

# LOS LAGOS PHASE VII SUBDIVISION "A"

- BEING A 17.52 ACRES TRACT OF LAND MORE OR LESS COMPRISED OF THE FOLLOWING
- 1) A 9.51 ACRES TRACT OF LAND MORE OR LESS 1.45 ACRES BEING OUT OF LOT 2 BLOCK 1 JOHN CLOSNER 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

## 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 VII 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

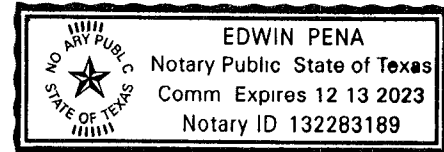
Eduardo Lopez 08/17/2022  
EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC  
302 E. COMA AVENUE SUITE 16  
HIDALGO TX 78557

## 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 17 DAY OF August 2022

Edwin Pena 08-17-2022  
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

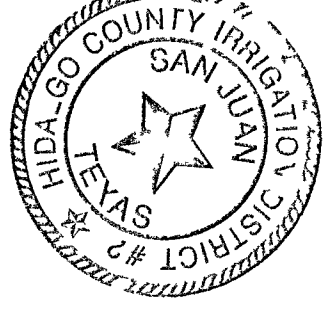
Raul E. Sesin 8-24-22  
for Raul E. Sesin P.E. C.F.D.  
GENERAL MANAGER DATE

## HIDALGO COUNTY IRRIGATION DISTRICT NO 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO 2 ON THIS THE 25th DAY OF May 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

Arturo Guajardo Jr  
PRESIDENT  
Robert Z. Bell  
ATTEST SECRETARY

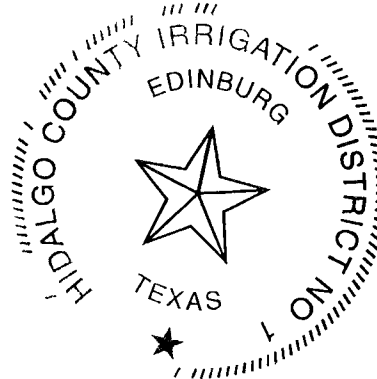


## HIDALGO COUNTY IRRIGATION DISTRICT NO 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO 1 ON THIS DAY OF May 25th 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 Z. Bell  
PRESIDENT  
Mark Hays  
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 VII 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 22nd DAY OF August 2022

Raul E. Sesin  
CHAIRPERSON PLANNING AND ZONING COMMISSION

## STATE OF TEXAS COUNTY OF HIDALGO

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS LAGOS PHASE VII SUBDIVISION "A" WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE 23rd DAY OF August 2022

Arturo Guajardo Jr 8/23/2022  
MAYOR CITY OF EDINBURG DATE  
Clarence Y. Balderas 08/23/2022  
SECRETARY CITY OF EDINBURG DATE

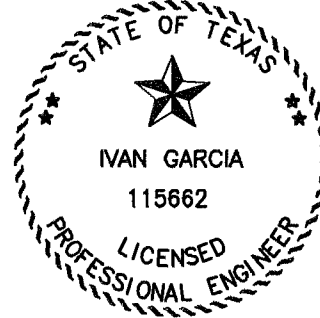


## STATE OF TEXAS COUNTY OF HIDALGO

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 13 DAY OF April 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 BEING AT THE EAST ENTRANCE OF THIS SUBDIVISION TOP OF M.H. ELEV +97.30 (N.A. V.D. 88) NORTHING 16626721.0400 EASTING 1103413.6690 (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 83,857 CUBIC-Feet OR 1.927 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 THIS PROPERTY IS ZONED SUBURBAN RESIDENTIAL

12 ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE



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

ON 8-30-2022 AT 8:34 PM  
INSTRUMENT NUMBER 3375544  
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY Honorio Garcia Jr DEPUTY

## PRINCIPAL CONTACTS

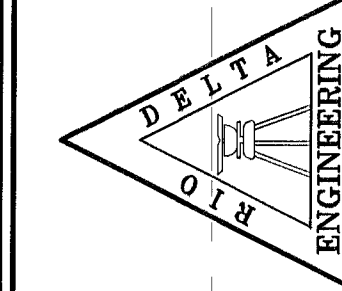
NAME	ADDRESS	PHONE & FAX
OWNER EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC	302 E COMA AVENUE SUITE 16 HIDALGO TX 78557	(956) 605-9445
ENGINEER IVAN GARCIA P.E. R.P.L.S.	921 SOUTH 10th AVE EDINBURG TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR IVAN GARCIA P.E. R.P.L.S.	921 SOUTH 10th AVE EDINBURG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

PLAT NOTES  
LOS LAGOS PHASE VII SUBDIVISION - "A"  
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 O.A. / H.G.E.T.
SCALE AS SHOWN
DATE APRIL 13 2022
PROJECT SUB 21 030
REVISIONS
PAGE NO SHT 1A

PROJECT

ISSUED FOR  
FINAL



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



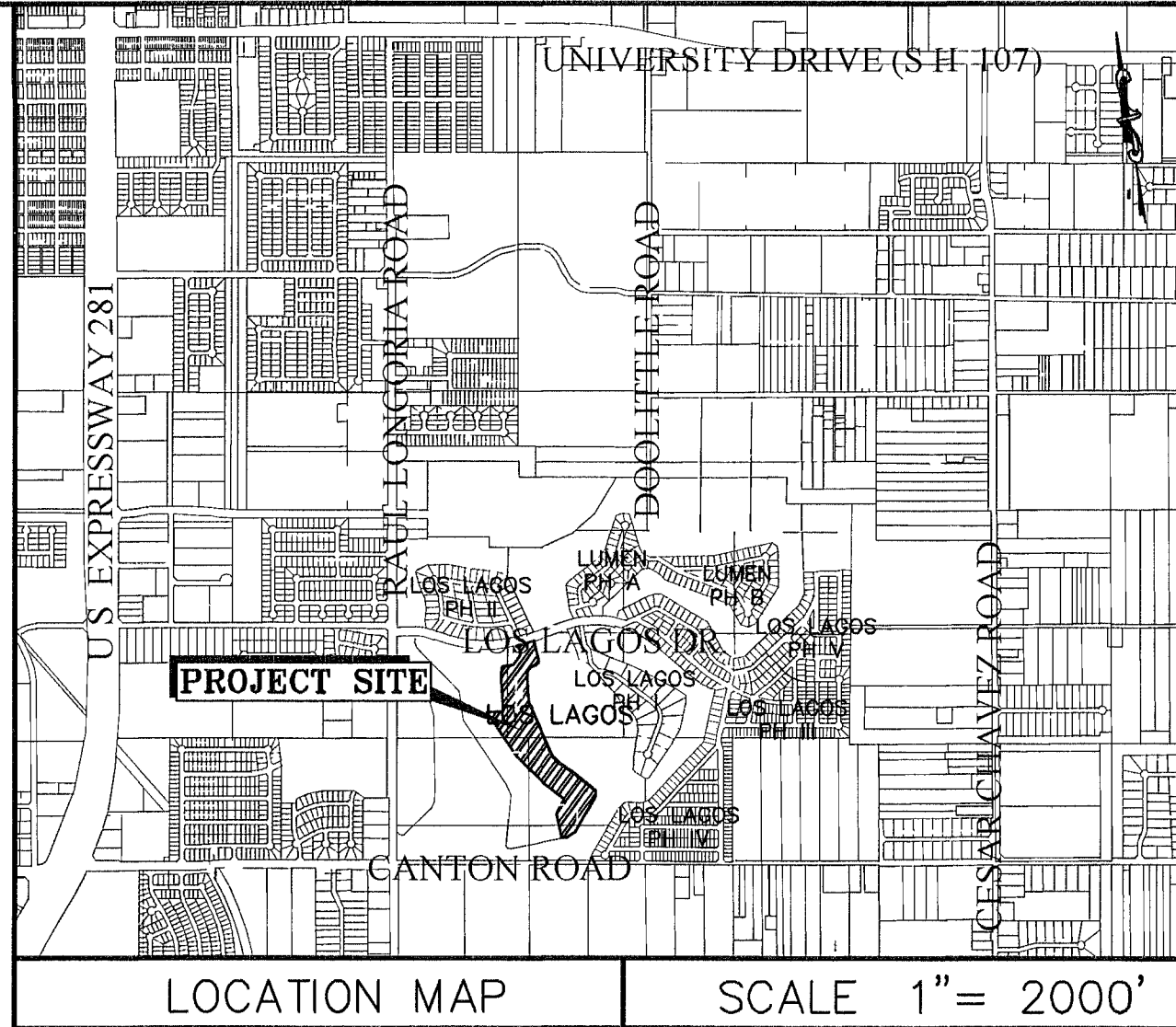
# LOS LAGOS PHASE VII SUBDIVISION - "A"

- BEING A 17.52 ACRES TRACT OF LAND MORE OR LESS COMPRISED OF THE FOLLOWING
- A 9.51 ACRES TRACT OF LAND MORE OR LESS 1.45 ACRES BEING OUT OF LOT 2 BLOCK 1 JOHN CLOSNER 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
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CITY OF EDINBURG  
DOC# 736134,  
MRHC

CITY OF EDINBURG  
DOC 736134,  
ORHC

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



LOCATION MAP

SCALE 1"= 2000'

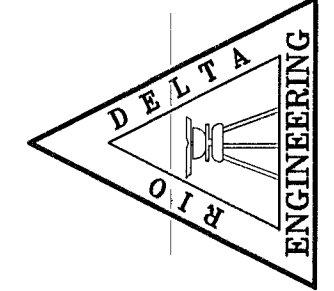
RIO DELTA ENGINEERING

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  
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

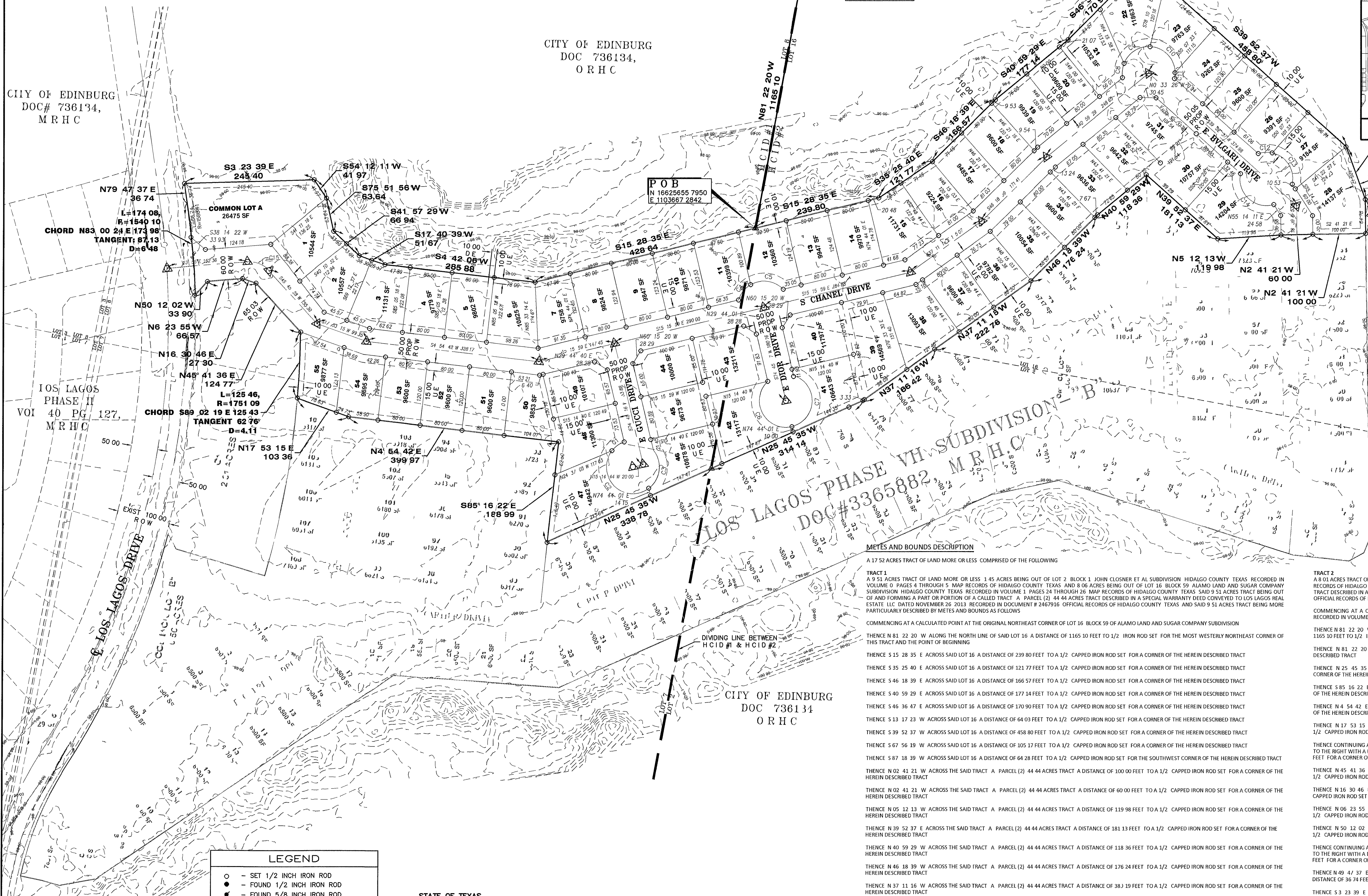
SCALE  
1"=100'

DATE  
JUNE 15 2022

PROJECT  
SUB 21 030

REVISIONS

PAGE NO  
SHT 1



## LEGEND

- SET 1/2 INCH IRON ROD
- FOUND 5/8 INCH IRON ROD
- ✕ FOUND 60-D NAIL
- ▲ SET COTTON PICKER SPINDLE
- ⊗ FOUND 60-D NAIL
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ FOUND FENCE POST
- ⊙ TRAFFIC SIGN
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ IRRIGATION STAND PIPE
- ⊙ DEED RECORD CALL
- ⊙ 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 GUJARDO JR  
HIDALGO COUNTY CLERK

ON 2-30-2022 AT 8:34 AM  
INSTRUMENT NUMBER 3375544  
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

By *Hernando Garcia 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

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	28.90	30.02	33.10	N37 32 05 W
C2	143.81	30.02	164.73	S43 33 07 W
C3	80.61	30.02	92.33	S84 38 45 E
C4	38.02	30.00	43.56	S33 29 03 E
C5	66.70	30.00	76.44	S6 30 27 W
C6	130.92	30.01	130.00	N59 46 02 E
C7	130.88	49.99	150.00	S89 46 02 W
C8	27.03	30.00	30.98	S85 30 07 E
C9	62.02	30.00	71.06	S34 28 49 E
C10	75.24	50.00	86.22	S44 09 37 W
C11	11.00	30.00	12.61	N86 25 37 W
C12	26.91	30.19	30.72	S4 42 03 E
C13	77.83	49.95	89.28	S55 17 57 W
C14	102.86	30.00	117.87	N40 56 24 E
C15	45.51	30.00	52.16	N19 40 47 E

## 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 CLOSNER 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" IRON ROD SET FOR THE MOST WESTERLY NORTHEAST 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 105.37 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 300.00 FEET TO A 1/2" CAPPED IRON ROD SET FOR A 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 60.00 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 39 52 37 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 181.13 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 37 11 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 45 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 E 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 26 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 SOUTHEAST 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 1751.09 FEET CHORD BEARING AND DISTANCE N 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 25 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 1540.10 FEET CHORD BEARING AND DISTANCE N 83 00 24 E 173.98 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT  
THENCE N 49 47 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