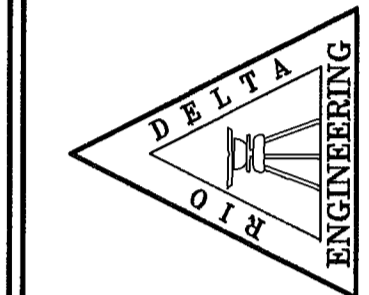
LOS LAGOS PHASE VII SUBDIVISION - "A"

- 1) A 9.51 ACRES TRACT OF LAND MORE OR LESS 1.45 ACRES BEING OUT OF LOT 2 BLOCK 1 JOHN CLOSER ET AL SUBDIVISION HIDALGO COUNTY TEXAS RECORDED IN VOLUME 0 PAGES 4 THROUGH 5 MAP RECORDS OF HIDALGO COUNTY TEXAS AND 8.06 ACRES BEING OUT OF LOT 16 BLOCK 59 ALAMO LAND AND SUGAR COMPANY SUBDIVISION HIDALGO COUNTY TEXAS RECORDED IN VOLUME 1 PAGES 24 THROUGH 26 MAP RECORDS OF HIDALGO COUNTY TEXAS
- 2) A 8.01 ACRES TRACT OF LAND MORE OR LESS OUT OF LOTS 7 AND 8 SWEARENGEN TRACT HIDALGO COUNTY TEXAS RECORDED IN VOLUME 2 PAGE 26 MAP RECORDS OF HIDALGO COUNTY TEXAS

SCALE 1"=100
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



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

PROJECT
**PLAT SHEET
LOS LAGOS PHASE VII SUBDIVISION - "A"
EDINBURG
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
O A / H G / E T
SCALE
1"=100
DATE
JUNE 15 2022
PROJECT
SUB 21 030
REVISIONS
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SHT 1

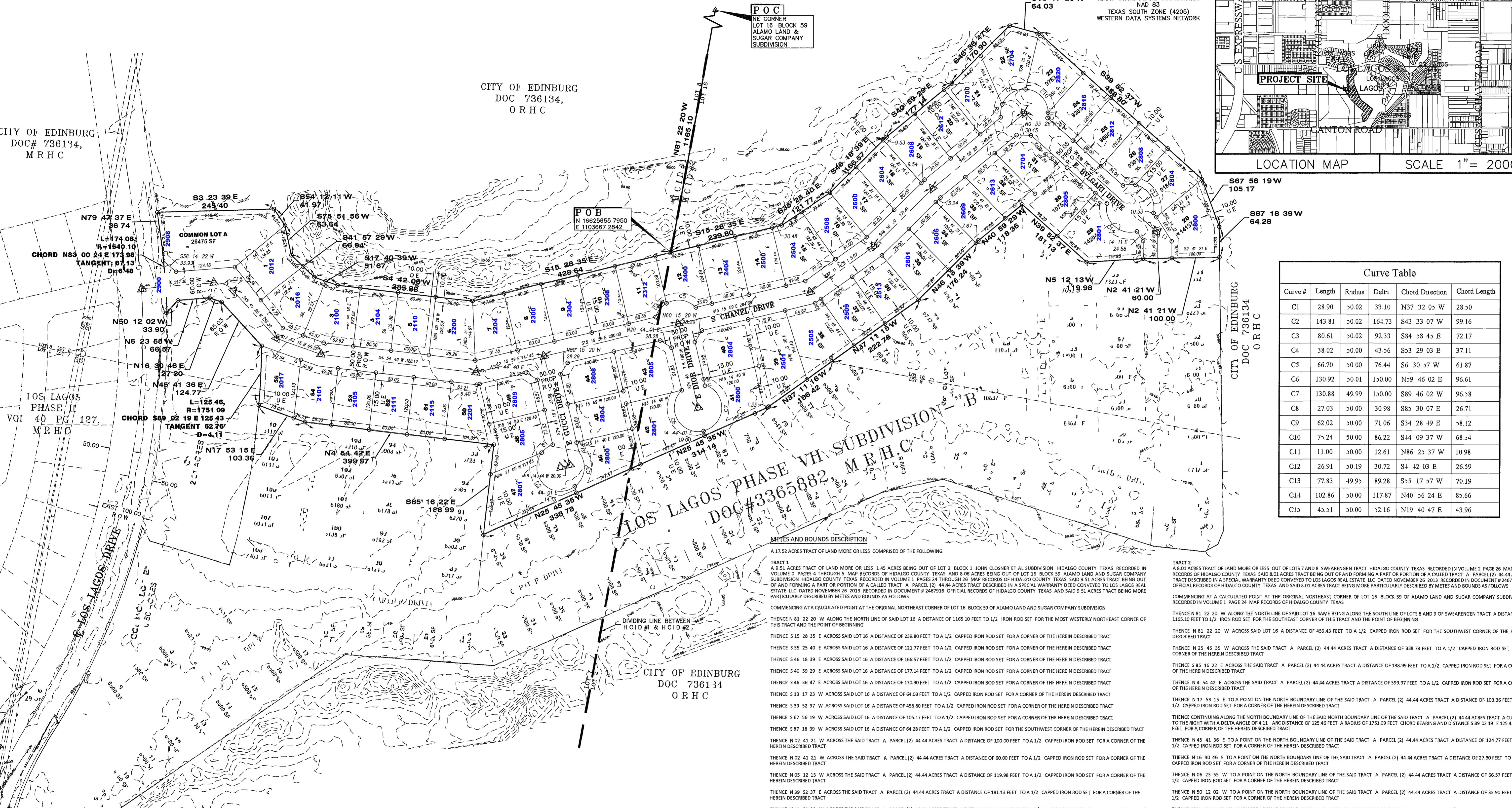
CITY OF EDINBURG
DOC# 736134,
M R H C

CITY OF EDINBURG
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O R H C

CITY OF EDINBURG
DOC 736134
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LOS LAGOS
PHASE II
VOI 40 PG 127,
M R H C

LOS LAGOS PHASE VII SUBDIVISION - "A"
DOC# 3365882 M R H C



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.90	30.02	33.10	N37 32 03 W	28.30
C2	143.81	30.02	164.73	S43 33 07 W	99.16
C3	80.61	30.02	92.33	S84 38 45 E	72.17
C4	38.02	30.00	43.36	S23 29 03 E	37.11
C5	66.70	30.00	76.44	S6 30 37 W	61.87
C6	130.92	30.01	150.00	N39 46 02 E	96.61
C7	130.88	49.99	130.00	S89 46 02 W	96.38
C8	27.03	30.00	30.98	S85 30 07 E	26.71
C9	62.02	30.00	71.06	S34 28 49 E	58.12
C10	71.24	50.00	86.22	S44 09 37 W	68.34
C11	11.00	30.00	12.61	N86 25 37 W	10.98
C12	26.91	30.19	30.72	S4 42 03 E	26.59
C13	77.83	49.99	89.28	S55 17 37 W	70.19
C14	102.86	30.00	117.87	N40 36 24 E	83.66
C15	43.31	30.00	32.16	N19 40 47 E	43.96

METES AND BOUNDS DESCRIPTION

A 17.52 ACRES TRACT OF LAND MORE OR LESS COMPRISED OF THE FOLLOWING

TRACT 1
A 9.51 ACRES TRACT OF LAND MORE OR LESS 1.45 ACRES BEING OUT OF LOT 2 BLOCK 1 JOHN CLOSER ET AL SUBDIVISION HIDALGO COUNTY TEXAS RECORDED IN VOLUME 0 PAGES 4 THROUGH 5 MAP RECORDS OF HIDALGO COUNTY TEXAS AND 8.06 ACRES BEING OUT OF LOT 16 BLOCK 59 ALAMO LAND AND SUGAR COMPANY SUBDIVISION HIDALGO COUNTY TEXAS RECORDED IN VOLUME 1 PAGES 24 THROUGH 26 MAP RECORDS OF HIDALGO COUNTY TEXAS SAID 9.51 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED TRACT A PARCEL (2) 44.44 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO LOS LAGOS REAL ESTATE LLC DATED NOVEMBER 26 2013 RECORDED IN DOCUMENT # 2467916 OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS AND SAID 9.51 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A CALCULATED POINT AT THE ORIGINAL NORTHEAST CORNER OF LOT 16 BLOCK 59 OF ALAMO LAND AND SUGAR COMPANY SUBDIVISION

THENCE N 81 22 20 W ALONG THE NORTH LINE OF SAID LOT 16 A DISTANCE OF 1165.10 FEET TO 1/2" CAPPED IRON ROD SET FOR THE MOST WESTERLY NORTHERN CORNER OF THIS TRACT AND THE POINT OF BEGINNING

THENCE S 15 28 35 E ACROSS SAID LOT 16 A DISTANCE OF 239.80 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 35 25 40 E ACROSS SAID LOT 16 A DISTANCE OF 121.77 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 46 18 39 E ACROSS SAID LOT 16 A DISTANCE OF 166.57 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 40 59 29 E ACROSS SAID LOT 16 A DISTANCE OF 177.14 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 46 36 47 E ACROSS SAID LOT 16 A DISTANCE OF 170.90 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 13 17 23 W ACROSS SAID LOT 16 A DISTANCE OF 64.03 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 39 52 37 W ACROSS SAID LOT 16 A DISTANCE OF 458.80 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 67 56 19 W ACROSS SAID LOT 16 A DISTANCE OF 105.17 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 87 18 39 W ACROSS SAID LOT 16 A DISTANCE OF 64.28 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 02 41 21 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 05 12 13 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 119.98 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 05 32 37 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 383.33 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 40 39 29 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 118.36 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 46 18 39 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 176.24 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 31 17 16 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 383.19 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 25 35 35 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 314.14 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 81 22 20 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 459.43 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 9.51 ACRES OF LAND MORE OR LESS AND SAID 9.51 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO 2 BOUNDARIES

TRACT 2
A 8.01 ACRES TRACT OF LAND MORE OR LESS OUT OF LOTS 7 AND 8 SWEARENGEN TRACT HIDALGO COUNTY TEXAS RECORDED IN VOLUME 2 PAGE 26 MAP RECORDS OF HIDALGO COUNTY TEXAS SAID 8.01 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED TRACT A PARCEL (2) 44.44 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO LOS LAGOS REAL ESTATE LLC DATED NOVEMBER 26 2013 RECORDED IN DOCUMENT # 2467916 OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS AND SAID 8.01 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A CALCULATED POINT AT THE ORIGINAL NORTHEAST CORNER OF LOT 16 BLOCK 59 OF ALAMO LAND AND SUGAR COMPANY SUBDIVISION RECORDED IN VOLUME 1 PAGE 24 MAP RECORDS OF HIDALGO COUNTY TEXAS

THENCE N 81 22 20 W ALONG THE NORTH LINE OF SAID LOT 16 SAME BEING ALONG THE SOUTH LINE OF LOTS 8 AND 9 OF SWEARENGEN TRACT A DISTANCE OF 1165.10 FEET TO 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING

THENCE N 81 22 20 W ACROSS SAID LOT 16 A DISTANCE OF 459.43 FEET TO A 1/2" CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 25 45 35 W ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 338.78 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 85 16 22 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 188.99 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 4 54 42 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 399.97 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 17 53 15 E TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 103.36 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 NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 4.11 ARC DISTANCE OF 125.46 FEET A RADIUS OF 1540.20 FEET CHORD BEARING AND DISTANCE S 89 02 19 E 125.43 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 45 41 36 E TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 124.77 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 16 30 46 E TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 27.30 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 06 23 55 W TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 66.57 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 50 12 02 W TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 33.90 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 NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 6.48 ARC DISTANCE OF 174.08 FEET A RADIUS OF 1540.20 FEET CHORD BEARING AND DISTANCE N 83 00 24 E 173.98 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 49 37 37 E ALONG THE NORTH BOUNDARY LINE OF THE SAID NORTH BOUNDARY LINE OF THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 36.74 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 3 23 39 E ACROSS SAID LOT 8 A DISTANCE OF 245.40 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 54 12 11 W ACROSS SAID LOT 8 A DISTANCE OF 41.97 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 75 51 56 W ACROSS SAID LOT 8 A DISTANCE OF 63.64 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 41 57 29 W ACROSS SAID LOT 8 A DISTANCE OF 66.94 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 17 40 39 W ACROSS SAID LOT 8 A DISTANCE OF 51.67 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 4 52 06 W ACROSS SAID LOT 8 A DISTANCE OF 285.88 FEET TO A 1/2" CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 15 28 35 E ACROSS SAID LOT 8 A DISTANCE OF 428.64 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 8.01 ACRES OF LAND MORE OR LESS AND SAID 8.01 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO 1 BOUNDARIES

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 O C	POINT OF COMMENCING
S W C	SOUTHWEST CORNER
F T	FARM TO-MARKET
U E	UTILITY EASEMENT
E & U E	ELECTRICAL AND UTILITY EASEMENT
C L	CENTER LINE
L L	LOT LINE
D E	DRAINAGE EASEMENT

LEGEND

○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
●	FOUND 5/8 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
■	FOUND 80-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

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 17th DAY OF August 2022

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



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

ON 8-30 2022 AT 8:34 AM
INSTRUMENT NUMBER 3373544
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY *Horacio Jara Jr* DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE & FAX
OWNER EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC	302 E COMA AVE STE 16 HIDALGO TX 78557	(956) 641-6868
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