

# 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

*[Signature]*  
08/17/2022

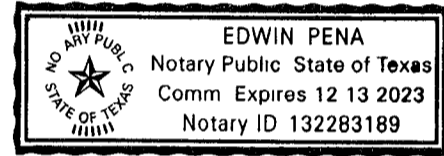
EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC  
302 E. COMA AVENUE SUITE 16  
HIDALGO TX 78557

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

*[Signature]*  
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  
*[Signature]* 1-24-22  
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

*[Signature]*  
PRESIDENT  
*[Signature]*  
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

*[Signature]* PRESIDENT  
*[Signature]* 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

*[Signature]*  
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

*[Signature]* 8/23/2022  
MAYOR CITY OF EDINBURG DATE  
*[Signature]* 08/23/2022  
SECRETARY CITY OF EDINBURG DATE

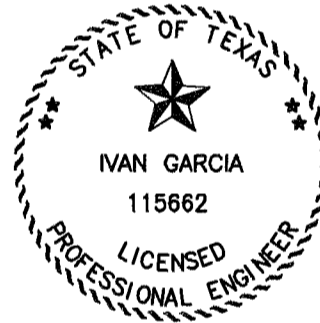


STATE OF TEXAS  
COUNTY OF HIDALGO

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

*[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 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 83,957 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



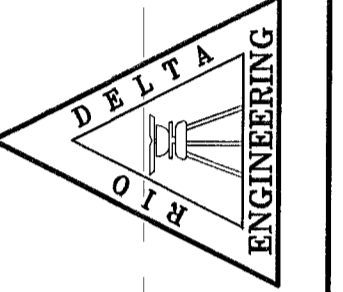
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO JR  
HIDALGO COUNTY CLERK

ON 8-30-2022 AT 8:34 PM  
INSTRUMENT NUMBER 3375544  
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS  
BY *[Signature]* DEPUTY

**PRINCIPAL CONTACTS**

| NAME   | ADDRESS                                     | PHONE & FAX                   |
|--|---|-------------------------------|
| OWNER EDUARDO LOPEZ (PRESIDENT)<br>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 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                    |