

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.

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 "B"**, 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.

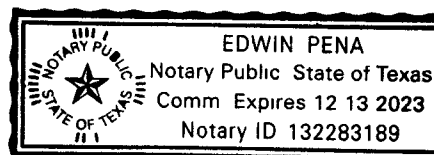
[Signature]
EDUARDO LOPEZ (PRESIDENT)
LOS LAGOS DEVELOPMENT LLC
E COMA AVENUE, SUITE 16
HIDALGO, TX 78557

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 7 DAY OF July, 2022

[Signature] 7-7-2022
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

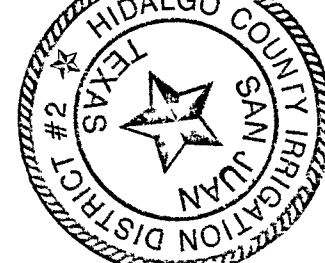
[Signature] 07-20-2022
RAUL E. SESIN, ENGINEER
GENERAL MANAGER DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO 2 ON THIS THE 07-20 DAY OF July, 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-WAY OR EASEMENTS.

[Signature]
PRESIDENT
[Signature]
SECRETARY



ATTEST



HIDALGO COUNTY IRRIGATION DISTRICT NO 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO 1 ON THIS DAY OF May 25, 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 "B"** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

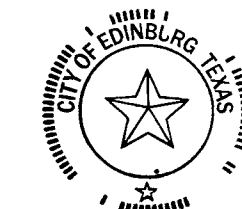
HAS BEEN APPROVED FOR RECORDING ON THE 21st DAY OF July, 2022.

[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 "B"** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE 20 DAY OF July, 2022.

[Signature] 7/22/2022
MAYOR, CITY OF EDINBURG DATE
[Signature] 07/22/2022
SECRETARY, CITY OF EDINBURG DATE

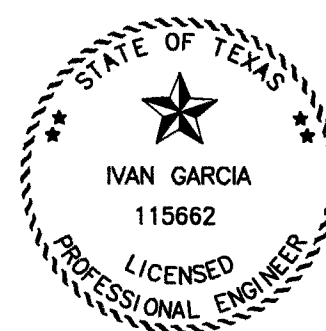


STATE OF TEXAS
COUNTY OF HIDALGO

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 ENTRANCE OF THIS SUBDIVISION. TOP OF M.H. ELEV = 98.14 (N.A. V.D. 88) NORTHING 16626950.8700 EASTING 1102596.6450 (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 130,951 CUBIC-FEET OR 3.006 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

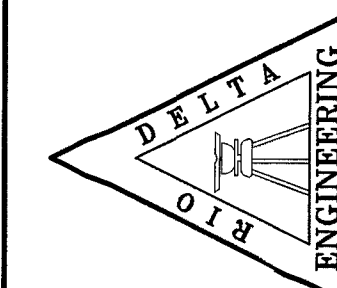
ON 7-28-22 AT 3:00 AM/PM
INSTRUMENT NUMBER 3365982
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY *[Signature]* DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC	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 - "B"
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT: LOS LAGOS PHASE VII SUBDIVISION - "B"
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
PAGE NO: **SHT 1A**