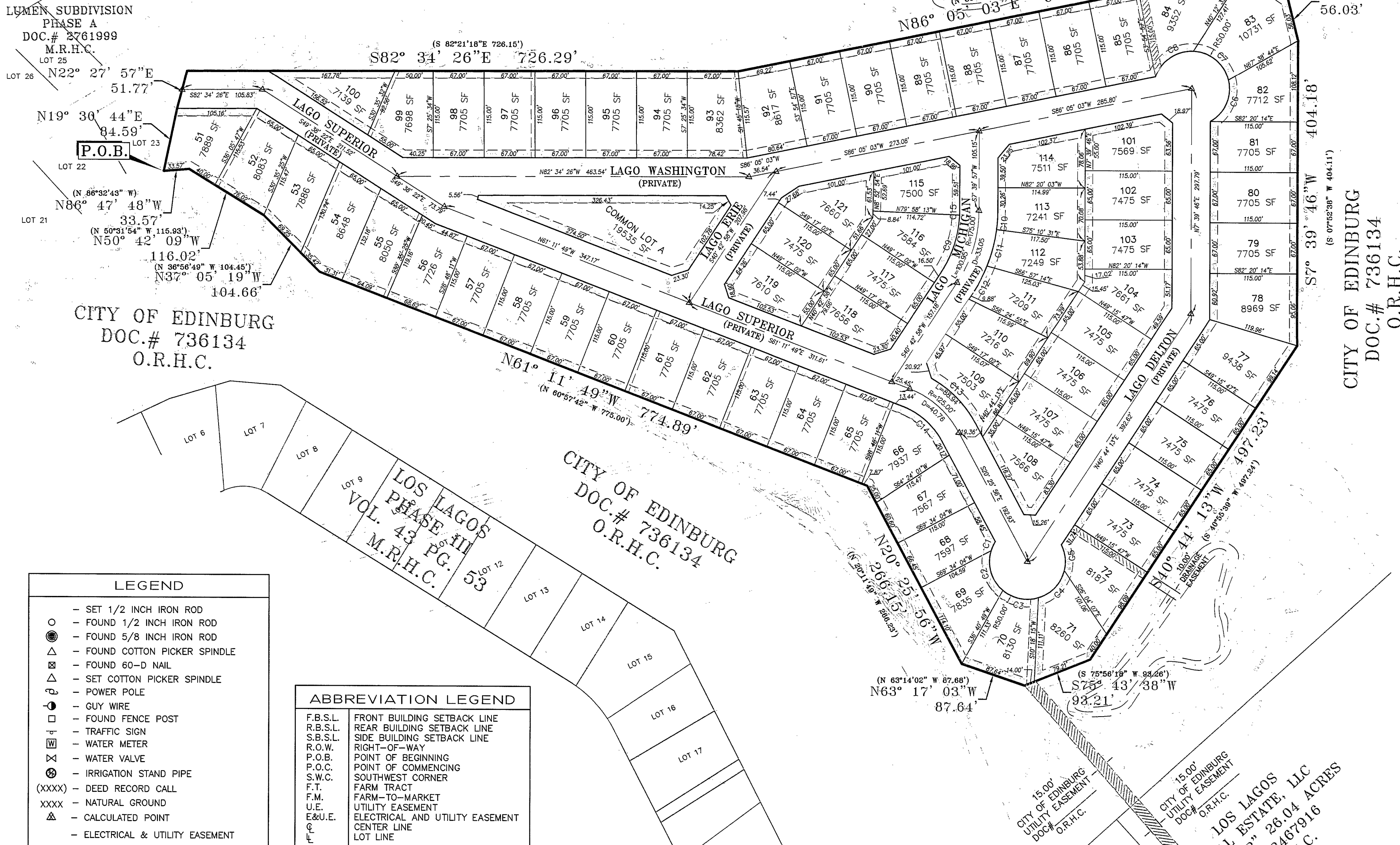


# LUMEN SUBDIVISION PHASE B (PRIVATE)

BEING A 17.335 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOTS 1 AND 2, SWEARENGEN TRACT, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 17.335 ACRES TRACT BEING ALSO A PART OR PORTION OF A CALLED 29.89 ACRE TRACT OF LAND DESCRIBED AS TRACT "A" PARCEL (3) IN A SPECIAL WARRANTY DEED FROM LOS LAGOS INVESTMENTS, LTD. TO LOS LAGOS REAL ESTATE, LLC, DATED NOVEMBER 26, 2013, RECORDED IN DOCUMENT #2467916, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

CITY OF EDINBURG  
DOC.# 736134  
O.R.H.C.

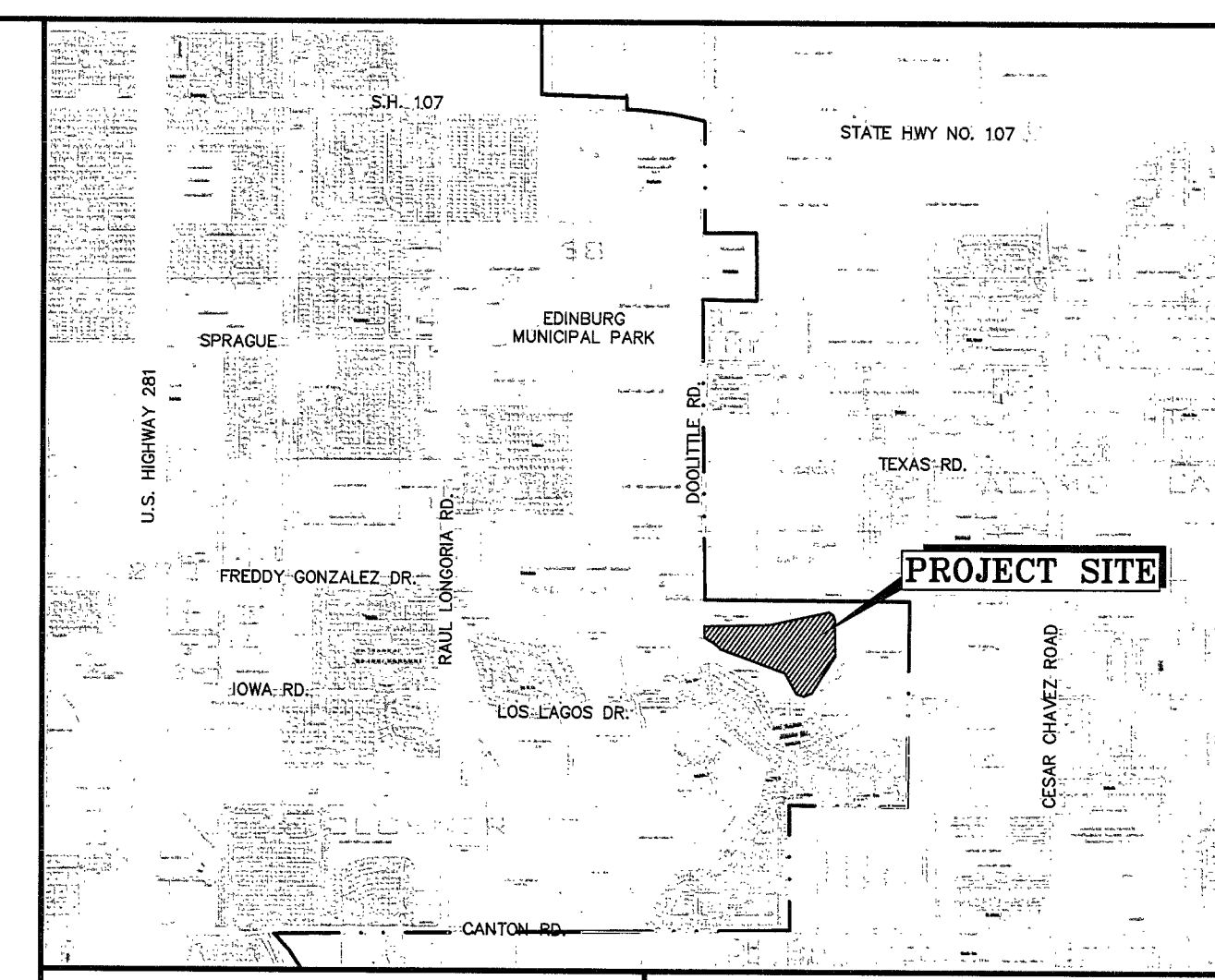


### METES AND BOUNDS DESCRIPTION

BEING A 17.335 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOTS 1 AND 2, SWEARENGEN TRACT, RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 17.335 ACRES TRACT BEING ALSO A PART OR PORTION OF A CALLED 29.89 ACRE TRACT OF LAND DESCRIBED AS TRACT "A" PARCEL (3) IN A SPECIAL WARRANTY DEED FROM LOS LAGOS INVESTMENTS, LTD. TO LOS LAGOS REAL ESTATE, LLC, DATED NOVEMBER 26, 2013, RECORDED IN DOCUMENT #2467916, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 17.335 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT AN IRON ROD FOUND, AT THE MOST EASTERLY SOUTHEAST CORNER OF LUMEN PHASE A SUBDIVISION, RECORDED IN DOCUMENT #275599, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;
THENCE, N 19° 30' 44" E, A DISTANCE OF 84.59 FEET TO AN IRON ROD FOUND, AN ANGLE POINT OF THE SAID LUMEN SUBDIVISION PHASE A, FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
THENCE, N 22° 27' 57" W, A DISTANCE OF 51.77 FEET TO AN IRON ROD FOUND, THE MOST EASTERLY NORTHEAST CORNER OF THE SAID LUMEN SUBDIVISION PHASE A, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 82° 34' 26" E, A DISTANCE OF 726.29 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 86° 05' 03" E, A DISTANCE OF 682.20 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 48° 08' 38" E, A DISTANCE OF 67.84 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 06° 07' 11" E, A DISTANCE OF 56.03 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 07° 39' 46" W, A DISTANCE OF 404.18 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 40° 44' 13" W, A DISTANCE OF 497.23 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 75° 43' 38" W, A DISTANCE OF 93.21 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 63° 17' 03" W, A DISTANCE OF 87.64 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 20° 25' 56" W, A DISTANCE OF 266.15 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 61° 11' 49" W, A DISTANCE OF 774.89 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 37° 05' 19" W, A DISTANCE OF 104.66 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 50° 42' 09" W, A DISTANCE OF 116.02 FEET TO A HALF (1/2) INCH CAPPED IRON ROD FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 86° 47' 48" W, A DISTANCE OF 33.57 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.335 ACRES OF LAND, MORE OR LESS.

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



LOCATION MAP SCALE: 1" = 2000'

### 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 WATER 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: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER; CUL DE SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDES: 7.00 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. BENCHMARKS (B.M.): SANITARY SEWER MANHOLE LID BEING APPROXIMATELY 100 FEET SOUTH OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF M.H. ELEV.=95.22 (N.A.V.D. 88) NORTHING:16626830.24 EASTING:11042286 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
5. 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 32,151.00 CUBIC FEET OR 0.238 ACRE-FEET OF STORM WATER RUNOFF.
6. ONLY ONE SINGLE FAMILY DWELLING PER LOT
7. 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, CROCKING CORNER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
9. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
10. THE HOMEOWNERS' ASSOCIATION FOR ALL THE LOTS MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHTS ELECTRIC BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
11. ALL COMMON ACCESS, PARKING LAND, AND LANDSCAPING AREAS WILL BE MAINTAINED BY LOT OWNERS.
12. THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.
13. THIS PROPERTY IS ZONED NEIGHBORHOOD CONSERVATION 7.1 (NC7.1)
14. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

### 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  
KARLE E. SELLIN, P.E., C.P.M.  
GENERAL MANAGER  
DATE: 5/24/17

### HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 24th DAY OF JULY, 2017 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.

STATE OF TEXAS  
COUNTY OF HIDALGO  
Marilyn... SECRETARY  
... PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
Roland... PLANNING AND ZONING CHAIRMAN

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	13.17'	50.00'	15.09	N32° 01' 27"E	13.13'
C2	57.98'	50.00'	66.44	N8° 44' 24"W	54.79'
C3	50.00'	50.00'	57.30	N70° 36' 30"W	47.94'
C4	52.00'	50.00'	59.58	S50° 57' 08"W	49.68'
C5	35.28'	50.00'	40.42	S0° 56' 57"W	34.55'
C6	64.45'	50.00'	73.86	S30° 43' 58"W	60.08'
C7	64.45'	50.00'	73.86	S43° 07' 36"E	60.08'
C8	64.45'	50.00'	73.86	N63° 00' 50"E	60.08'
C9	80.34'	150.00'	30.69	N25° 22' 22"E	79.38'
C10	25.24'	200.00'	7.23	S11° 16' 54"W	25.23'
C11	50.00'	200.00'	14.32	S22° 03' 34"W	48.87'
C12	40.12'	200.00'	11.49	S34° 58' 08"W	40.06'
C13	84.99'	150.00'	32.46	S36° 39' 53"E	83.86'
C14	71.15'	100.00'	40.78	N40° 48' 52"W	69.66'
C15	6.19'	150.00'	2.36	N8° 50' 52"E	6.19'

LEGEND  
- SET 1/2 INCH IRON ROD  
O - FOUND 1/2 INCH IRON ROD  
● - FOUND 5/8 INCH IRON ROD  
△ - FOUND COTTON PICKER SPINDLE  
⊠ - FOUND 60-D NAIL  
△ - SET COTTON PICKER SPINDLE  
P - POWER POLE  
- - GUY WIRE  
□ - FOUND FENCE POST  
- - TRAFFIC SIGN  
M - WATER METER  
V - WATER VALVE  
S - 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  
C. CENTER LINE  
L. LOT LINE

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 LUMEN SUBDIVISION PHASE B (PRIVATE), ADDITION OF THE 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.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

EDUARDO LOPEZ (PRESIDENT)  
LOS LAGOS DEVELOPMENT LLC,  
58 N. LAMERIE WAY  
THE WOODLANDS, TX. 77302

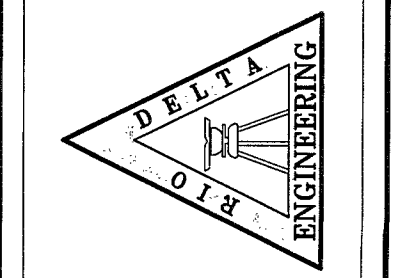
STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO LOPEZ, (PRESIDENT) LOS LAGOS DEVELOPMENT LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF MAY, 2017.

DEBRA J. GUERRA  
Notary Public, State of Texas  
Comm. Expires 02-11-2021  
Notary ID 125196214

Notary Public County of Hidalgo DATE 05-30-17

NAME	ADDRESS	PHONE & FAX
OWNER: EDUARDO LOPEZ (PRESIDENT) LOS LAGOS DEVELOPMENT LLC.	302 E. COMA AVE. PMB#16 HIDALGO, TX. 78557	
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



DRAWN: OSCAR ALARCON JR.  
DESIGN: IVAN GARCIA P.E., R.P.L.S.  
CHECKED: IVAN GARCIA P.E., R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
SCALE: 1" = 100'  
DATE: MAY, 2017

ISSUED FOR: FINAL

PLAT SHEET  
SUBDIVISION PHASE B  
EDINBURG, TEXAS  
HIDALGO COUNTY

PROJECT: SUB 15 009  
PAGE NO. 1 OF 1

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: 8-29-2017 AT 9:53 AM PM  
INSTRUMENT NUMBER 2844940  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: Mary Lou Cantu DEPUTY

