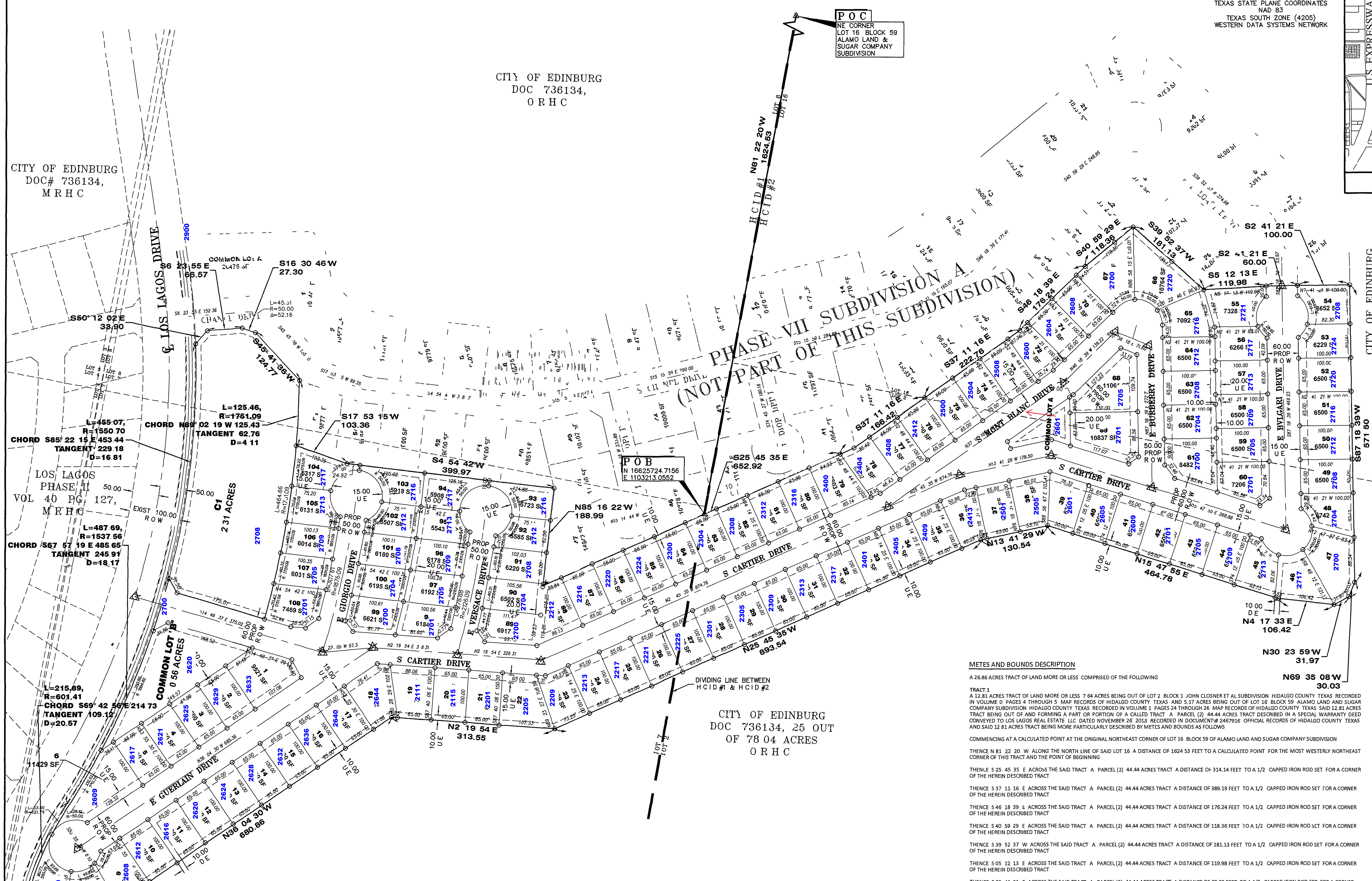
DATE OF PREPARATION JUNE 15 2022

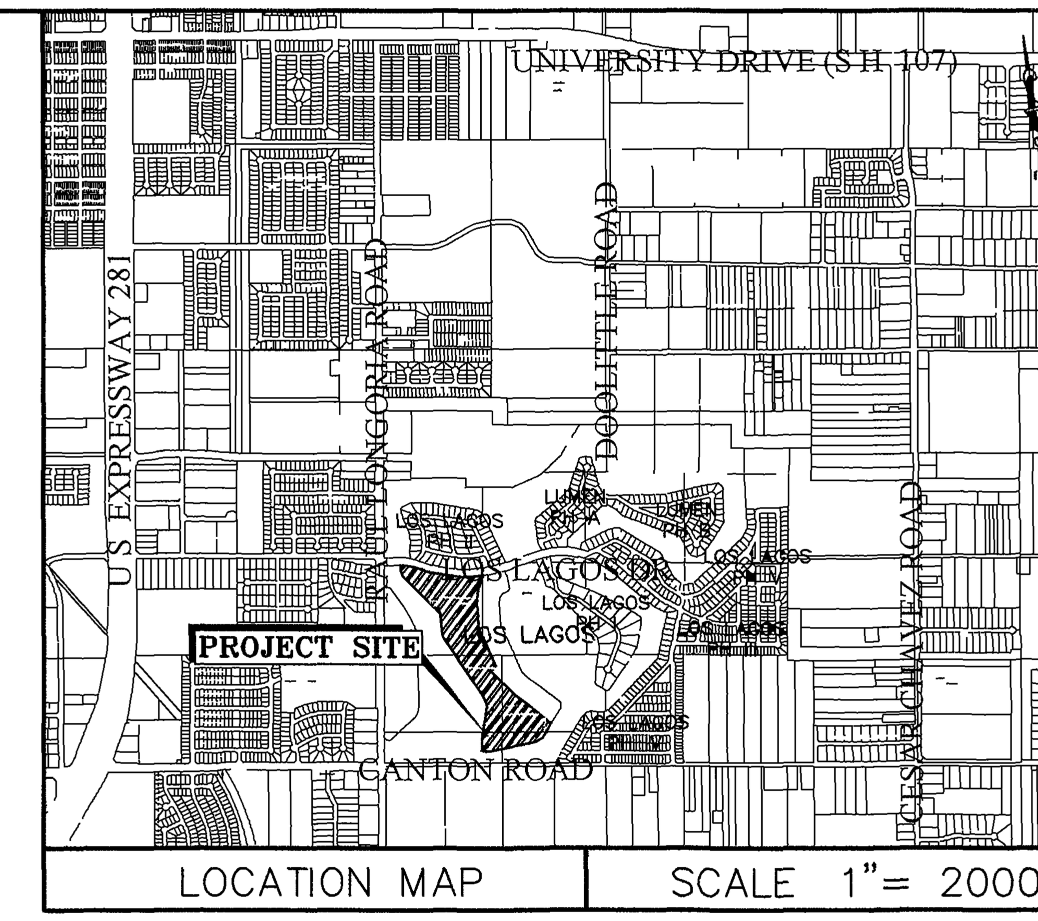
LOS LAGOS PHASE VII SUBDIVISION - "B"

BEING A 26 86 ACRES TRACT OF LAND MORE OR LESS COMPRISED OF THE FOLLOWING

1) A 12.81 ACRES TRACT OF LAND MORE OR LESS 7 64 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 5.17 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 14.05 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





LOCATION MAP SCALE 1"= 2000'

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 O C	POINT OF COMMENCING
S W C	SOUTHWEST CORNER
F T	FARM TRACT
F M	FARM–TO–MARKET
U E	UTILITY EASEMENT
E&U E	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
L	LOT LINE
D E	DRAINAGE 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 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 5th DAY OF July 2022

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

DATE 7/5/22

STATE OF TEXAS REGISTERED IVAN GARCIA 6496 PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

ON 7-26-22 AT 3:08 AM/PM
INSTRUMENT NUMBER 3365862
OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS

BY [signature] DEPUTY

METES AND BOUNDS DESCRIPTION

A 26.86 ACRES TRACT OF LAND MORE OR LESS COMPRISED OF THE FOLLOWING

TRACT 1
A 12.81 ACRES TRACT OF LAND MORE OR LESS 7.64 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 5.17 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 12.81 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 12.81 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 1624 53 FEET TO A CALCULATED POINT FOR THE MOST WESTERLY NORTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING

THENCE S 25 45 35 E 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 37 11 16 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 389.19 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 46 18 39 E 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 S 40 59 29 E 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 S 39 52 37 W 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 S 05 12 13 E 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 S 02 41 21 E 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 S 02 41 21 E 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 S 87 18 39 W ACROSS SAID LOT 16 A DISTANCE OF 571.50 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 69 35 05 W ACROSS SAID LOT 2 A DISTANCE OF 30.03 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 30 23 59 W ACROSS SAID LOT 2 A DISTANCE OF 31.97 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 4 17 33 E ACROSS SAID LOT 2 A DISTANCE OF 106.42 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 15 47 55 E ACROSS SAID LOT 2 A DISTANCE OF 464.78 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 13 41 29 W ACROSS SAID LOT 2 A DISTANCE OF 130.54 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 25 45 35 W ACROSS SAID LOT 2 A DISTANCE OF 642.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 81 22 20 E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 315.06 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 12.81 ACRES OF LAND MORE OR LESS AND SAID 12.81 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO 2 BOUNDARIES

TRACT 2
A 14.05 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 14.05 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 14.05 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 1624.53 FEET TO A CALCULATED POINT FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT AND THE POINT OF BEGINNING

THENCE N 81 22 20 W ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 315.06 FEET TO A CALCULATED POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 25 45 35 W ACROSS SAID LOT 7 A DISTANCE OF 251.54 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 2 19 54 E ACROSS SAID LOT 7 A DISTANCE OF 313.55 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 36 04 30 W ACROSS SAID LOT 7 A DISTANCE OF 680.86 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 11 35 30 W ACROSS SAID LOT 7 A DISTANCE OF 68.69 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 13 44 40 E ACROSS SAID LOT 7 A DISTANCE OF 34.75 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE N 10 00 03 E ACROSS SAID LOT 7 A DISTANCE OF 40.97 FEET TO A 1/2 CAPPED IRON ROD SET FOR THE NORTHWEST 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 SAME BEING ALONG THE SOUTH RIGHT OF WAY OF LOS LAGOS DRIVE A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 20.57 ARC DISTANCE OF 215.89 FEET A RADIUS OF 601.41 FEET CHORD BEARING AND DISTANCE S 69 42 56 E 214.73 FEET 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 SAME BEING ALONG THE SOUTH RIGHT OF WAY OF LOS LAGOS DRIVE A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 18.17 ARC DISTANCE OF 487.69 FEET A RADIUS OF 1537.56 FEET CHORD BEARING AND DISTANCE S 67 57 19 E 485 65 FEET 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 SAME BEING ALONG THE SOUTH RIGHT OF WAY OF LOS LAGOS DRIVE A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 16.81 ARC DISTANCE OF 455.07 FEET A RADIUS OF 1550.70 FEET CHORD BEARING AND DISTANCE S 85 22 15 E 453.44 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 50 12 02 E 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 S 06 23 55 E 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 S 16 30 46 W 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 S 45 41 36 W 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 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 W 125.43 FEET FOR A CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 17 53 15 W 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 S 4 54 42 W 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 85 16 22 W 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 S 25 45 35 E ACROSS THE SAID TRACT A PARCEL (2) 44.44 ACRES TRACT A DISTANCE OF 338 78 FEET TO THE POINT AND PLACE OF BEGINNING SAID TRACT CONTAINING 14.05 ACRES OF LAND MORE OR LESS AND SAID 14 05 ACRES TRACT BEING WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO 1 BOUNDARIES

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

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–"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	O A/H G/E T
SCALE	AS SHOWN
DATE	JUNE 15 2022
PROJECT	SUB 21 030
REVISIONS	
PAGE NO	SHT 1