

**Affidavit**  
**Jackson Avenue**

THE STATE OF TEXAS

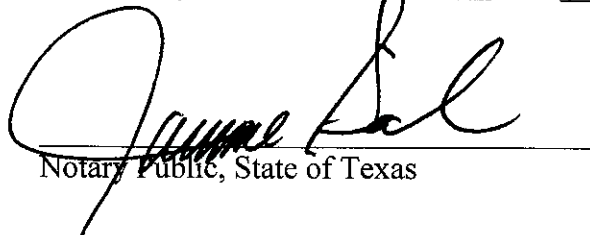
COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **SAUL RAMIREZ**, who being before me here and now duly swears upon oath and says:

My name is SAUL RAMIREZ my address is P.O. Box 612 Penitas, Texas 78576. I have been employed by Hidalgo County Precinct No. 3 since 1994 to the present. I have known Jackson Avenue to be open to the public and maintained by the County on and off and on an as needed basis by the Hidalgo County Pct. # 3 since 1994.



**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Saul Ramirez This 17<sup>th</sup>  
day of March, 2008

  
Notary Public, State of Texas





# Hidalgo County Appraisal District

WORK IN PROGRESS

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- [Abstracts](#)
- [Subdivisions](#)

Property ID	Owner Name	Legal Description	Value
<i>OK</i> R290654	CARDONA, CIRO <i>Elodia</i>	STEWART PALMS LOT 1 <i>X</i>	\$22,151
<i>OK</i> R290655	GARCIA, ARTURO, JR	STEWART PALMS LOT 2	\$68,261
<i>OK</i> R290656	RODRIGUEZ, JOSE L & MARIA E	STEWART PALMS LOT 3	\$73,226
<i>OK</i> R290657	TREVINO, GRACIELA	STEWART PALMS LOT 4 <i>e</i>	\$22,973
<i>OK</i> R290658	GARCIA, ELVIRA	STEWART PALMS LOT 5	\$91,009
<i>OK</i> R290659	GARCIA, EFREN & SOLEDAD	STEWART PALMS LOT 6	\$66,330
<i>OK</i> R290660	GARCIA, ABDON & ELVIRA	STEWART PALMS LOT 7	\$14,179
<i>OK</i> R290661	GARCIA, ARTURO & SAN JUANA	STEWART PALMS LOT 8	\$58,180
<i>OK</i> R290662	GARCIA, ELVIRA	STEWART PALMS LOT 9	\$12,619
<i>OK</i> R290663	SOTO, JUAN I	STEWART PALMS LOT 10	\$22,900
<i>OK</i> R290664	ZAPATA, LUIS A & MARIA I	STEWART PALMS LOT 11 <i>a</i>	\$14,773
<i>OK</i> R290665	GARCIA, ABDON SR & ELVIRA	STEWART PALMS LOT 12	\$80,670
<i>OK</i> R290666	GARCIA, ABDON SR & ELVIRA	STEWART PALMS LOT 13	\$55,341
<i>OK</i> R290667	GARCIA, ABDON R & ELVIRA	STEWART PALMS LOT 14	\$80,034
<i>OK</i> R290668	GARCIA, ELODIA	STEWART PALMS LOT 15	\$14,179
<i>OK</i> R290669	VELA, JOSEFINA A & ESMERALDA <i>Elodia</i>	STEWART PALMS LOT 16	\$14,179
<i>OK</i> R290670	GARCIA, ELVIRA	STEWART PALMS LOT 17	\$14,179
<i>OK</i> R290671	GARCIA, ABDON & ELVIRA	STEWART PALMS LOT 18	\$15,187
<i>OK</i> R290672	GARCIA, ABDON SR & ELVIRA	STEWART PALMS LOT 19	\$15,187
<i>OK</i> R290673	GARCIA, ABDON SR & ELVIRA	STEWART PALMS LOT 20	\$15,187

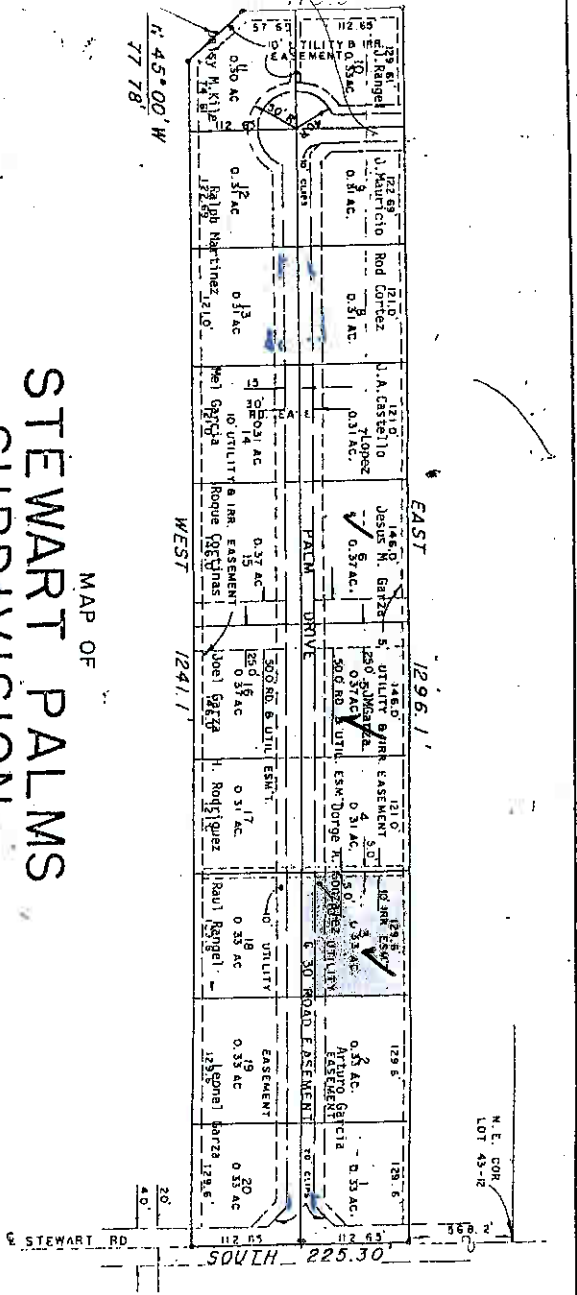
222  
9687

# STEWART PALMS SUBDIVISION

HIDALGO COUNTY, TEXAS

MAP OF

BEING A RESUBDIVISION OF THE SOUTH 5.88 ACRES OF THE SOUTH 20.0 ACRES  
OF THE NORTH 23.5 ACRES OF LOT 43-12  
WEST ADDITION TO SHAWLAND  
HIDALGO COUNTY, TEXAS



*Green & West  
Garza  
4893-222  
984-9973*

*Use P 169*

Stewart Palms

- 1,2 Arturo Garcia
- 3,4 Jorge A. Gonzalez
- 5,6 Jesus M. Garza
- 7 Jose Antonio Gastu
- 8 Rodrigo Cortez
- 9 Jacinto A. Maurici
- 10 Joel B. Rangel
- 11 Daisy May Kile
- 12,13 Ralph Martinez

*114,000  
-1221*

*39,000*

*4600  
515  
920*

*1000  
1000*

*000019 S*

Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 1: Ciro Cardona

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 1, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Ciro Cardona, recorded in Document No. 1188327, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 1 and in the right-of-way of Stewart Road, **THENCE**, N 81° 27' 01" W (WEST), along the North line of said Lot 1, a distance of 20.00 feet to the West right-of-way of said Stewart Road, **THENCE**, S 08° 32' 59" W (SOUTH), along the West right-of-way of said Stewart Road, a distance of 77.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the West right-of-way of said Stewart Road, a distance of 35.00 feet to a nail set on the South line of said Lot 1 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 1 and the Centerline of Said Jackson Avenue, a distance of 109.60 feet to a nail set on the Southwest corner of said Lot 1, for the southwest corner of this tract;


**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 1, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

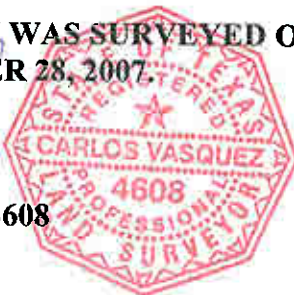
**THENCE**, S 81° 27' 01" E, a distance of 89.60 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;

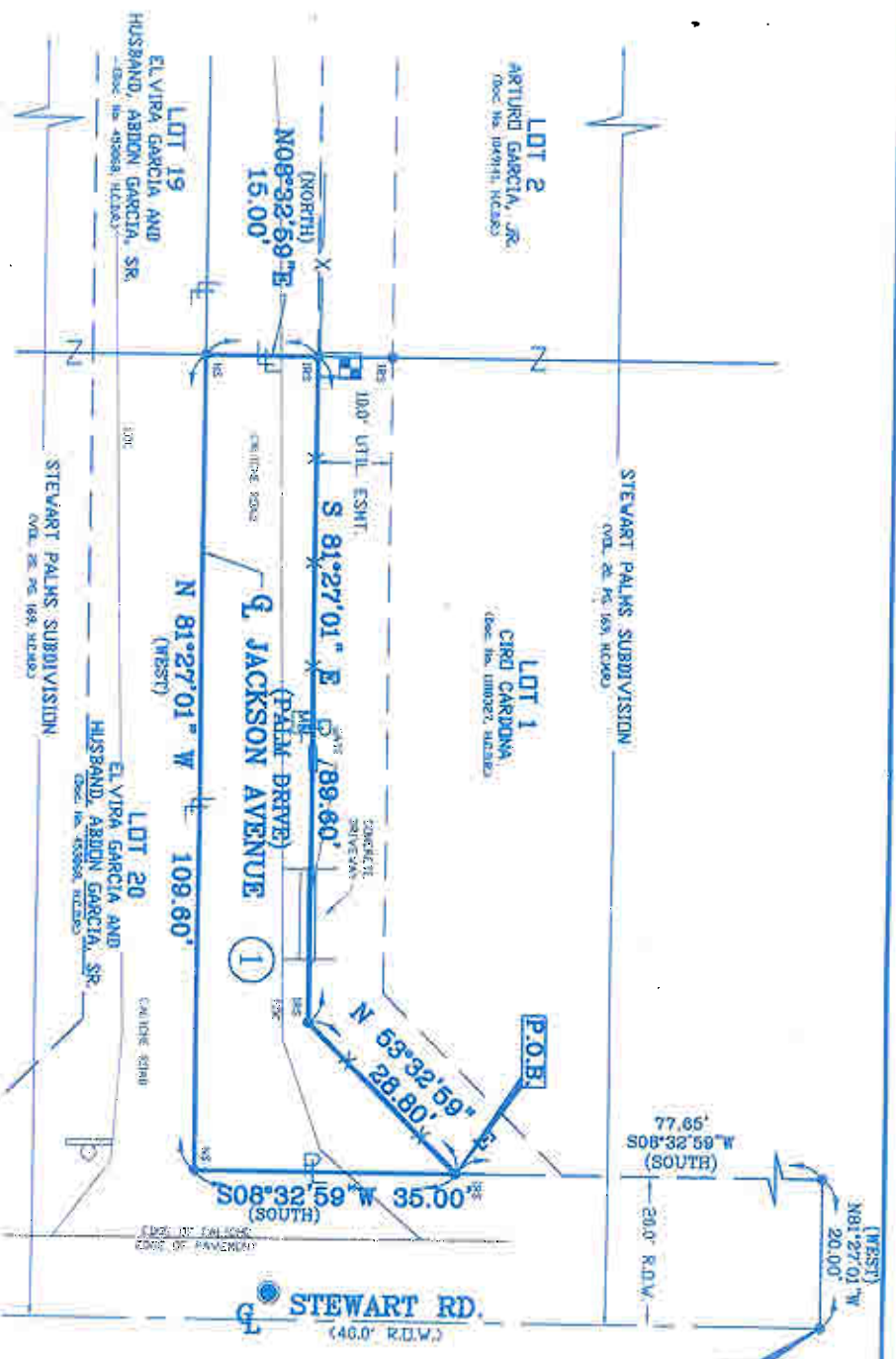
**THENCE**, N 53° 32' 59" E, a distance of 28.80 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 1**

OWNER: CIRIO CARDONA  
(Doc No 1188327, H.C.D.R.)

**0.04 ACRES**

OUT OF  
**LOT 1**

STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 169, T.C.M.R.)

**LEGEND**

■	WALL FOOT	□	SIGN
○	WATER METER	○	SCAVENGED DATE
○	CHURN LINK TIE-UP	○	DATE
○	LOT LINE	○	DATE
○	PROPERTY LINE	○	DATE
○	COMMON OWNER	○	DATE
○	WALL SET	○	DATE
○	IRON ROD FOUND	○	DATE
○	SET 1/2" IRON ROD WITH A	○	DATE
○	FOUNDING CAP STAMPED "ONS LS"	○	DATE
○	EDGE OF CURB	○	DATE
○	EDGE OF SEWERING	○	DATE
○	POINT OF BEGINNING	○	DATE
○	POINT OF COMMENCEMENT	○	DATE
○	MONUMENT	○	DATE
○	COUNTY DEED RECORDS	○	DATE
○	HOUSTON COUNTY WAP RECORDS	○	DATE
○	HOUSTON COUNTY WAP RECORDS	○	DATE

**PROJECT INFORMATION**

SCAVENGED DATE	09/28/07
JOB NO.	070820
DRAWN BY	A.S.
CHECKED BY	C.V.
DATE	12/13/07
BOUNDARY	

**LUC**

517 Jackson Ave.  
Houston, Texas 77002  
Tel: (281) 416-1555  
Fax: (281) 416-1549  
www.luc.com

**JH JAVIER HINOJOSA ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
No. 1188327

DATE: 12/13/07

PROJECT: PARCEL NO. 1

SCALE: 1" = 20.0'

1. I, Javier Hinojosa, Registered Professional Engineer, No. 1188327, hereby certify that the above is a true and correct copy of the original plan as filed with the County Clerk of Harris County, Texas, and that the same is a true and correct copy of the original plan as filed with the County Clerk of Harris County, Texas.

SCALE: 1" = 20.0'

BASE OF BOUNDARY AS PER  
TARRANT STATE PLANE COORDINATE SYSTEM  
NAD 83, SOUTH ZONE



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 4: Graciela Treviño

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 4, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Graciela Treviño, as recorded in Document No. 985288, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 4, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 4, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 4, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 4 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 4 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Southwest corner of said Lot 4, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 4, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

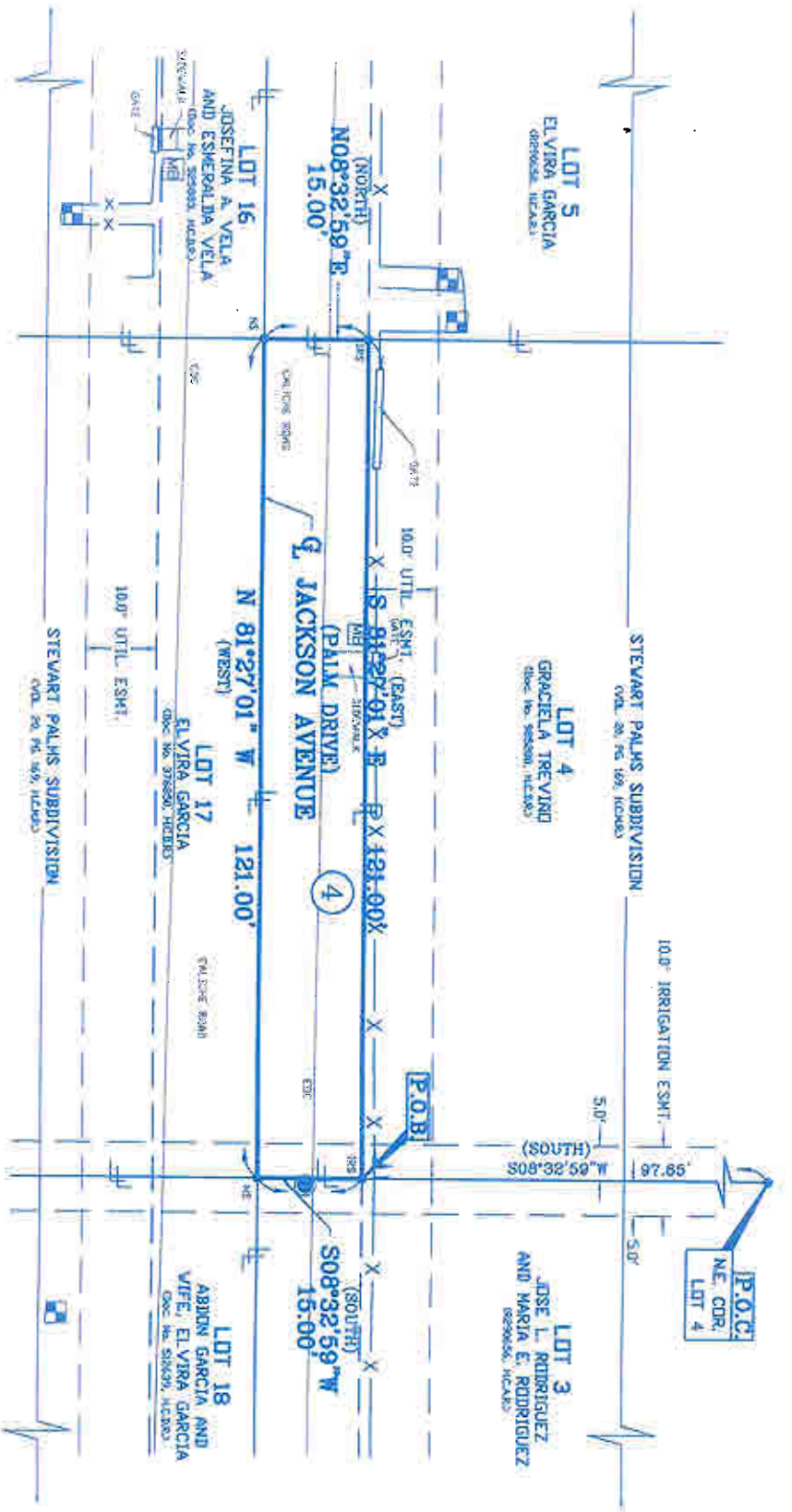
**THENCE**, S 81° 27' 01" E, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 4**  
 OWNER: GRACIELA TREVIÑO  
 (Doc No. 985298, H.C.D.R.)  
**0.04 ACRES**  
 SUI OF,  
**LOT 4**  
 STEWART PALMS SUBDIVISION  
 (VOL. 20, PG. 169, H.C.M.R.)

**LEGEND**

□	MAIL BOX	●	MARKER																			
—X—	WATER METERS																					
—X—	CHAIN LINK FENCE																					
—X—	LOT LINE																					
—X—	PROPERTY LINE																					
—X—	NAIL SET																					
—X—	RAW ROO FOUND																					
—X—	SET 1/2" IRON PEG WITH A PLASTIC CAP STAMPED "S&J"																					
—X—	EXC. DMC OR CAULK																					
—X—	POINT OF BEGINNING																					
—X—	POINT OF COMMENCING		—X—	POINT OF WAY			—X—	BOUNDARY			—X—	HONDO COUNTY AERIAL RECORDS			—X—	HONDO COUNTY DEED RECORDS			—X—	HONDO COUNTY MAP RECORDS		
—X—	POINT OF WAY																					
—X—	BOUNDARY																					
—X—	HONDO COUNTY AERIAL RECORDS																					
—X—	HONDO COUNTY DEED RECORDS																					
—X—	HONDO COUNTY MAP RECORDS																					

**PROJECT INFORMATION**

SURVEYED DATE:	09/28/07
JOB NO.:	070830
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	12/13/07
BOUNDARY:	

**LLC**  
 517 ROCKWELL AVE  
 SUITE 200  
 WAXAHACH, TEXAS 75091  
 PH: (972) 416-1551  
 FAX: (972) 416-1242  
 www.cvsllc.com

**J&H** JAVIER HINOJOSA ENGINEERING  
 CONSULTING ENGINEERS  
 1414 S. 15TH STREET, SUITE 200  
 WAXAHACH, TEXAS 75091  
 PH: (972) 416-1551  
 FAX: (972) 416-1242  
 www.jh-engineering.com

I, Javier Hinojosa, Registered Professional Land Surveyor, do hereby certify that the above-described plat is the true and correct plat of the ground shown and surveyed as indicated thereon, and that the ground is as shown and surveyed as indicated thereon.

*Javier Hinojosa*  
 Registered Professional Land Surveyor  
 No. 58319  
 State of Texas

NOTHING TO BE SHOWN  
 UNLESS INDICATED OTHERWISE  
 SCALE: 1" = 20.0'



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION**  
**0.03 OF ONE ACRE OF LAND**  
**STEWART PALMS SUBDIVISION**  
**HIDALGO COUNTY, TEXAS**

Parcel No. 11: Luís A. Zapata and Wife, María Inez Zapata

A tract of land containing 0.03 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 11, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.03 of one acre of land also being a part or portion of land deeded to Luís A. Zapata and Wife, María Inez Zapata, recorded in Document No. 1638888, H.C.D.R., and said 0.03 of one acre being more particularly described as follows;

**COMMENCING** on the Southeast corner of said Lot 11, **THENCE**, N 08° 32' 59" E (NORTH), along the East line of said Lot 11, a distance of 72.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a point of curvature and the **POINT OF BEGINNING**;

**THENCE**, along said curve to the right, with a radius of 40.00 feet, an interior angle of 90° 00' 00", an arc length of 62.83 feet, a tangent of 40.00 feet and a chord that bears N 36° 27' 01" W, a distance of 56.57 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the North line of said Lot 11, for a point of tangency and the northwest corner of this tract;

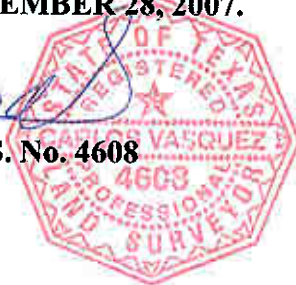
**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 11, a distance of 40.00 feet to a nail set on the Northeast corner of said Lot 11 and the Centerline of Jackson Avenue (Palm Drive), for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 11, a distance of 40.00 feet to the **POINT OF BEGINNING**, containing 0.03 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors



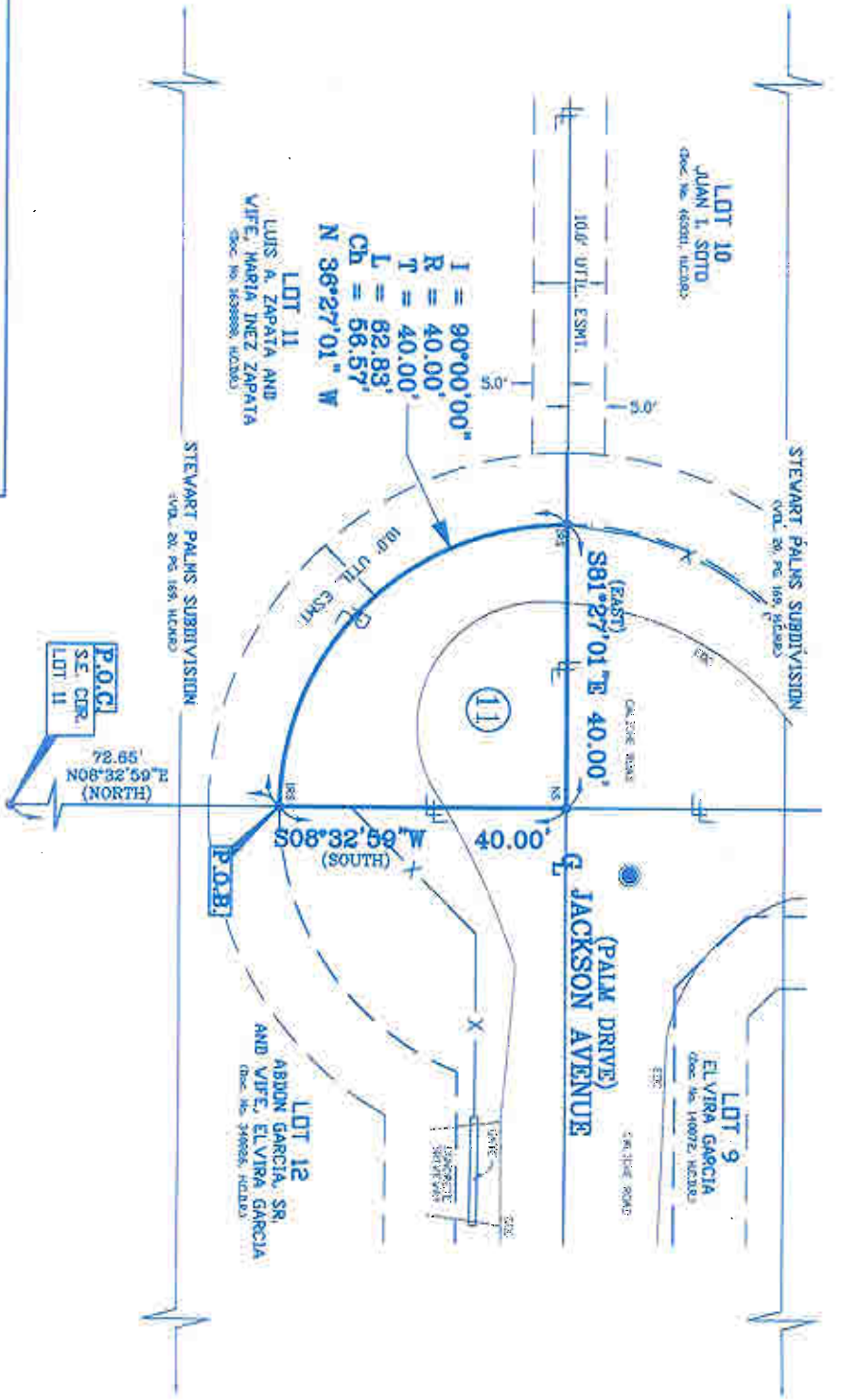
STEWART PALMS SUBDIVISION  
VOL. 20, PG. 199 (H.C.M.R.)

LOT 10  
JUAN I. SOTO  
(Doc. No. 1638888, H.C.D.B.)

LOT 9  
ELVIRA GARCIA  
(Doc. No. 14072, H.C.D.B.)

LOT 11  
LUIS A. ZAPATA AND  
WIFE, MARIA INEZ ZAPATA  
(Doc. No. 1638888, H.C.D.B.)

LOT 12  
ABDON GARCIA, SR.  
AND WIFE, ELVIRA GARCIA  
(Doc. No. 14988, H.C.D.B.)



# PARCEL No. 11

OWNER: LUIS A. ZAPATA AND  
WIFE, MARIA INEZ ZAPATA  
(Doc. No. 1638888, H.C.D.B.)  
0.03 ACRES  
OUT OF  
LOT 11  
STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 199 H.C.M.R.)

**LEGEND**

- = LUNNHOLE
- 1 = LOT LINE
- ⊕ = PROSPECTY LINE
- ⊕ = H.M. SET
- NS = SET 1/2" IRON ROD WITH 1/4" SS
- PLS = PLASTIC OR SHIMMED "O" U.S.
- EDC = EDGE OF CULCHIE
- PLS = POINT OF BEGINNING
- PCB = POINT OF COMMENCEMENT
- RDW = RIGHT OF WAY
- MC = MIDLAND COUNTY DEED RECORDS
- HL = MIDLAND COUNTY MAP RECORDS

**PROJECT INFORMATION**

SUBMITTED DATE:	09/26/07
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	12/13/07
SOUNDARY	

**W&E**  
SURVEYING & ENGINEERING  
LLC  
917 WILLOW AVE.  
MCKINNEY, TEXAS 75069  
TEL: 972-516-1122  
FAX: 972-516-1122  
www.wandee.com

**JFH** JAVIER HINGUOSA ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
No. 141,000 State of Texas, Exp. 08/31/2008

Signature: *[Handwritten Signature]*  
Title: Surveyor's Certification

1. Notice: You are required to provide a true and correct copy of this plat to the County Clerk and the County Assessor. The plat is not valid until it is recorded in the Public Records of the State of Texas.

Center: Houston, TX  
R.P. U.S. No. 4308  
STATE OF TEXAS

SCALE 1" = 200'  
BASE OF PLATING AS PER  
TEXAS STATE PLANE COORDINATE SYSTEM  
NAD 83 SOUTH ZONE

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **ELODIA GARCIA**, who being before me here and now duly swears upon oath and says:

**I ELODIA GARCIA, DATE OF BIRTH 7/6/73  
RESIDING AT **2307 East Jackson Avenue,****

I, being the property owner of Lot # 2, 15, and out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 20 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 1987.

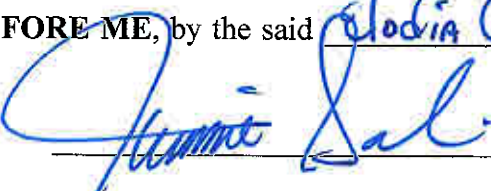
Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

  
\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Elodia Garcia  
this 17<sup>th</sup> day of October 2007.



  
\_\_\_\_\_  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 2: Arturo García, Jr.

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 2, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Arturo García, Jr., recorded in Document No. 1049141, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 2, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 2, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 2, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 2 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 2 and the Centerline of said Jackson Avenue, a distance of 129.60 feet to a nail set on the Southwest corner of said Lot 2, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 2, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E, a distance of 129.60 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors







Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 15: Elodia García

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 15, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Elodia García, recorded in Document No. 351843, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 15, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 15, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 15, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 15 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 15 and the Centerline of said Jackson Avenue, a distance of 146.00 feet to a nail set on the Northeast corner of said Lot 15, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 15, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

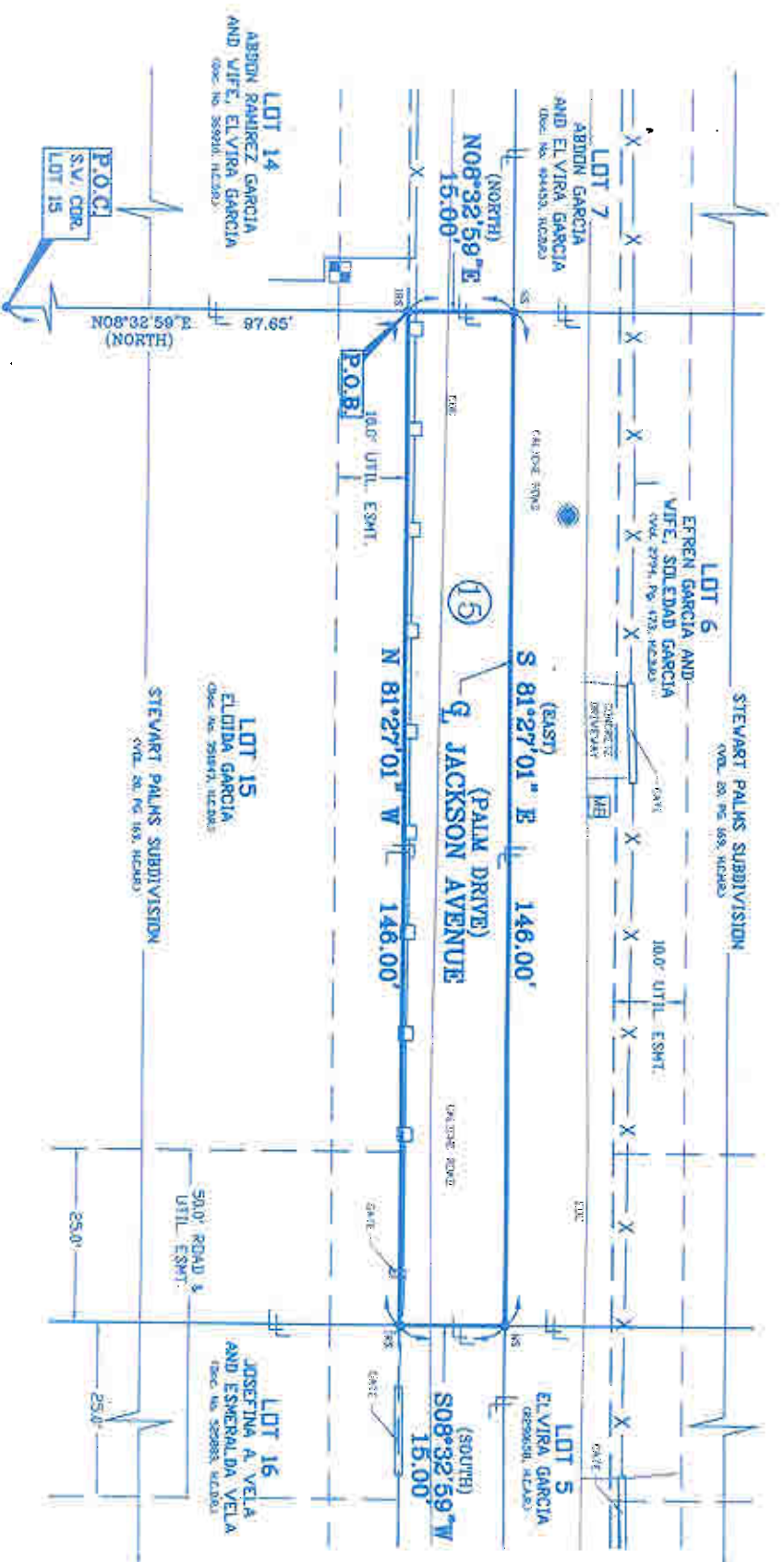
**THENCE**, N 81° 27' 01" W, a distance of 146.00 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 15**

OWNER: ELODIA GARCIA  
 (Doc No. 351843, H.C.D.R.)  
 0.05 ACRES

OUT OF  
 LOT 15  
 STEWART PALMS SUBDIVISION  
 (VOL. 20, PG. 169 H.C.M.R.)

**LEGEND**

□	MAIL BOX	⊕	WATER METER
○	LAVEROLE	—	WIRE FENCE
○	CHAIN LINK FENCE	—	LOT LINE
—	PROPERTY LINE	—	MAIL SET
—	1/2" IRON PIPE WITH A PLASTIC CAP STAINLESS 1" O.D. 15'		
—	EDGE OF CALCIE		
—	POINT OF BEGINNING		
—	RIGHT OF WAY		
—	HIDALGO COUNTY PERMITS RECORDS		
—	HIDALGO COUNTY DEED RECORDS		
—	HIDALGO COUNTY MAP RECORDS		

**PROJECT INFORMATION**

SUBMITTED DATE:	06/28/07
JOB NO.:	070840
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	12/13/07
BOUNDARY:	

**LD**

LDL  
 317 JOHNSON AVE.  
 STEWART PALMS, TEXAS  
 75786-1000  
 TEL: (800) 618-1200  
 FAX: (800) 618-1200  
 WWW.LDENGINEERING.COM

**JH JAVIER HINOJOSA ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 No. 148,808

SEAL: JAVIER HINOJOSA ENGINEERING  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 No. 148,808

DATE: 06/28/07

SCALE: 1" = 20.0'

DATE OF RECORD AS FOR THIS DRAWING: 06/28/07  
 DATE OF THIS DRAWING: 06/28/07

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **Maria Rodriguez**, who being before me here and now duly swears upon oath and says:

I **Maria Rodriguez**, DATE OF BIRTH 4-16-57,  
RESIDING AT **RR 1 Box 2016**,

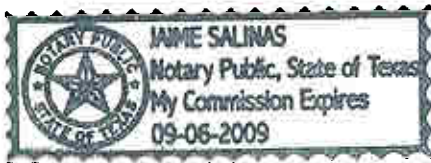
I, being the property owner of Lot # 3 out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 10 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 1997.

Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

Maria Elena Rodriguez \_\_\_\_\_  
Property Owner Property Owner

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Maria Rodriguez  
this 25 day of Oct 2007.



Jaime Salinas  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 3: José L. Rodríguez and María E. Rodríguez

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 3, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to José L. Rodríguez and María E. Rodríguez, as per R290656, H.C.A.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 3, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 3, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 3, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 3 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 3 and the Centerline of said Jackson Avenue, a distance of 129.60 feet to a nail set on the Southwest corner of said Lot 3, for the southwest corner of this tract;

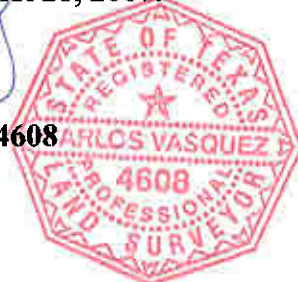
**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 3, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E, a distance of 129.60 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

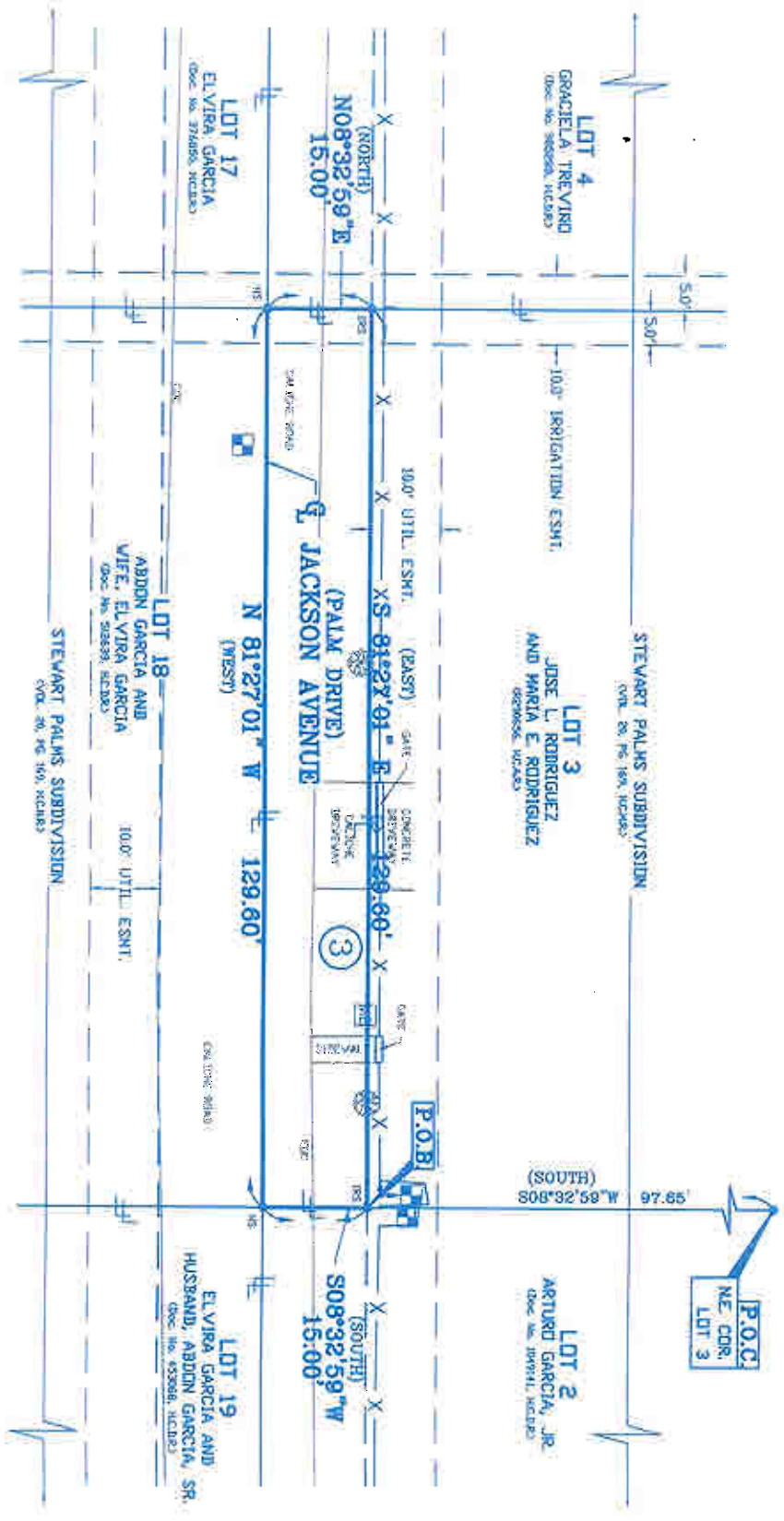
**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vasquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors



THIS PLAN IS TO BE USED FOR THE PURPOSES OF RECORDING ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SCALE: 1" = 200'



**PARCEL No. 3**  
 OWNER: JOSE L. RODRIGUEZ  
 AND MARIA E. RODRIGUEZ  
 (R2300556, H.C.A.R.)  
 0.05 ACRES  
 OUT OF  
 LOT 3  
 STEWART PALMS SUBDIVISION  
 (VOL. 20, PG. 189, H.C.A.R.)

**LEGEND**

- = MAIL BOX
- = TREE
- = WATER METER
- = CURB LINK FENCE
- = LOT LINE
- = PROPERTY LINE
- = MAIL SET
- = IRON ROD FOUND
- = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "DAD 15"
- = EDGE OF CALICHE
- = POINT OF BEGINNING
- = POINT OF COMMENCING
- = RIGHT OF WAY
- = HAWGDO COUNTY APPRAISAL RECORDS
- = HAWGDO COUNTY DEED RECORDS
- = HAWGDO COUNTY MAP RECORDS

**PROJECT INFORMATION**

SUBMITTED DATE: 09/28/07  
 JOB NO.: 070330  
 DRAWN BY: A.S.  
 CHECKED BY: C.M.  
 REVISIONS: 12/13/07

317 S. GULF LINK, SUITE 300, HOUSTON, TX 77057  
 (713) 660-1111  
 (713) 660-1112  
 www.cadcorp.com

**JH JAVIER HINOJOSA ENGINEERING**  
 SURVEYOR'S CERTIFICATE  
 I, Carlos Vazquez, Registered Professional Surveyor, do hereby certify that the above-described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of Texas.  
 My Commission Expires on September 25, 2007, see the State of Texas Surveyor's Board website.  
 Carlos Vazquez  
 E.P.S. No. 4108  
 STATE OF TEXAS

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **Elvira Garcia**, who being before me here and now duly swears upon oath and says:

I, **Elvira Garcia**, DATE OF BIRTH E 6 01 / 25 / 1947  
**Residing at 2307 E. Jackson Ave.**

I, being the property owner of Lots # 5, 9, & #17 out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 20 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 20.

Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

Elvira Garcia  
Property Owner

\_\_\_\_\_  
Property Owner

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Elvira Garcia  
this 17<sup>th</sup> day of March 2008.



Jaime Salinas  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 5: Elvira García

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 5, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Elvira García, as per R290658, H.C.A.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 5, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 5, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 5, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 5 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

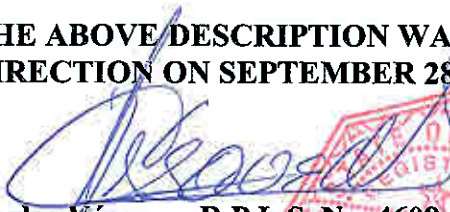
**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 5 and the Centerline of said Jackson Avenue, a distance of 146.00 feet to a nail set on the Southwest corner of said Lot 5, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 5, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

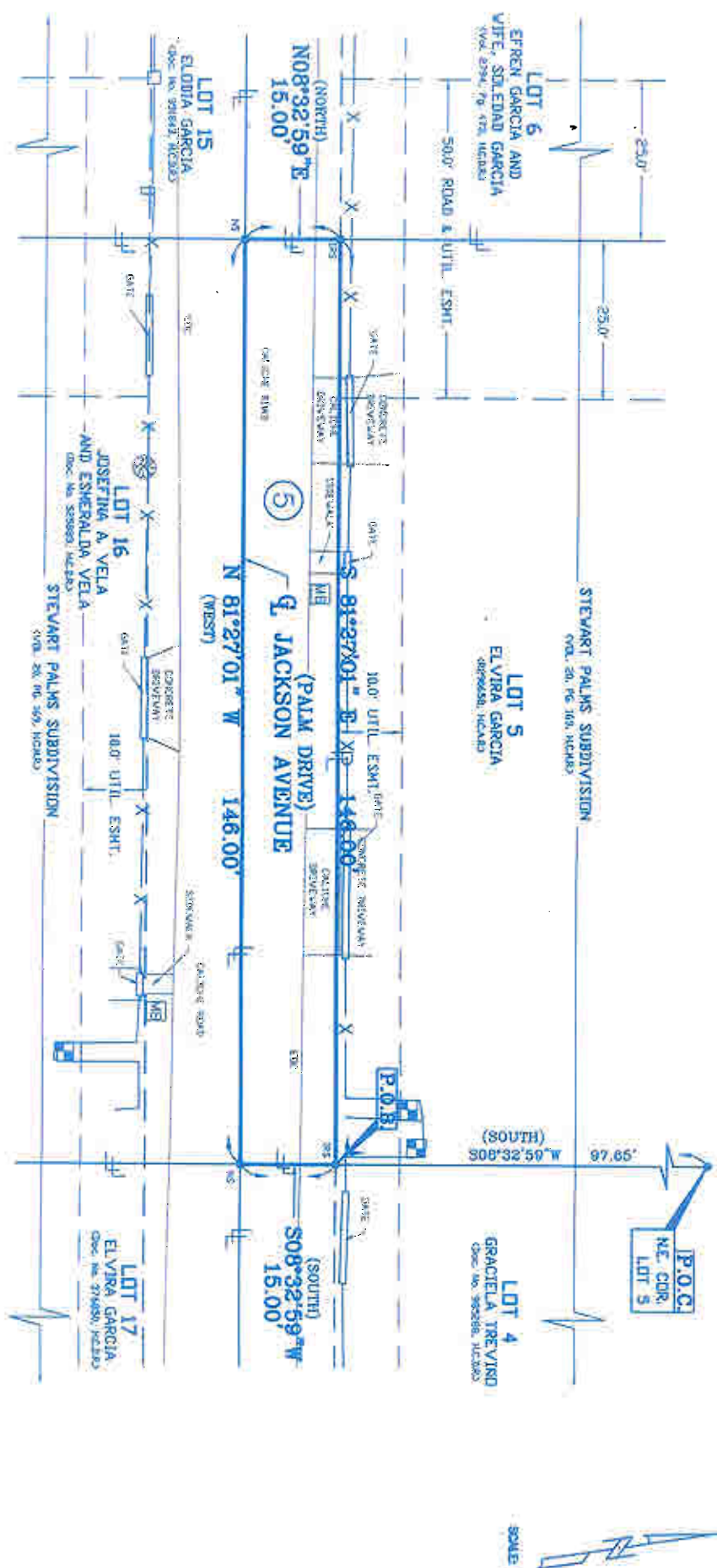
**THENCE**, S 81° 27' 01" E, a distance of 146.00 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





SCALE 1" = 20.0'

BASED ON BEARING AS PER  
1982 STATE PLANE COORDINATE SYSTEM  
MAD 83, SOUTH ZONE

**PARCEL No. 5**

OWNER: ELVIRA GARCIA  
(R290858, H.C.A.R.)

**0.05 ACRES**

OUT OF  
**LOT 5**

STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 169, H.C.A.R.)

**LEGEND**

□	MAIL BOX	⊗	TRAIL
—	WIRE FENCE	⊕	WATER METER
-X-	CHAIN LINK FENCE		
~	LOT LINE		
⋈	PROPERTY LINE		
NS	NAIL SET		
RT	IRON ROD FOUND		
RS	SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "C/O I.S."		
EOC	EDGE OF CURB/CHUTE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
R.O.W.	RIGHT OF WAY		
H.C.A.R.	HIDALGO COUNTY APPROVAL, RECORDS		
H.C.A.R.	HIDALGO COUNTY DEED RECORDS		
H.C.A.R.	HIDALGO COUNTY MAP RECORDS		

**PROJECT INFORMATION**

SUBMITTED DATE:	09/28/07
JOB NO.:	070830
DRAWN BY:	A.S.
CHECKED BY:	C.W.
REVISIONS:	12/13/07
BOUNDARY:	

311 EQUATOR, LLC  
REGISTERED PROFESSIONAL ENGINEERS  
1400 WEST 17TH STREET, SUITE 100  
DALLAS, TEXAS 75244  
TEL: (214) 416-1151  
WWW.EQUATOR.COM

**JH** JAVIER HINOJOSA ENGINEERING  
REGISTERED PROFESSIONAL ENGINEERS  
1111 CONSTITUTION BLVD., SUITE 100  
DALLAS, TEXAS 75244  
TEL: (214) 416-1151  
WWW.JHENGINEERING.COM

I, Javier Hinojosa, Registered Professional Engineer, State of Texas, certify that above is a true and correct representation of the land and services represented on this plan as submitted on 09/28/07, in the direction of the State of Texas.

Order Worksheet  
R.E.I.S. No. 4008  
STATE OF TEXAS

Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.08 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 9: Elvira García

A tract of land containing 0.08 of one acre situated in Hidalgo County, Texas and also being a <sup>L.L.C.</sup> part or portion of **LOT 9, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.08 of one acre of land also being a part or portion of land deeded to Alfonso Silva, recorded in Document No. 140872, H.C.D.R., and said 0.08 of one acre being more particularly described as follows;

**BEGINNING** on a nail set on the Northwest corner of said Lot 9 and the Centerline of Montemorelos, for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 9, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the western most northeast corner of this tract;

**THENCE**, S 08° 32' 59" W, a distance of 87.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;

**THENCE**, S 36° 27' 01" E, a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;

**THENCE**, S 81° 27' 01" W, a distance of 97.69 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the East line of said Lot 9, for the southern most northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 9, a distance of 15.00 feet to a nail set on the South line of said Lot 9 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

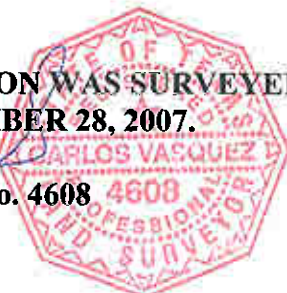
**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 9 and the Centerline of said Jackson Avenue, a distance of 122.69 feet to a nail set on the Southwest corner of said Lot 9, for the southwest corner of this tract;

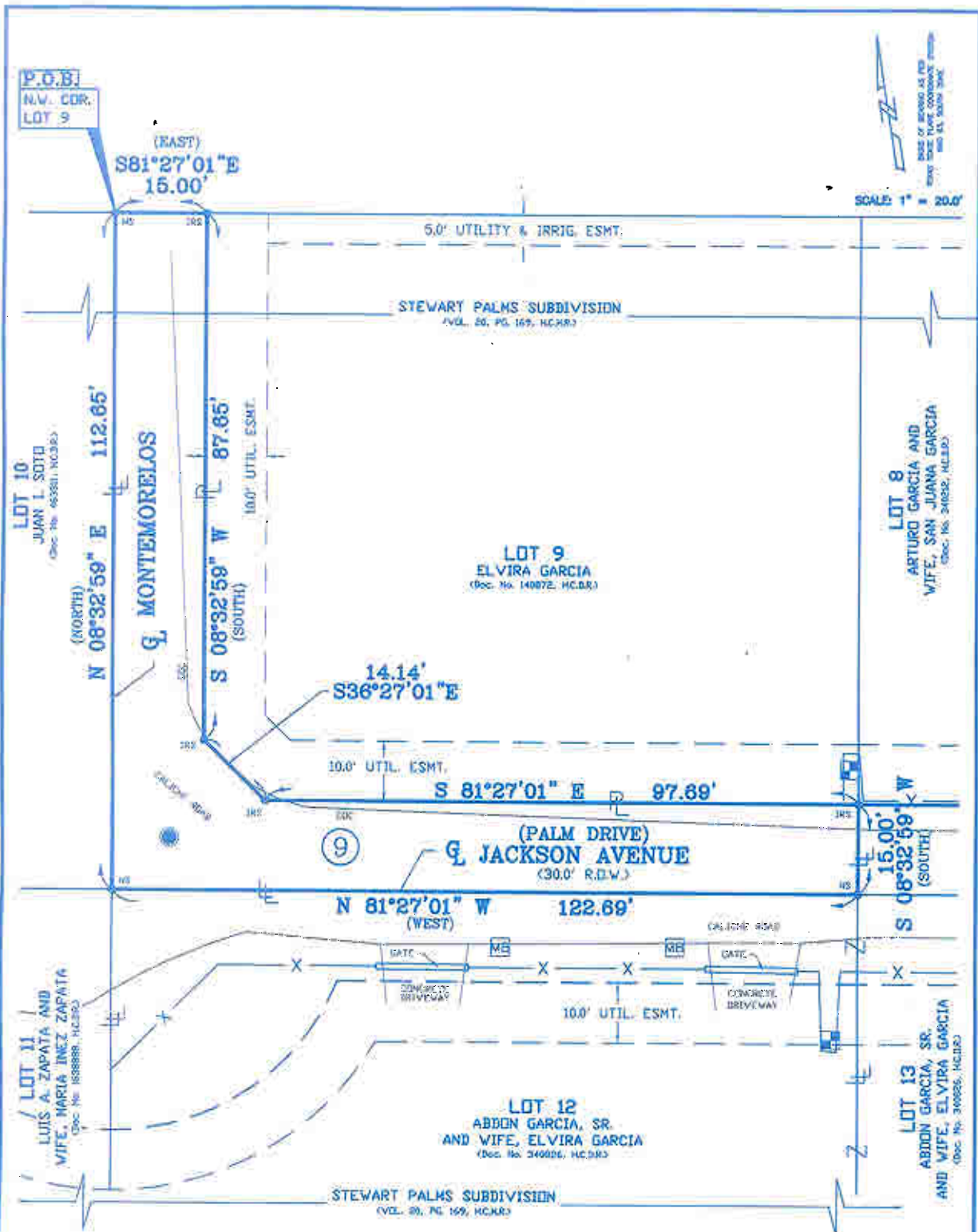
**THENCE**, N 08° 32' 59" E (NORTH), a distance of 112.65 feet to the **POINT OF BEGINNING**, containing 0.08 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.**

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 9**  
 OWNER: ELVIRA GARCIA  
 (Doc. No. 140872, H.C.D.R.)  
**0.08 ACRES**  
 OUT OF  
**LOT 9**  
 STEWART PALMS SUBDIVISION  
 (VOL. 20, PG. 169, H.C.M.R.)

- LEGEND**
- MB = MAIL BOX
  - W = WATER METER
  - X— = CHAIN LINK FENCE
  - L— = LOT LINE
  - P = PROPERTY LINE
  - NS = COMMON OWNER
  - NS = MAIL SET
  - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
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**JEH** JAVIER HINOJOSA ENGINEERING  
 CONSULTING ENGINEERS  
 211 E. 9TH STREET, DALLAS, TEXAS 75201  
 PHONE (214) 951-1233

**LOWE'S**  
 LLC  
 817 BEAUMONT AVE.  
 MCKEEN, TEXAS 75050  
 Ph. (956) 618-1551  
 FAX (956) 618-1547  
 www.lowes.com

SURVEYED DATE: 09/28/07  
 JOB No.: 070830  
 DRAWN BY: A.S.  
 CHECKED BY: C. V.  
 REVISIONS: 12/13/07  
 BOUNDARY

**SURVEYOR'S CERTIFICATION**  
 I, Carlos Vazquez, Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed on June 4, 2007, in the ground under my direction.

Carlos Vazquez  
 R.P.L.S. No. 4608  
 STATE OF TEXAS

Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 17: Elvira García

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 17, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Elvira García, recorded in Document No. 376850, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 17, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 17, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 17, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 17 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 17 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Northeast corner of said Lot 17, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 17, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

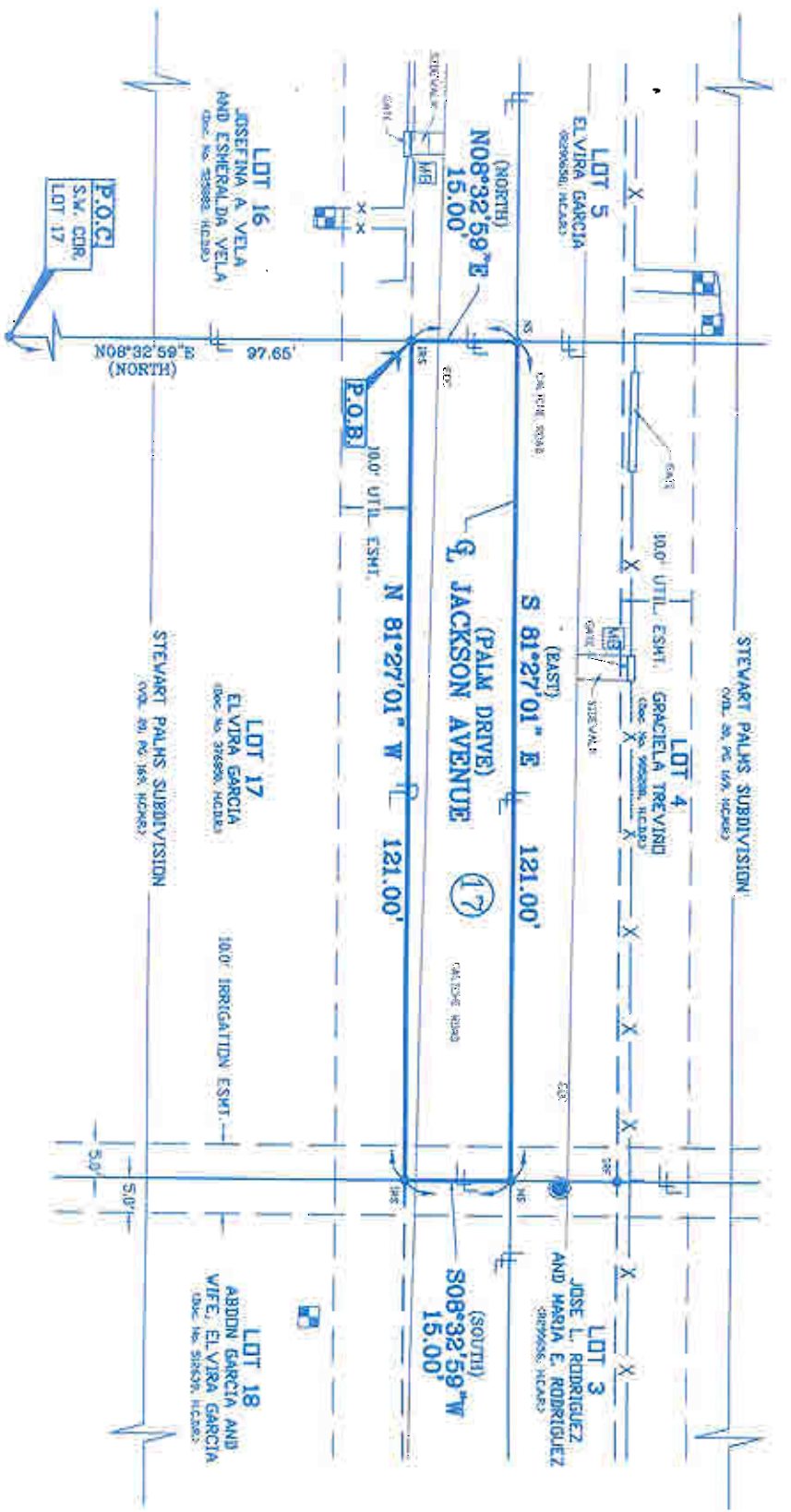
**THENCE**, N 81° 27' 01" W, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 17**  
 OWNER: ELVIRA GARCIA  
 (Doc. No. 176650, H.C.D.R.)  
 0.04 ACRES  
 LOT 17  
 STEWART PALMS SUBDIVISION  
 (VOL. 200 PG. 168, H.C.M.R.)

**LEGEND**

■	MAIL BOX	○	VEHICLE
—	WATER METER		
—	CHAIN LINK FENCE		
—	LOT LINE		
—	PROPERTY LINE		
—	MAIL SET		
—	IRON ROD FOUND		
—	SET 1/2" IRON PIP. WITH 1"		
—	PLASTIC CAP STAKED "DIA 1.5"		
—	EDGE OF CURB		
—	POLE OF BEGINNING		
—	POLE OF ENDING		
—	POLE OF CORNER		
—	HUNDRED COUNTY / APPLSAL RECORDS		
—	HUNDRED COUNTY / DEED RECORDS		
—	HUNDRED COUNTY MAP RECORDS		

**PROJECT INFORMATION**

SUBMITTED DATE	09/28/07
JOB NO.	0708350
DRAWN BY	A.S.
CHECKED BY	C.V.
REVISIONS	12/13/07
BOUNDARY	

**LAND SURVEYORS**  
 LTD.  
 517 TOWNHALL AVE.  
 MALLARD, TEXAS 75001  
 TEL: (959) 418-1307  
 FAX: (959) 418-1347  
 www.cvlts.com

**JHE JAVIER HINOJOSA ENGINEERING**  
 CONSULTING ENGINEERS  
 418 E. UNIVERSITY AVE., SUITE 200  
 FORT WORTH, TEXAS 76102  
 TEL: (817) 339-1111  
 FAX: (817) 339-1112  
 www.jhe-engineering.com

**SURVEYOR'S CERTIFICATION**  
 I, Javier Hinojosa, Registered Professional Land Surveyor, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified person to perform the duties of a land surveyor in the State of Texas.  
 My commission expires on 09/01/2009.

Scale: 1" = 200'

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **ABDON GARCIA**, who being before me here and now duly swears upon oath and says:

I **ABDON GARCIA** DATE OF BIRTH 29-12-47  
RESIDING AT 2307 East Jackson Avenue,

I, being the property owner of Lot # 7, 12, 13, 14, 18, <sup>6.1.1994</sup> 20 out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 20 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 1987.

Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

Abdon Garcia  
Property Owner \_\_\_\_\_ Property Owner \_\_\_\_\_

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Abdon Garcia  
this 17<sup>th</sup> day of October, 2007.



Jaime Salinas  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 7: Abdón García and Elvira García

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 7, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Abdón García and Elvira García, as recorded in Document No. 404453, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 7, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 7, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 7, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 7 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 7 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Southwest corner of said Lot 7, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 7, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

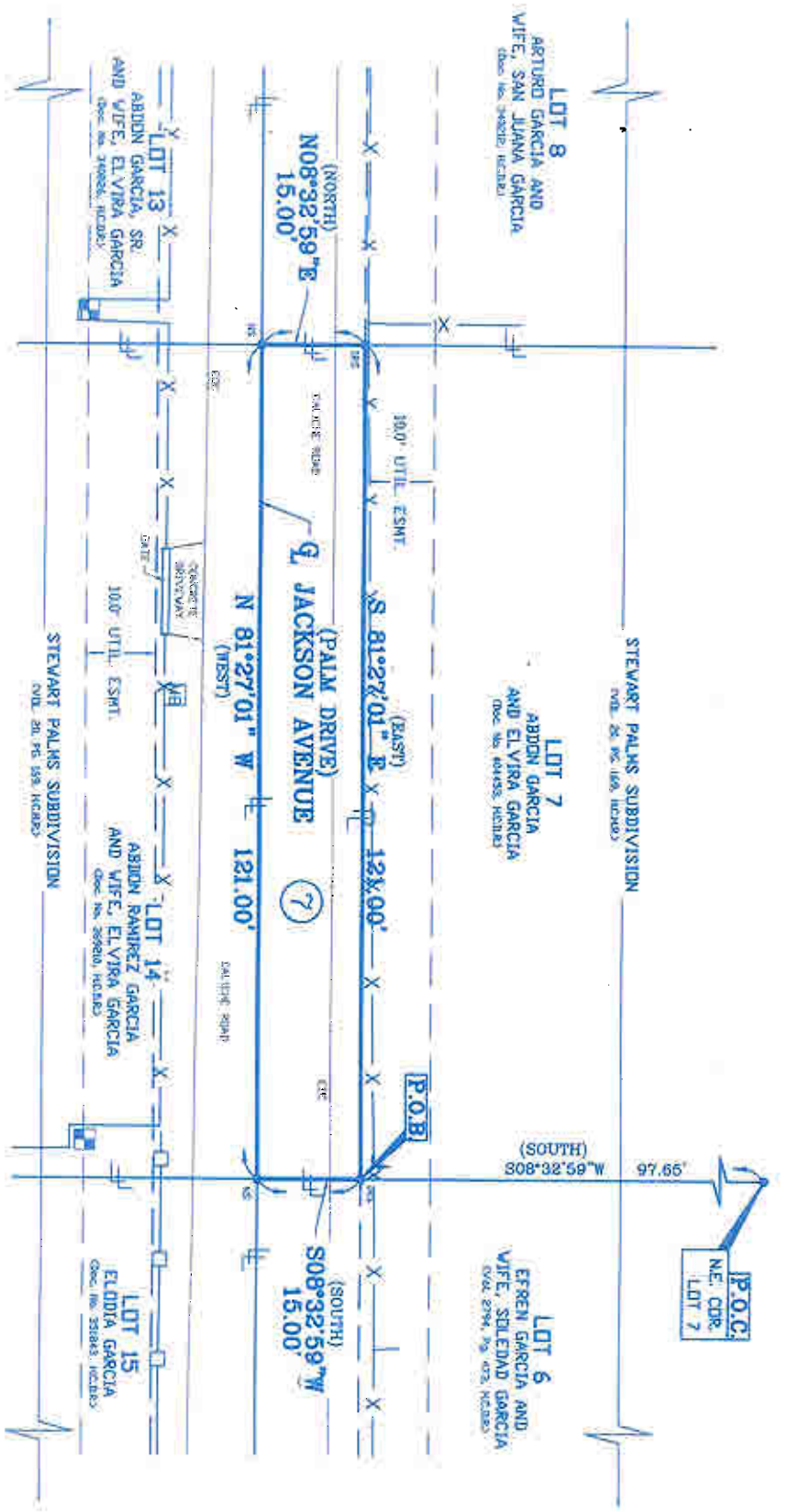
**THENCE**, S 81° 27' 01" E, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 7**

OWNER: ABDON GARCIA  
AND ELVIRA GARCIA  
(Doc. No. 404453, H.C.O.R.)

0.04 ACRES  
OUT OF  
LOT 7

STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 189, H.C.M.P.)

**LEGEND**

- ☐ - MAIL BOX
- ⊗ - MANHOLE
- ⊕ - WATER METER
- X- - WIRE FENCE
- O- - CHAIN LINK FENCE
- ⊕ - LOT LINE
- ⊕ - PROPERTY LINE
- NS - NAIL SET
- IRS - SET 1/2" ARCH ROD WITH "A" PLASTIC CAP STAMPED "NO. 15"
- EOC - EDGE OF CURBLINE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- H.C.O.R. - HERRING COUNTY FIELD RECORDS
- H.C.M.P. - HERRING COUNTY MAP RECORDS

**PROJECT INFORMATION**

SUBMITTED DATE	09/26/07
DRAWN BY	A.S.
CHECKED BY	C.V.E.
REVISIONS	12/13/07
BOUNDARY	

**LD SWAIN ENGINEERS**

507 Commerce Ave.  
Waxahatchie, Texas 75080  
Ph: (959) 518-1551  
Fax: (959) 518-1547  
www.ldswain.com

**JH JAVIER HINOJOSA ENGINEERING**

1. Javier Hinojosa, Registered Professional Engineer, hereby certifies that the above plat was prepared by him or under his direct supervision and that he is a duly licensed and registered Professional Engineer in the State of Texas. He certifies that the plat is a true and correct representation of the field work and that the same is in accordance with the provisions of the Surveying Act of 1907, as amended, and the rules and regulations thereunder.

DATE: 09/26/07

STATE OF TEXAS

SCALE 1" = 200'

THIS PLAT IS TO BE FILED IN THE PUBLIC RECORDS OF HERRING COUNTY, TEXAS.

Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.06 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 12: Abdón García, Sr. and Wife, Elvira García

A tract of land containing 0.06 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 12, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.06 of one acre of land also being a part or portion of land deeded to Abdón García, Sr. and Wife, Elvira García, recorded in Document No. 340826, H.C.D.R., and said 0.06 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 12, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 12, a distance of 72.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 12, a distance of 40.00 feet to a nail set on the Northwest corner of said Lot 12 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 12 and the Centerline of said Jackson Avenue, a distance of 122.69 feet to a nail set on the Northeast corner of said Lot 12, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 12, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

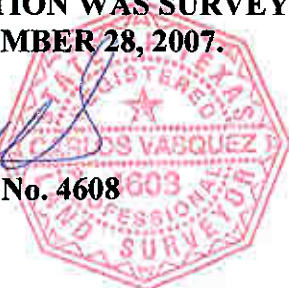
**THENCE**, N 81° 27' 01" W, a distance of 85.61 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a point of curvature and an inside corner of this tract;

**THENCE**, along said curve to the right, with a radius of 40.00 feet, an interior angle of 67° 58' 32", an arc length of 47.46 feet, a tangent of 26.97 feet and a chord that bears S 64° 33' 43" W, a distance of 44.72 feet to the **POINT OF BEGINNING**, containing 0.06 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 13: Abdón García, Sr. and Wife, Elvira García

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 13, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Abdón García, Sr. and Wife, Elvira García, recorded in Document No. 340826, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 13, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 13, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 13, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 13 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 13 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Northeast corner of said Lot 13, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 13, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

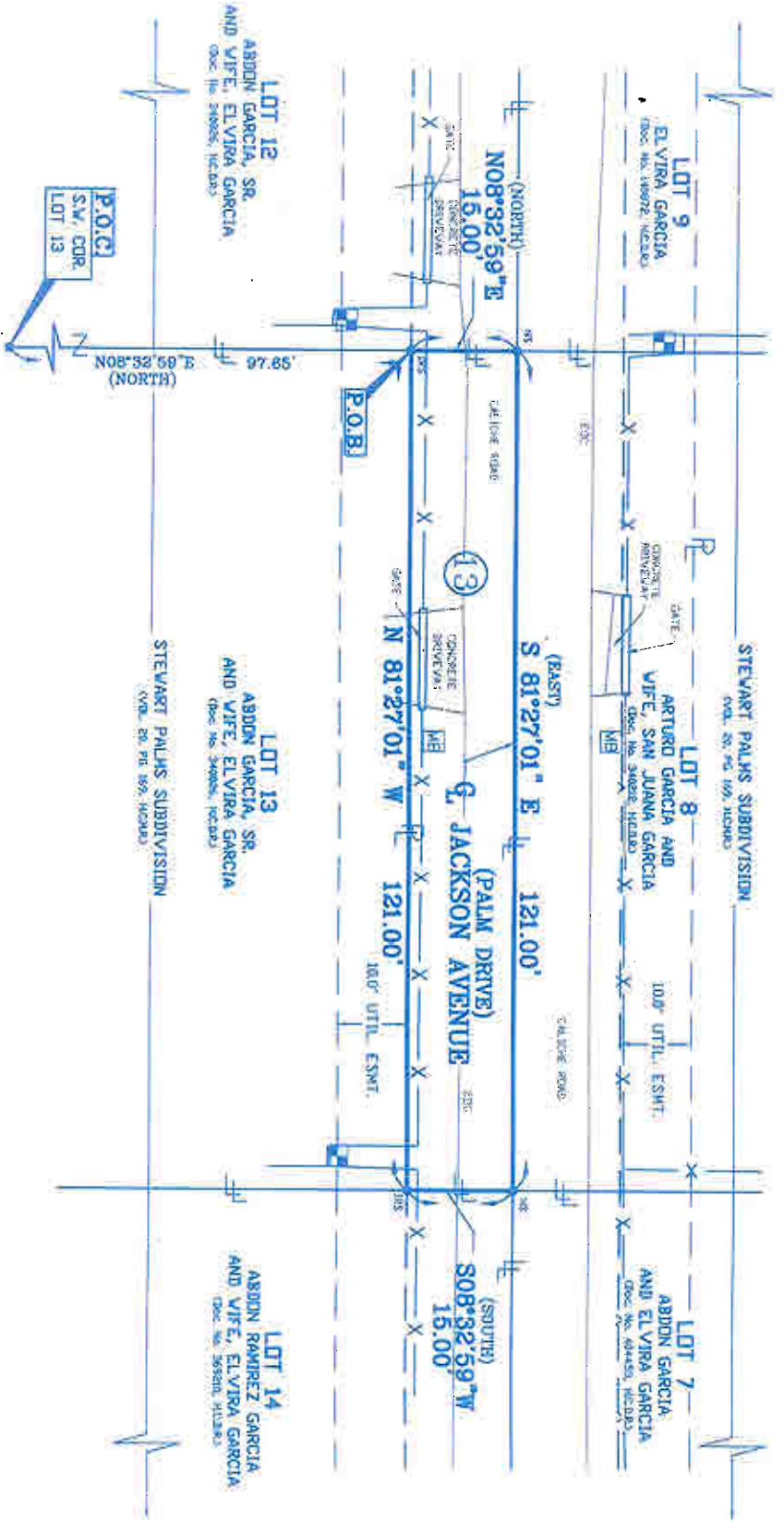
Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors



STEWART PALMS SUBDIVISION  
VOL. 20, PG. 169, RECORDS



SCALE 1" = 200'

PARCEL No. 13

OWNER: ABDON GARCIA, SR.  
AND WIFE, ELVIRA GARCIA  
(Doc No. 340826, H.C.O.R.)  
0.04 ACRES  
OUT OF  
LOT 13  
STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 169, H.C.M.R.)

LEGEND

■	MAL. BOX.
—X—	WATER METERS
—X—	CHAIN LINK FENCE
—X—	LOT LINE
—X—	PROPERTY LINE
—X—	COMMON OWNERS
—X—	VAL. SET.
—X—	SET 1/2" ROLL RIG WITH A
—X—	PLASTIC CAP STAMPED "NO. 13"
—X—	EDGE OF CEMENT
—X—	EDGE OF CONCRETE
—X—	POINT OF BEGINNING
—X—	POINT OF COMMENCEMENT
—X—	RIGHT OF WAY
—X—	IMPROVED COUNTY DEED RECORDS
—X—	HIGHLD COUNTY MAP RECORDS
—X—	HIGHLD COUNTY MAP RECORDS

PROJECT INFORMATION

STARTED DATE:	09/28/07
JOB NO.:	070330
DRAWN BY:	A.S.
CHECKED BY:	C.W.
RESPONSE:	12/13/07
BOUNDMAN:	

317 Main Street, Suite 100  
Houston, Texas 77002  
Tel: (281) 558-1500  
Fax: (281) 558-1500  
www.jeh.com

**JEH** JAVIER HINOJOSA ENGINEERING  
CONSULTING ENGINEERS  
101 S. 2nd Street, Suite 100  
Houston, Texas 77002  
Tel: (281) 558-1500  
Fax: (281) 558-1500  
www.jeh.com

I, Carlos, Registrar, do hereby certify the above recording plan to be in full and correct representation of the original as shown to me in my office on this 13th day of December, 2007, and the ground was in my possession.

Carlos Hinojosa  
Registrar  
R.P.L.S. No. 4608  
STATE OF TEXAS

Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 14: Abdón Ramírez García, and Wife, Elvira García

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 14, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Abdón Ramírez García, and Wife, Elvira García, recorded in Document No. 369210, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 14, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 14, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 14, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 14 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;


**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 14 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Northeast corner of said Lot 14, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 14, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 18: Abdón García, and Wife, Elvira García

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 18, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Abdón García, and Wife, Elvira García, recorded in Document No. 512639, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 18, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 18, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 18, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 18 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 18 and the Centerline of said Jackson Avenue, a distance of 129.60 feet to a nail set on the Northeast corner of said Lot 18, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 18, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W, a distance of 129.60 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

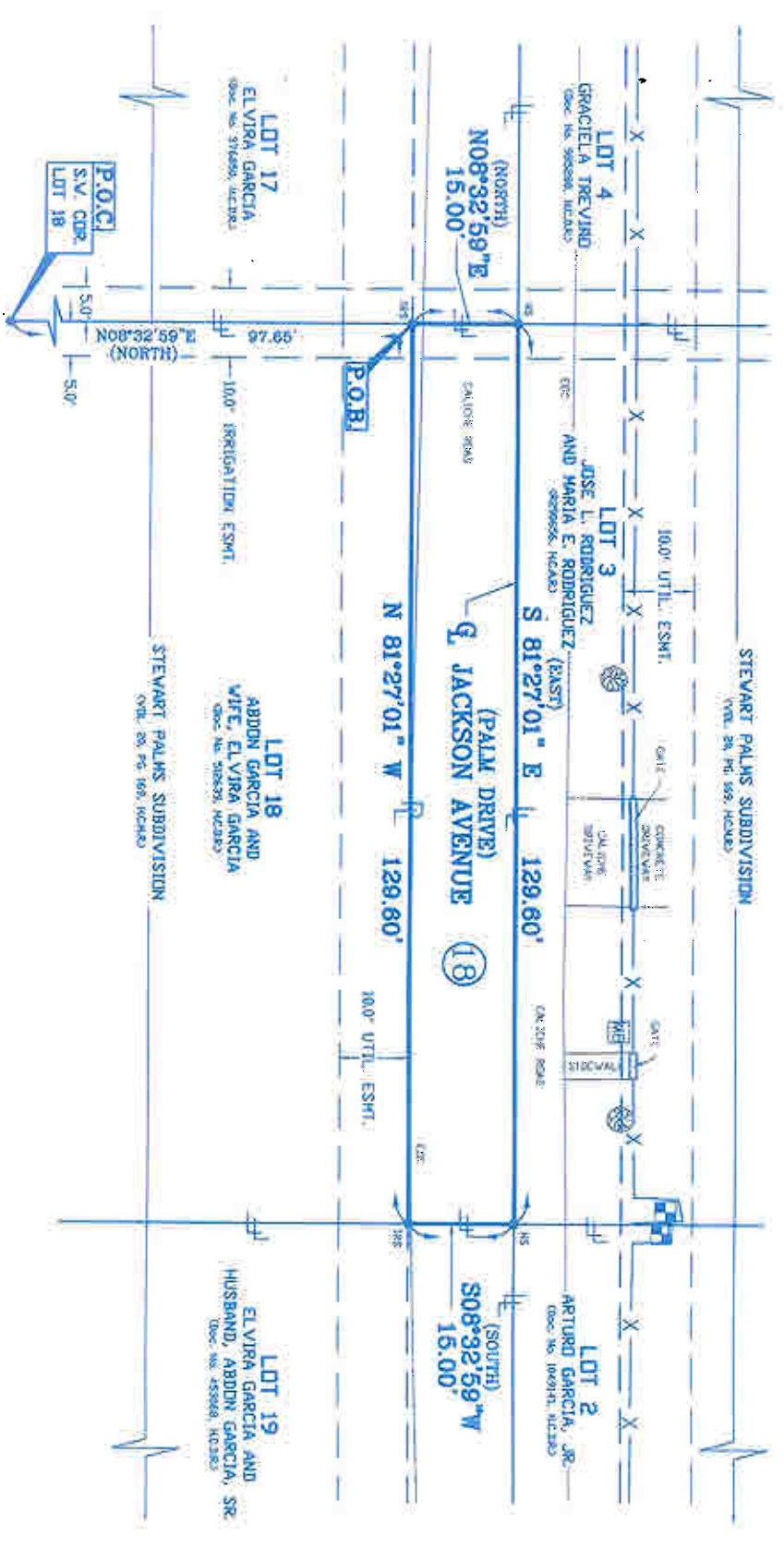
Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors



STEWART PALMS SUBDIVISION  
(VOL. 29, PG. 559, RECORD)



SCALE 1" = 200'

PARCEL No. 18

OWNER: ABDON GARCIA AND WIFE, ELVIRA GARCIA  
(Doc. No. 512836, H.C.D.R.)  
0.05 ACRES  
OUT OF LOT 3  
STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 186, H.C.M.R.)

LEGEND

□	WATER BOX	⊙	TRICE
—X—	WATER METER		
—X—	OWN LINE EDG		
—X—	LOT LINE		
—X—	PROPERTY LINE		
—X—	NAIL SET		
—X—	IRON ROD FOUND		
—X—	SET 1/2" IRON ROD WITH A PLASTIC CAP STRAPPED "OVD 15"		
—X—	EDGE OF BEARING		
—X—	POINT OF BEGINNING		
—X—	RIGHT OF WAY		
—X—	P.O.B.		
—X—	HIDALGO COUNTY AERIAL RECORDS		
—X—	HIDALGO COUNTY DEED RECORDS		
—X—	HIDALGO COUNTY MAP RECORDS		

PROJECT INFORMATION

SURVEYED DATE	09/28/07
JOB NO.	070830
DRAWN BY	A.S.
CHECKED BY	D.V.
REVISIONS	1/2/13/07
BOUNDARY	

J.H. HINOJOSA ENGINEERING  
SURVEYORS & ENGINEERS  
517 BROWDER AVE.  
SUITE 1000  
DALLAS, TEXAS 75208  
PH: (214) 518-1581  
WWW.JHENGINEERING.COM

Surveyor's Certificate

I, Javier Hinojosa, Professional Land Surveyor, do hereby certify the foregoing plat to be a true and correct representation of the land as surveyed on September 25, 2007, and the ground thereon as described.

J. Hinojosa  
Surveyor

Notary Public  
R.P.L.S. No. 4509  
State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 19: Elvira García, and Husband, Abdón García, Sr.

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 19, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Elvira García, and Husband, Abdón García, Sr., recorded in Document No. 453068, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 19, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 19, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 19, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 19 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 19 and the Centerline of said Jackson Avenue, a distance of 129.60 feet to a nail set on the Northeast corner of said Lot 19, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 19, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W, a distance of 129.60 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 20: Elvira García, and Husband, Abdón García, Sr.

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 20, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Elvira García, and Husband, Abdón García, Sr., recorded in Document No. 453068, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 20, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 20, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 20, a distance of 15.00 feet to nail set on the Northwest corner of said Lot 20 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 20 and the Centerline of said Jackson Avenue, a distance of 109.60 feet to a nail set on the West right-of-way of Stewart Road, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the West right-of-way of said Stewart Road, a distance of 35.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 36° 27' 01" W, a distance of 28.28 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for an inside corner of this tract;

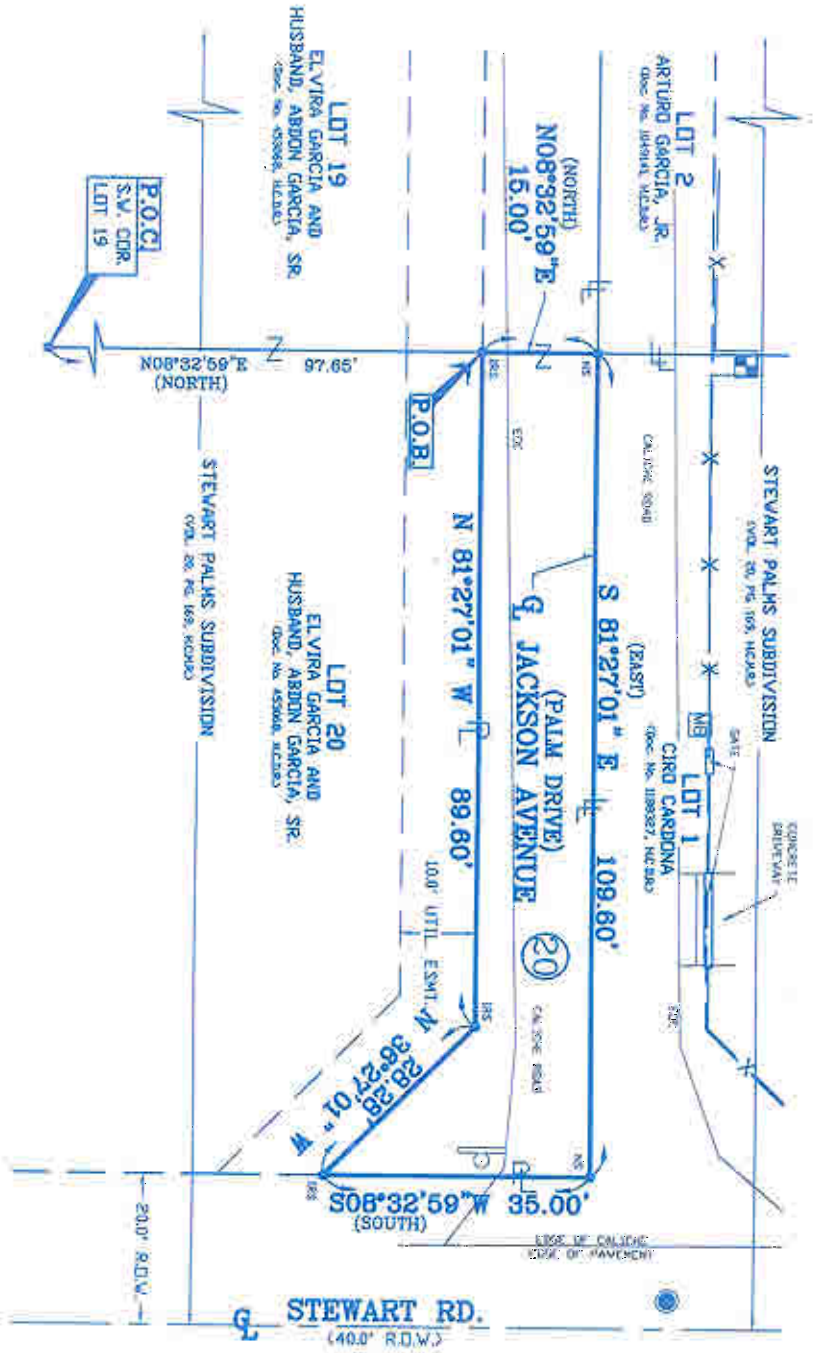
**THENCE**, N 81° 27' 01" W, a distance of 89.60 feet the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





**PARCEL No. 20**

OWNER: ELVIRA GARCIA AND HUSBAND, ABDON GARCIA, SR.  
 (Doc. No. 453065, RECORDS)

**0.04 ACRES**

OUT OF LOT 3

STEWART PALMS SUBDIVISION  
 (Vol. 20, Pg. 159, RECORDS)

**LEGEND**

- LUL BOX
- LASHOLE
- WIRE
- CHAIN LINK FENCE
- LOT LINE
- PROPERTY LINE
- COMMON OWNER
- MAIL SET
- SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "OVS 15"
- POINT OF BEGINNING
- POINT OF COMMENCING
- POINT OF VIEW
- HEDGEO COUNTY DEED RECORDS
- HEDGEO COUNTY MAP RECORDS

**PROJECT INFORMATION**

SUBMITTED DATE:	09/28/07
JOB NO.:	070830
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	12/13/07

**OWEN ENGINEERS**

915 BURNHAM AVE.  
 AUSTIN, TEXAS 78701  
 TEL: (512) 426-1100  
 FAX: (512) 426-1101  
 WWW.OWENENR.COM

**JH JAVIER HINOJOSA ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 CONSULTING ENGINEERS  
 1111 W. BRIDGES BLVD. SUITE 100  
 AUSTIN, TEXAS 78703

*[Signature]*

DATE: 09/28/07

1. Carlos Vasquez, Registered Professional Engineer, Surveyor, do hereby certify the above is a true and correct copy of the original plat as shown on the ground level of the subdivision.

RECORDS: 2007, 4th

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **JUAN I. SOTO**, who being before me here and now duly swears upon oath and says:

I **JUAN I. SOTO**, DATE OF BIRTH 3/12/56.  
RESIDING AT **1109 N. Monte Morelos Jackson Avenue**,

I, being the property owner of Lot # 10 out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 13 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 1994.

Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

Juan I. Soto

Property Owner

Property Owner

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said Juan I. Soto  
this 23 day of OCT. 2007.

Jame Salinas  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 10: Juan I. Soto

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 10, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Juan I. Soto, recorded in Document No. 463311, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**BEGINNING** on a nail set on the Northeast corner of said Lot 10 and the Centerline of Montemorelos, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 10 and the Centerline of said Montemorelos, a distance of 112.65 feet to a nail set on the Southeast corner of said Lot 10, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 10, a distance of 40.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a point of curvature and the southwest corner of this tract;

**THENCE**, along said curve to the right, with a radius of 40.00 feet, an interior angle of 67° 58' 32", an arc length of 47.46 feet, a tangent of 26.97 feet and a chord that bears N 42° 32' 16" E, a distance of 44.72 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for a point of tangency and an inside corner of this tract;

**THENCE**, N 08° 32' 59" E, a distance of 75.57 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

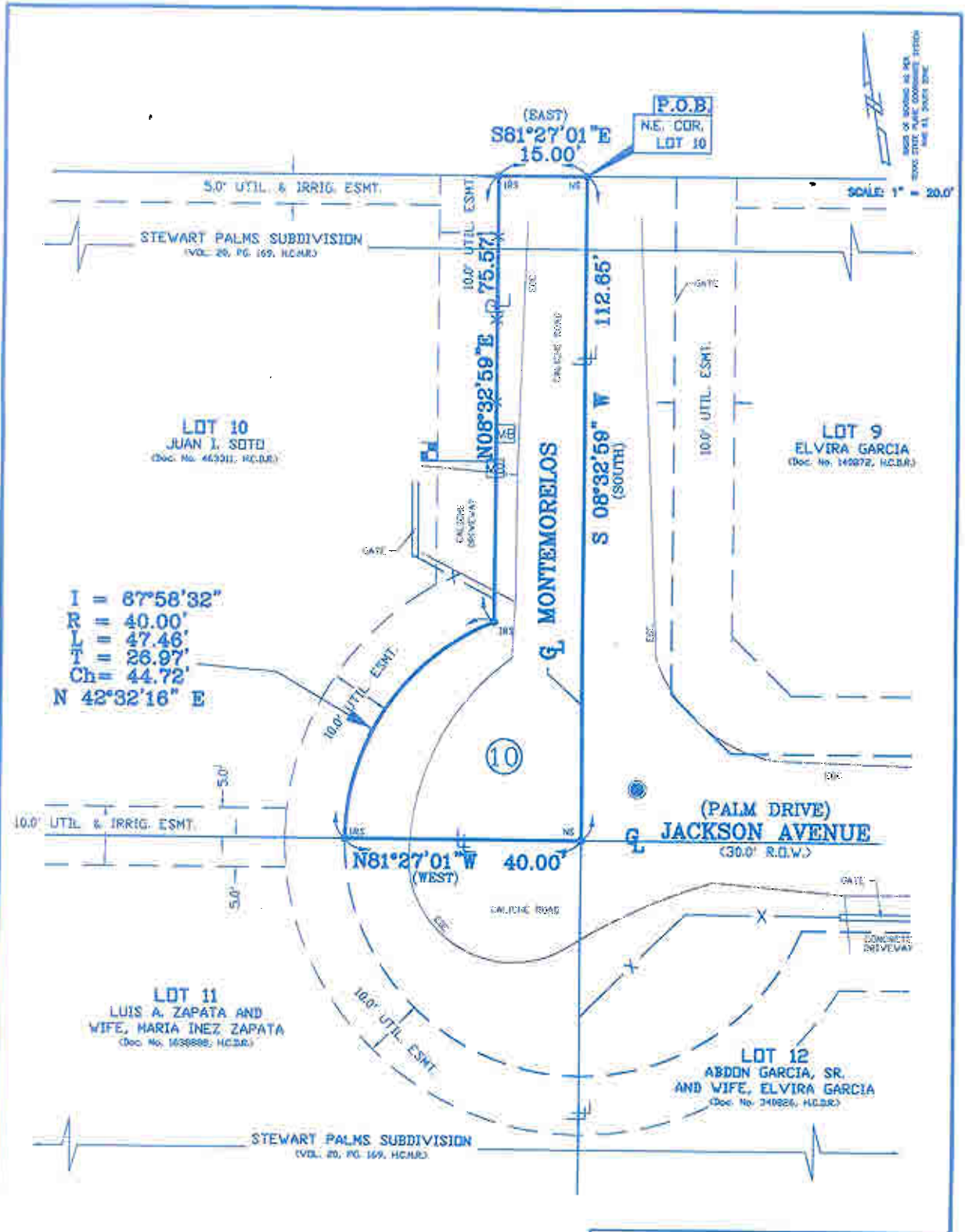
**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 10, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.**

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors





I = 87°58'32"  
 R = 40.00'  
 L = 47.46'  
 T = 26.97'  
 Ch = 44.72'  
 N 42°32'16" E

**LOT 10**  
 JUAN I. SOTO  
 (Doc. No. 463311, H.C.D.R.)

**LOT 9**  
 ELVIRA GARCIA  
 (Doc. No. 140072, H.C.D.R.)

**LOT 11**  
 LUIS A. ZAPATA AND  
 WIFE, MARIA INEZ ZAPATA  
 (Doc. No. 163888, H.C.D.R.)

**LOT 12**  
 ABDON GARCIA, SR.  
 AND WIFE, ELVIRA GARCIA  
 (Doc. No. 240826, H.C.D.R.)

**PARCEL No. 10**  
 OWNER: JUAN I. SOTO  
 (Doc. No. 463311, H.C.D.R.)  
**0.05 ACRES**  
 OUT OF  
**LOT 10**  
 STEWART PALMS SUBDIVISION  
 (VOL. 20, PG. 169, H.C.M.R.)

- LEGEND**
- ☐ = MAIL BOX
  - ⊙ = MANHOLE
  - ⊕ = WATER METER
  - X- = CHAIN LINK FENCE
  - = LOT LINE
  - = PROPERTY LINE
  - NS = NAIL SET
  - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT OF WAY
  - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. = HIDALGO COUNTY MAP RECORDS

**JEH** JAVIER HINOJOSA ENGINEERING  
 CONSULTING ENGINEERS  
 414 E. RIVS AVENUE, SUITE 200A, TEXAS 76061  
 PHONE (817) 688-1100

**DM**  
 LAND SURVEYORS  
 LLC  
 917 DEANSPORT AVE.  
 MCKINNEY, TEXAS 75051  
 PH. (956) 618-1551  
 FAX (956) 618-1547  
 www.dmsa.com

SURVEYED DATE:	09/28/07
JOB No.:	070830
DRAWN BY:	A.S.
CHECKED BY:	C. V.
REVISIONS:	12/13/07
BOUNDARY	

**SURVEYOR'S CERTIFICATION**  
 I, Carlos Vasquez, Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed on June 4, 2007, in the presence of my direct...  
 Carlos Vasquez  
 R.P.L.S. No. 4808  
 STATE OF TEXAS



THIS IS A COPY OF THE ORIGINAL RECORD AS FILED IN THE PUBLIC RECORDS OFFICE OF HIDALGO COUNTY, TEXAS, ON 10/01/07.

SCALE: 1" = 20.0'

**AFFIDAVIT  
Jackson Avenue**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**BEFORE ME**, the undersigned authority, on this day personally appeared **Josefina A. Vela & Esmeralda Vela**, who being before me here and now duly swears upon oath and says:

We, Josefina A. Vela & Esmeralda Vela, DATE OF BIRTH X 01-28-70. Residing at 2304 E. Jackson

I, being the property owner of Lot # 16 out of Stewart Palms Subdivision in Alton Texas, further certify that I have resided at this location for the last 16 years.

I, certify that Jackson Avenue has been maintained on and off on an as needed basis by the Hidalgo County Pct. # 3 since 16.

Furthermore, I am in agreement in dedication of the existing road to the County of Hidalgo.

Esmeralda Vela  
Property Owner

\_\_\_\_\_  
Property Owner

**SUBSCRIBED AND SWORN TO BEFORE ME**, by the said \_\_\_\_\_  
this 29<sup>th</sup> day of February 2008.

Jaime Salinas  
\_\_\_\_\_  
Notary Public, State of Texas



Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Parcel No. 16: Josefina A. Vela and Esmeralda Vela

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 16, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Josefina A. Vela and Esmeralda Vela, recorded in Document No. 525883, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Southwest corner of said Lot 16, **THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 16, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, N 08° 32' 59" E (NORTH), continuing along the West line of said Lot 16, a distance of 15.00 feet to a nail set on the Northwest corner of said Lot 16 and the Centerline of Jackson Avenue (Palm Drive), for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E (EAST), along the North line of said Lot 16 and the Centerline of said Jackson Avenue, a distance of 146.00 feet to a nail set on the Northeast corner of said Lot 16, for the northeast corner of this tract;

**THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 16, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W, a distance of 146.00 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors







Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.05 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 6: Efrén García and Wife, Soledad García

A tract of land containing 0.05 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 6, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.05 of one acre of land also being a part or portion of land deeded to Efrén García and Wife, Soledad García, as recorded in Volume 2794, Page 473, H.C.D.R., and said 0.05 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 6, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 6, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 6, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 5 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 6 and the Centerline of said Jackson Avenue, a distance of 146.00 feet to a nail set on the Southwest corner of said Lot 6, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 6, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E, a distance of 146.00 feet to the **POINT OF BEGINNING**, containing 0.05 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors







Revised: December 13, 2007  
**METES AND BOUNDS DESCRIPTION  
0.04 OF ONE ACRE OF LAND  
STEWART PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

Parcel No. 8: Arturo García and Wife, San Juana García

A tract of land containing 0.04 of one acre situated in Hidalgo County, Texas and also being a part or portion of **LOT 8, STEWART PALMS SUBDIVISION**, map reference Volume 20, Page 169, H.C.M.R., and said 0.04 of one acre of land also being a part or portion of land deeded to Arturo García and Wife, San Juana García, as recorded in Document No. 340212, H.C.D.R., and said 0.04 of one acre being more particularly described as follows;

**COMMENCING** on the Northeast corner of said Lot 8, **THENCE**, S 08° 32' 59" W (SOUTH), along the East line of said Lot 8, a distance of 97.65 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northeast corner of this tract and the **POINT OF BEGINNING**;

**THENCE**, S 08° 32' 59" W (SOUTH), continuing along the East line of said Lot 8, a distance of 15.00 feet to a nail set on the Southeast corner of said Lot 8 and the Centerline of Jackson Avenue (Palm Drive), for the southeast corner of this tract;

**THENCE**, N 81° 27' 01" W (WEST), along the South line of said Lot 8 and the Centerline of said Jackson Avenue, a distance of 121.00 feet to a nail set on the Southwest corner of said Lot 8, for the southwest corner of this tract;

**THENCE**, N 08° 32' 59" E (NORTH), along the West line of said Lot 8, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set, for the northwest corner of this tract;

**THENCE**, S 81° 27' 01" E, a distance of 121.00 feet to the **POINT OF BEGINNING**, containing 0.04 of one acre of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

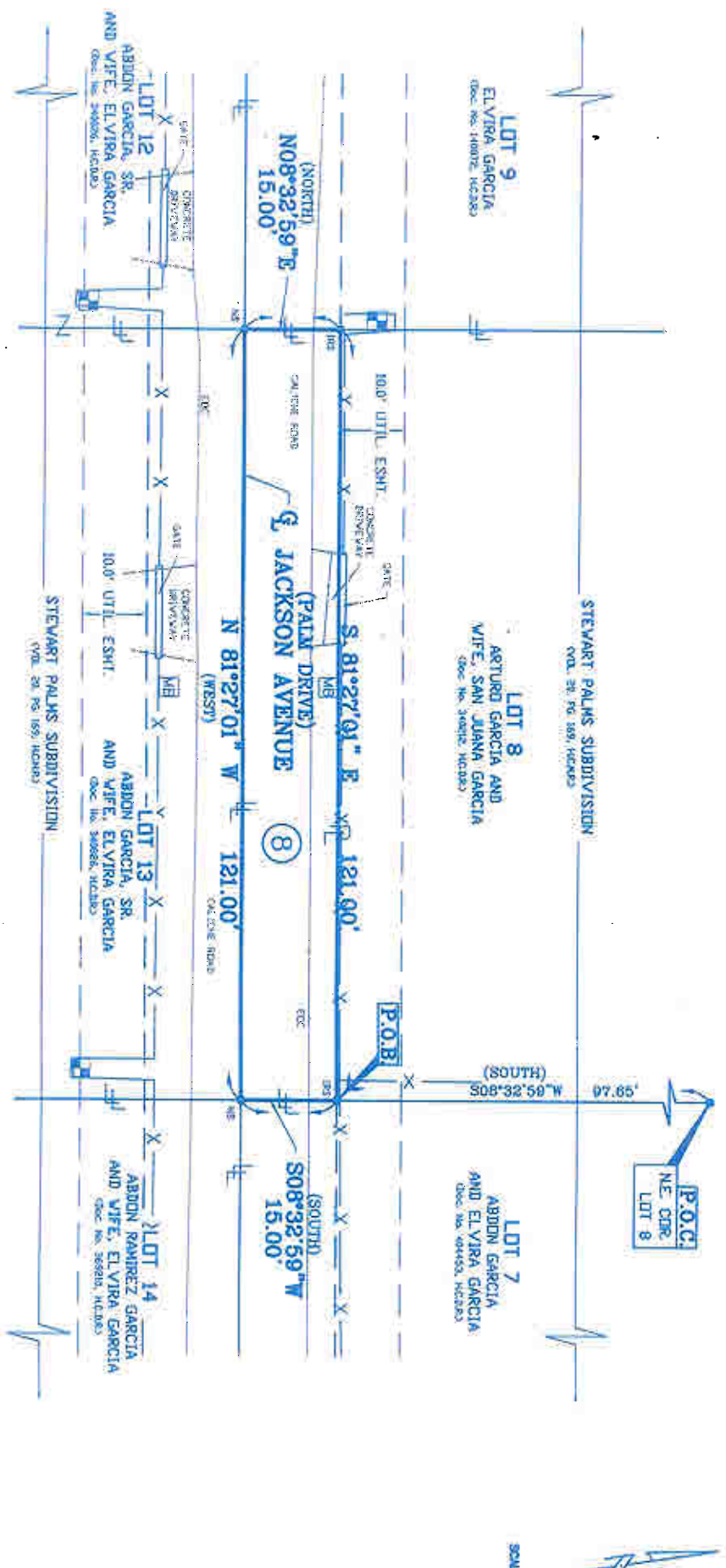
**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 28, 2007.**

  
**Carlos Vásquez, R.P.L.S. No. 4608**  
CVQ Land Surveyors



BASE OF SURVEY AS PER  
STATE PLAT COORDINATE SYSTEM  
MAY 03, SOUTH ZONE

SCALE: 1" = 20.0'



**PARCEL No. 8**

OWNER: ARTURO GARCIA AND  
WIFE, SAN JUANA GARCIA  
(Doc. No. 34032, H.C.D.R.)

**0.04 ACRES**  
OUT 4/8

STEWART PALMS SUBDIVISION  
(VOL. 20, PG. 189, H.C.D.R.)

**LEGEND**

- - WALL BOX
- - WATER METER
- X- - CHAIN LINK FENCE
- X- - LOT LINE
- X- - PROPERTY LINE
- X- - COMMON OWNER
- X- - HALL SET
- X- - SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO 15"
- X- - EDGE OF CULCHSE
- X- - POINT OF BEGINNING
- X- - POINT OF COMMENCING
- X- - RIGHT OF WAY
- X- - HIGHLIGHT COUNTY DEED RECORDS
- X- - HIGHLIGHT COUNTY MAP RECORDS

**PROJECT INFORMATION**

SURVEYED DATE:	09/29/07
JOB NO.:	070530
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	12/03/07
BOUNDARY:	

**LAND SURVEYORS**

ALL LICENSED AND  
REGISTERED SURVEYORS  
IN THE STATE OF TEXAS  
NO. 15401 816-1511  
WWW.CVDIAGRAM.COM

**JHE JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS

SURVEYOR'S CERTIFICATION:  
I, Javier Hinojosa, Registered Professional Surveyor, do hereby certify this above showing to be true and correct as the same were prepared by myself or by surveyors under my direct supervision and control on or before the date hereof.

DATE: 10/01/07

STATE OF TEXAS