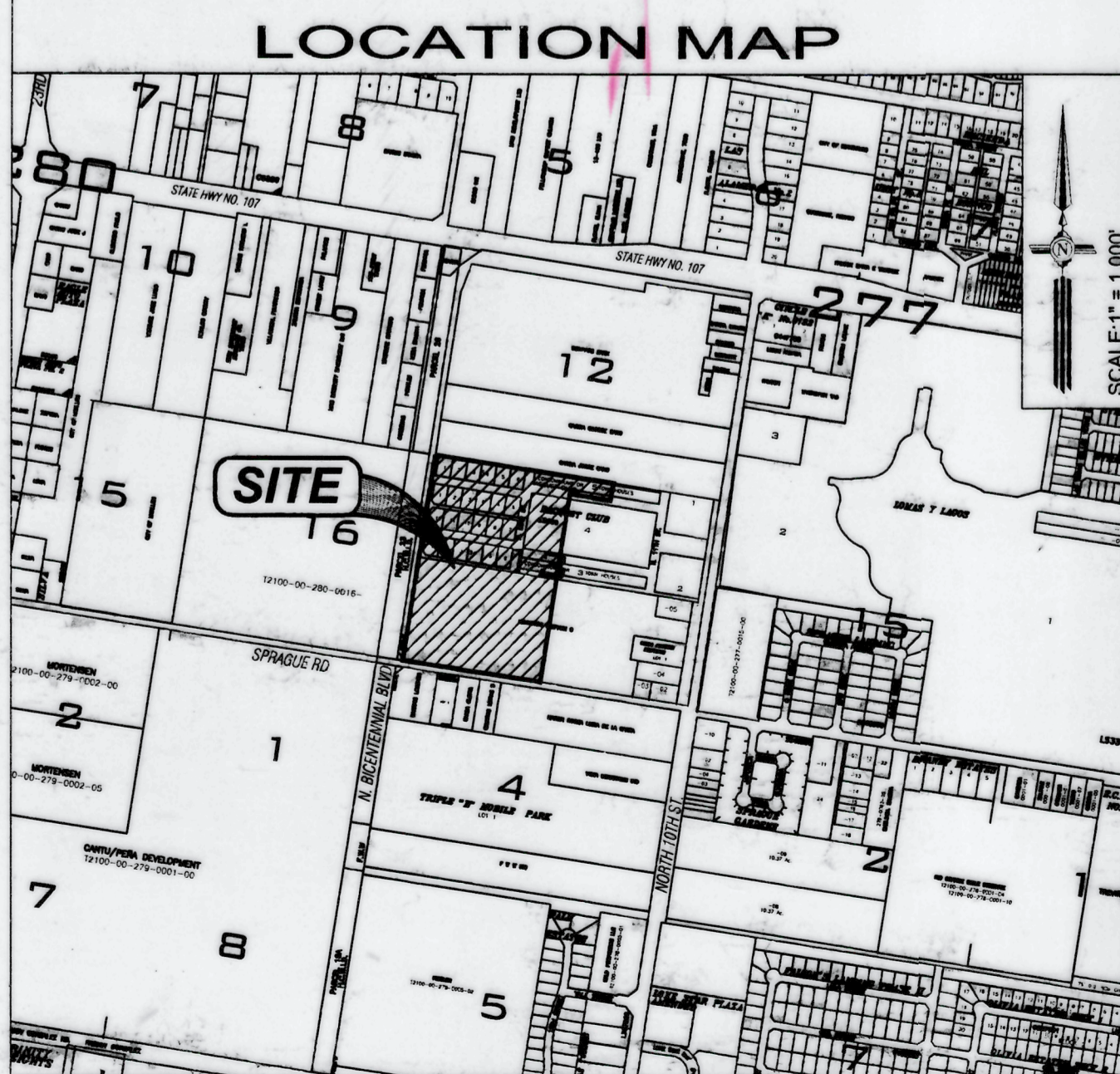


VACATING A PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 4.765 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT, INC.
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTH-EAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
 - G.W.D. - GENERAL WARRANTY DEED
 - E.W.D. - EXCHANGE WARRANTY DEED
 - G.G.W.D. - GENERAL GIFT WARRANTY DEED

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESARLH DATE 01-30-2026
REVISED BY: A.A DATE 02-11-2026
SURVEYED, CHECKED: *Wjh* DATE 2-13-26
FINAL CHECK: _____ DATE _____

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	19847.01	0.458	31	9121.69	0.209	61	9254.70	0.212
2	8751.58	0.201	32	9121.69	0.209	62	9254.70	0.212
3	9379.14	0.215	33	9121.69	0.209	63	9254.70	0.212
4	9379.14	0.215	34	9121.69	0.209	64	9254.70	0.212
5	9379.14	0.215	35	9121.69	0.209	65	9254.70	0.212
6	9379.14	0.215	36	7820.37	0.180	66	9142.20	0.210
7	9379.14	0.215	37	12065.12	0.277	67	9142.20	0.210
8	9379.14	0.215	38	9807.00	0.227	68	9254.70	0.212
9	9379.14	0.215	39	9404.38	0.216	69	9254.70	0.212
10	9379.14	0.215	40	9439.28	0.217	70	9254.70	0.212
11	9379.14	0.215	41	9153.73	0.210	71	9254.70	0.212
12	9379.14	0.215	42	9215.69	0.212	72	9254.70	0.212
13	8962.92	0.206	43	9567.86	0.220	73	9254.70	0.212
14	11329.88	0.260	44	12915.74	0.297	74	9254.70	0.212
15	12037.73	0.276	45	9142.20	0.210	75	9254.70	0.212
16	9013.60	0.207	46	9254.70	0.212	76	9254.70	0.212
17	9204.00	0.211	47	9254.70	0.212	77	9142.20	0.210
18	9204.00	0.211	48	9254.70	0.212	78	9142.20	0.210
19	9204.00	0.211	49	9254.70	0.212	79	9254.70	0.212
20	9204.00	0.211	50	9254.70	0.212	80	9254.70	0.212
21	9204.00	0.211	51	9254.70	0.212	81	9254.70	0.212
22	9204.00	0.211	52	9254.70	0.212	82	9254.70	0.212
23	9100.00	0.209	53	9254.70	0.212	83	9254.70	0.212
24	9447.33	0.217	54	9254.70	0.212	84	9254.70	0.212
25	9104.21	0.209	55	9142.20	0.210	85	9254.70	0.212
26	9121.69	0.209	56	9142.20	0.210	86	9254.70	0.212
27	9121.69	0.209	57	9254.70	0.212	87	9254.70	0.212
28	9121.69	0.209	58	9254.70	0.212	88	9142.20	0.210
29	9121.69	0.209	59	9254.70	0.212			
30	9477.31	0.218	60	9254.70	0.212			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	74.11	50.00	084° 55' 45"	N44° 44' 24"E	67.51	45.76
C2	46.72	50.00	053° 32' 02"	N04° 29' 30"W	45.04	25.22
C3	37.88	50.00	043° 10' 44"	N47° 09' 07"E	36.80	19.79
C4	65.95	50.00	061° 49' 18"	N07° 20' 53"W	51.37	29.94
C5	65.87	50.00	075° 28' 43"	N73° 59' 52"W	61.21	38.70
C6	25.76	50.00	029° 31' 17"	S53° 30' 08"W	25.48	13.17
C7	32.18	50.00	098° 52' 20"	N39° 41' 41"W	31.62	16.67
C8	51.98	50.00	068° 32' 10"	N87° 32' 56"W	48.89	28.02
C9	50.00	50.00	057° 17' 45"	S34° 41' 06"W	47.94	27.32
C10	50.00	50.00	057° 17' 45"	S22° 36' 38"E	47.94	27.32
C11	65.29	50.00	063° 21' 31"	S37° 03' 44"W	62.52	30.86
C12	62.74	50.00	071° 53' 27"	S30° 33' 45"E	68.70	36.25
C13	62.74	50.00	071° 53' 27"	N77° 32' 48"E	68.70	36.25
C14	2.50	50.00	002° 51' 30"	N40° 10' 17"E	2.50	1.25
C15	42.29	50.00	048° 27' 47"	S45° 29' 24"E	41.04	22.50

REPLAT OF VILLAGES AT PARK WEST SUBDIVISION (PRIVATE)

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.



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

ON: March 10, 2026 AT: 11:10 AM/PM
INSTRUMENT NUMBER 3731502
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: *[Signature]* DEPUTY

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 28.366 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, (FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET), CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 51° 15' 31" W A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W AT A DISTANCE OF 801.45 FEET PASS THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 1,232.47 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,232.47 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD AND SOUTH LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 907.97 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, A DISTANCE OF 35.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 36° 03' 29" W A DISTANCE OF 49.68 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 586.02 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 668.96 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.366 ACRES, SAVE AND EXCEPT 4.789 ACRES, LEAVING 23.577 ACRES, OF WHICH 0.417 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 23.160 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT "A"

A TRACT OF LAND CONTAINING 1.599 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 1.599 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, (FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET), CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 768.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 535.52 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 49° 17' 03" W A DISTANCE OF 26.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 284.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 22' 27" E A DISTANCE OF 28.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 42' 51" W A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 54° 08' 55" W A DISTANCE OF 28.33 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 284.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 33' 26" E A DISTANCE OF 28.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 588.78 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 293.84 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 922.97 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 668.96 TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.599 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT TRACT "B"

A TRACT OF LAND CONTAINING 3.166 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.166 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, (FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET), CONTINUING A TOTAL DISTANCE OF 518.52 FEET;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET;

THENCE, N 80° 56' 31" W A DISTANCE OF 708.48 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 09° 03' 29" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E, A DISTANCE OF 290.87 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 291.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

1. THENCE, S 09° 03' 29" W A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 80° 56' 31" E A DISTANCE OF 293.12 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 80° 56' 31" W A DISTANCE OF 293.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 09° 03' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 31" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 09° 03' 29" E A DISTANCE OF 127.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 80° 56' 31" W A DISTANCE OF 549.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 80° 56' 31" E A DISTANCE OF 550.05 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 80° 56' 31" W A DISTANCE OF 530.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 08° 42' 51" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 80° 56' 31" E A DISTANCE OF 530.70 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 80° 56' 31" W A DISTANCE OF 551.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 80° 56' 31" E A DISTANCE OF 551.85 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 09° 03' 29" E A DISTANCE OF 117.24 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
20. THENCE, S 80° 56' 31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.166 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 4903210325 D MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR DATE MAY 17, 2001.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB, MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING ORDINANCE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN EXCEPT 10 FT. FRONT SETBACK FOR UNENCLOSED CARPORTS ONLY FOR LOTS 1-88.
REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDE: 6 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
CORNER: 10 FT. OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. CITY OF MCALLEN BENCHMARK: NUMBER MC 12, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST SIDE OF BICENTENNIAL BLVD. IN BETWEEN SPRAGUE ROAD & 107. GEODETIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2000) N=16636202.035, E=1076277.683, ELEV=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 174,283 C.F. - 4.00 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS COMMON AREA "A"
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. BICENTENNIAL BLVD., SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONUSES AND ALONG N. BICENTENNIAL BLVD. AND SPRAGUE ROAD.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 26 FT. X 28 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 FT. X 10 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY AND STREET INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BICENTENNIAL BLVD AND SPRAGUE ROAD.
14. COMMON AREA "A" (DETENTION), COMMON DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, PRIVATE ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-168 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER DOCUMENT NO. 1960046, H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF VILLAGES AT PARK WEST SUBDIVISION IS \$123,900.00, BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED 88 MULTI-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON 08/09/2024, WITH THE CONDITIONS LISTED.
20. COMMON AREA "A" WILL BE USED FOR DETENTION ONLY. COMMON AREA "A" WILL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.

**SUBDIVISION MAP OF
VACATING A PORTION OF RACQUET
CLUB SUBDIVISION
TO REPLAT OF
VILLAGES AT PARK WEST
SUBDIVISION
(PRIVATE SUBDIVISION)**

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.

APPROVED BY DRAINAGE DISTRICT:

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 §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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SEBUN, P.E., C.E.M.
GENERAL MANAGER

02-27-26
DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

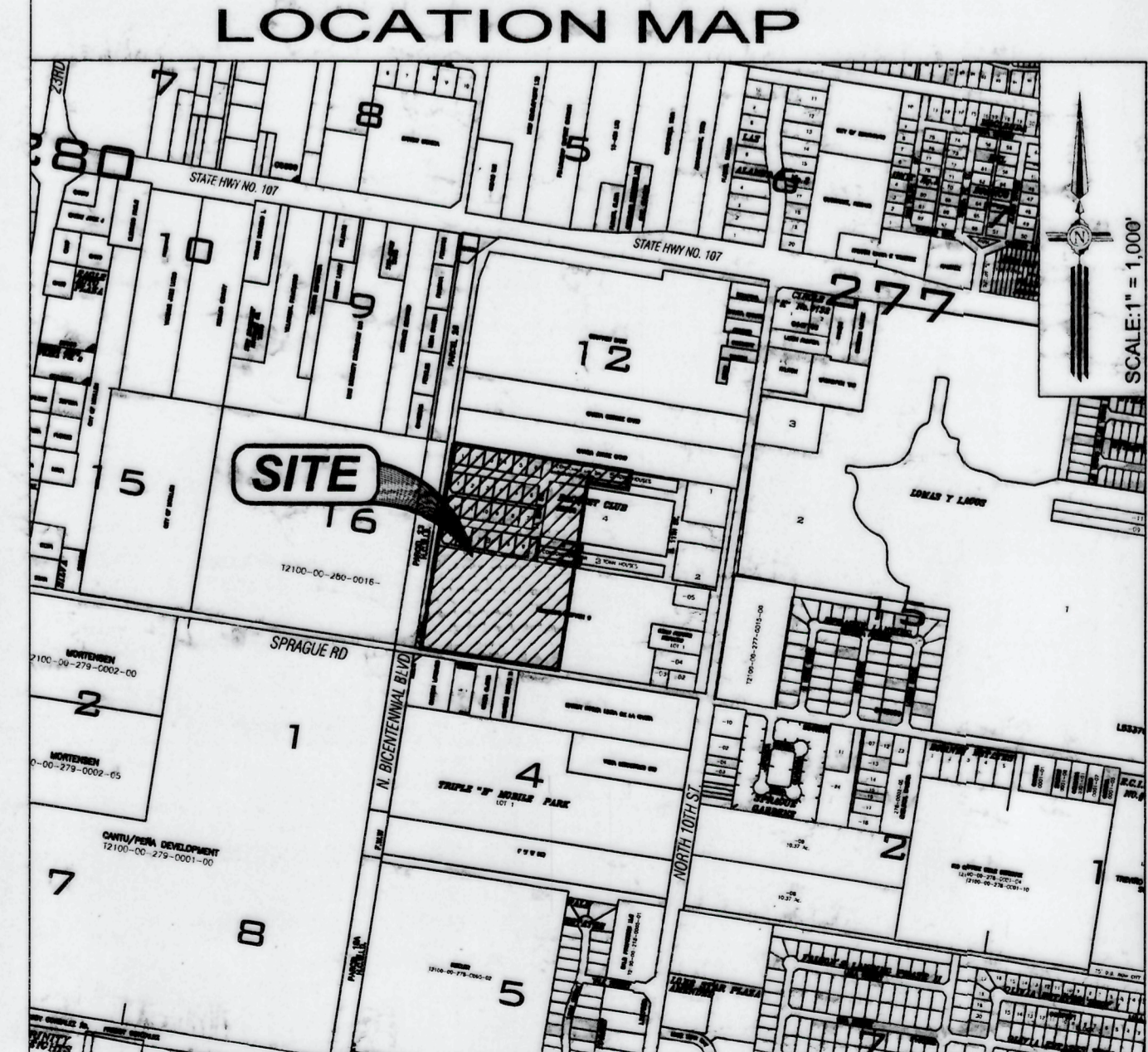
MAYOR, CITY OF MCALLEN

2/20/26
DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

2-17-26
DATE



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESARI/LH	DATE 01-30-2026
REVISED BY: AA	DATE 02-11-2026
SURVEYED, CHECKED: LMJ	DATE 2-12-26
FINAL CHECK: BG	DATE 2-12-26

STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF VILLAGES AT PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREETS(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. BICENTENNIAL BLVD. AND SPRAGUE ROAD FOR THE USE AS A STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAN DEVELOPMENT, CORP.
SHAVI MAHTANI, PRESIDENT
1200 AUBURN STREET, SUITE 250
MCALLEN, TEXAS 78504
DATE: 2-16-2026

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, 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 THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF February, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION TO REPLAT OF VILLAGES AT PARK WEST SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

FRED GARZA, EXECUTIVE VICE PRESIDENT
TEXAS REGIONAL BANK
4501 N 10TH STREET
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED GARZA, 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 THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF February, 2026.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 15th DAY OF February, 2026.

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 10/18/2023
DATE REVISED: 08/28/2024
ENGINEERING JOB # 24095.00

STATE OF TEXAS
COUNTY OF HIDALGO
I, ROBERTO N TAMEZ, 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 MCALLEN, TEXAS.

DATED THIS THE 15th DAY OF February, 2026.

ROBERTO N TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 06/13/2024
SURVEY JOB # 24095.08

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

ON: March 10, 2026 AT 11:10 AM/PM

INSTRUMENT NUMBER 3731502
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY