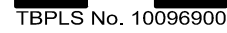


LEGEND

●	FOUND NO. 4 REBAR
○	FOUND PIPE
○	SET NO. 4 REBAR WITH PLASTIC
○	CAP STARTING 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.	NORTHEAST CORNER
P.O.B.	POINT BEGINNING
P.O.C.	POINT OF COMMENCING
W.D.W.V.L.	WARRANTY DEED WITH VENDORS L
G.W.D.	GENERAL WARRANTY DEED
E.W.D.	EXCHANGE WARRANTY DEED
G.G.W.D.	GENERAL GIFT WARRANTY DEED



BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF MCALLEN,
COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 1 AND 2 A PART OR PORTION
OUT OF LOTS 3-5 RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP
RECORDS



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: CESAR/L.H. DATE 10-15-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

BEING A SUBDIVISION OF 23.918 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 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.



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY _____

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.918 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 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 23.918 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 23.918 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, A DISTANCE OF 50.00 FEET TO 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' 56" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 668.97 FEET PASS A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FROM WHICH AN IRON PIPE FOUND BEARS N 85° 06' 55" W A DISTANCE OF 0.88 FEET, CONTINUING A TOTAL DISTANCE OF 797.20 FEET TO A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 39' 45" W A DISTANCE OF 1.03 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 80° 56' 31" E WITHIN THE EXISTING RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 50.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 13, SECTION 277, FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 140.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, N 80° 56' 34" W AT DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET AND THE NORTHEAST CORNER OF LOT 1, CHILLI PEPPER EXPRESS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 52, HIDALGO COUNTY MAP RECORDS, FROM WHICH A FOUND PIPE BEARS S 81° 26' 26" W A DISTANCE OF 0.61 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID LOT 1, CHILLI PEPPER EXPRESS, A DISTANCE OF 150.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 80° 56' 33" W, A DISTANCE OF 11.63 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN P. ABRAHAM BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407749, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID JOHN P. ABRAHAM, AT A DISTANCE OF 212.00 FEET TO THE NORTH EXISTING RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 232.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 13, SECTION 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

8. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 598.41 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

9. THENCE, N 08° 44' 29" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, AT A DISTANCE OF 651.02 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

10. THENCE, S 81° 15' 31" E A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

11. THENCE, N 08° 44' 29" E A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.918 ACRES TOTAL, SAVE AND EXCEPT 3.978 ACRES, LEAVING 19.940 ACRES GROSS OF WHICH 0.161 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET, AND 1.275 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 19.904 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.978 ACRES 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, A DISTANCE OF 50.00 FEET TO 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' 56" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

2. THENCE, N 80° 59' 31" W A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 09° 03' 29" W A DISTANCE OF 249.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 80° 56' 31" E A DISTANCE OF 322.03 FEET TO A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 80° 56' 31" W A DISTANCE OF 323.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 09° 03' 29" W A DISTANCE OF 249.47 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 80° 56' 31" E A DISTANCE OF 325.12 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

10. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION A DISTANCE OF 888.28 FEET TO A NO. 4 REBAR SET FOR, FOR THE SOUTHWEST CORNER OF THIS TRACT;

11. THENCE, N 08° 44' 29" E A DISTANCE OF 30 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 80° 56' 31" E A DISTANCE OF 503.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

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

14. THENCE, N 80° 56' 31" W A DISTANCE OF 503.54 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

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

16. THENCE, S 80° 56' 31" E A DISTANCE OF 503.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, N 09° 03' 29" E A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

18. THENCE, N 80° 56' 31" W A DISTANCE OF 505.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

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

20. THENCE, S 80° 56' 31" E A DISTANCE OF 506.13 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

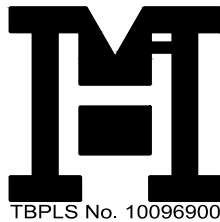
21. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

22. THENCE, N 80° 56' 31" W A DISTANCE OF 98.52 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

23. THENCE, N 08° 44' 29" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

24. THENCE, S 80° 56' 31" E A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.978 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESARI, L.H. DATE 10-15-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

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. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

DRAWN BY: CESARI, L.H. DATE 10-15-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

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. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

DRAWN BY: CESARI, L.H. DATE 10-15-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

SUBDIVISION MAP OF

VACATE A PORTION OF
RACQUET CLUB SUBDIVISION
INTO RE-PLAT
OF PARK WEST SUBDIVISION
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 23.918 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 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.

GENERAL NOTES :

- 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: 480345 0325 D MAP REVISED, JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING ORDINANCE:
FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
LOTS 2-86: 20 FT. OR GREATER FOR EASEMENTS
REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 5 FT. OR GREATER FOR EASEMENTS
CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- CITY OF MCALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=19636202.035, E=1076277.683, ELEV.=102.61.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. - - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
- 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.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS. BOTH SIDES OF JOHNSON CREEK AVE. IF ½ MILE VARIANCE IS APPROVED.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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 IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.
- COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, 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 OF SECTION 134-168 SHALL BE NULL & VOID.
- 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.
- HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
- ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- 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 BUILDINGS PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISION IS \$59,500.00, BASED ON \$700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-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 _____ WITH THE CONDITIONS LISTED.
- LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-86 WILL BE USED AS RESIDENTIAL LOTS.

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. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

DRAWN BY: CESARI, L.H. DATE 10-15-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF 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 STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(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 NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBE TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF 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 STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(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 NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT
1200 AUBURN STREET, SUITE 250
MCALLEN, TEXAS 78504

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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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 THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF 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.

GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

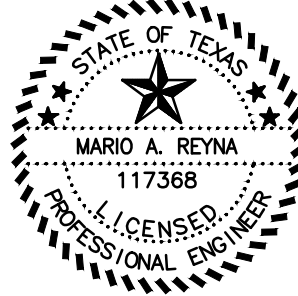
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 10/18/2023
DATE REVISED: 03/11/20245
ENGINEERING JOB # 24094.00



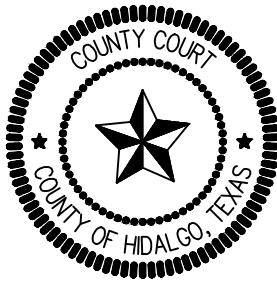
STATE OF TEXAS
COUNTY OF HIDALGO

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 _____ DAY OF _____, 20____.

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

DATE SURVEYED: 06/13/2024
SURVEY JOB # 24094.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY