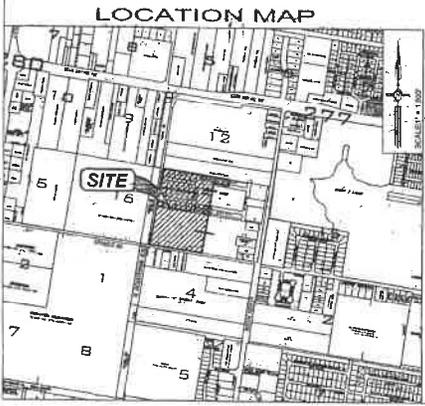


VACATING A PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 4.786 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



- LEGEND**
- POINT OF BEGINNING
 - POINT OF BEGINNING
 - CAP STAMPED SURVEY & PLAT, INC.
 - RIGHT OF WAY
 - N.C.R. - NICHOLS COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E.C.O.R. - NORTH EAST CORNER
 - P.O.C. - POINT OF CORNER
 - P.O.C. - POINT OF CORNER
 - W.P.O.C. - WEST POINT OF CORNER
 - G.W.P. - GENERAL WARRANTY DEED
 - E.W.P. - ESCHEAT WARRANTY DEED
 - G.W.P. - GENERAL WARRANTY DEED

M MULDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
110 W. MAINTYRE - EDINBURG, TX 78841
PH: (512) 281-0881 - FAX: (512) 281-1830
ESTABLISHED 1947 - www.muldendehunt.com

DRAWN BY: GERMANY DATE: 03/20/2020
REVISED BY: J.A. DATE: 03/11/2020
SURVEYED CHECKED: W.H. DATE: 2/11/24
FINAL CHECK: DATE:

Lot Area Table	Lot Area Table	Lot Area Table	Curve Table																																																																																																																																																																																																																																																											
<table border="1"> <tr><th>Lot #</th><th>SQ. 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REPLAT OF VILLAGES AT PARK WEST SUBDIVISION (PRIVATE)

A TRACT OF LAND CONTAINING 28.365 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 28.365 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 1889046, HIDALGO COUNTY OFFICIAL RECORDS.



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

ON March 10, 2024 at 11:10 AM
INSTRUMENT NUMBER 3731502
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.366 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 12, SUBDIVISION...

THENCE S 89° 20' 20" W A DISTANCE OF 30.00 FEET TO AN IRON PEG... THENCE S 89° 20' 20" W A DISTANCE OF 100.00 FEET TO AN IRON PEG... THENCE S 89° 20' 20" W A DISTANCE OF 100.00 FEET TO AN IRON PEG...

APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE NECESSARY REQUIREMENTS OF THE DRAINAGE REGULATIONS OF THIS CITY...

GENERAL NOTES: 1. THIS SUBDIVISION IS IN BLOCK 12 OF "VILLAGES AT PARK WEST" AREA OF 150.00 ACRES WITH AVERAGE DENSITY OF 1.5 UNITS PER ACRE... 2. THE DRAINAGE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE NECESSARY REQUIREMENTS OF THE DRAINAGE REGULATIONS OF THIS CITY...

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

STATE OF TEXAS COUNTY OF HIDALGO I, WALTER H. FARRINGTON, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY...

A TRACT OF LAND CONTAINING 23.366 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 16, PAGE 60, HIDALGO COUNTY MAP RECORDS...

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER H. FARRINGTON 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 EXHIBITED UNDER HIS HAND AND SEAL OF OFFICE...

APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE NECESSARY REQUIREMENTS OF THE DRAINAGE REGULATIONS OF THIS CITY...

STATE OF TEXAS COUNTY OF HIDALGO I, WALTER H. FARRINGTON, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY...

APPROVED BY CITY CLERK: I, KAREN L. OLIVER, CLERK OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY...

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KAREN L. OLIVER 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 EXHIBITED UNDER HIS HAND AND SEAL OF OFFICE...

APPROVED BY CHAIRMAN PLANNING AND ZONING COMMISSION: I, WALTER H. FARRINGTON, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY...

STATE OF TEXAS COUNTY OF HIDALGO I, ROBERTO H. FARRINGTON, 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 ADJACENT ENCROACHMENTS, ENCUMBRANCES, OR OVERLAPPING OF BOUNDARIES, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CONVENOR HAS SHOWN THEREON WHERE PROPOSED PLATS LIES UNDER HIS SUBDIVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

LOCATION MAP



MELDEN & HUNT, INC. CONSULTANTS ENGINEERS ARCHITECTS 116 W. SANDYBROOK - EDINBURGH, TX 76021 TEL: (817) 281-1001 - FAX: (817) 281-1038 ESTABLISHED 1947 - www.MeldenAndHunt.com

DATE: 01-20-2026 REVISED BY: JAC DATE: 02-11-2026 SURVEYED CHECKED: JAC DATE: 2-13-26 FINAL CHECK: DG DATE: 2-11-26

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

ON: March 10, 2026 AT 11:10 AM INSTRUMENT NUMBER 3931562 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS