





**METES AND BOUNDS DESCRIPTION  
0.02 OF ONE ACRE OF LAND  
(938 SQUARE FEET)  
WESTERN PALMS SUBDIVISION  
HIDALGO COUNTY, TEXAS**

LLC

Parcel No. 1

A tract of land containing 0.02 of one acre (938 square feet), situated in Hidalgo County, Texas and also being a part or portion of LOT 17, WESTERN PALMS SUBDIVISION, map reference: Volume 37, Page 55, H.C.M.R., and said 0.02 of one acre (938 square feet) of land also being a part or portion of a tract of land deeded to Mauro Tovar and Mauricio Tovar, recorded in Document No. 1191381, H.C.D.R., and said 0.02 of one acre (938 square feet) of land also being more particularly described as follows:

**BEGINNING** on a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the Southeast corner of said Lot 17, for the southeast corner of this tract;

**THENCE**, N 81° 04' 27" W (N 81° 01' 00" W), along the South line of said Lot 17, a distance of 61.76 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on a point of a curve on the West line of said Lot 17, for the southwest corner of this tract;

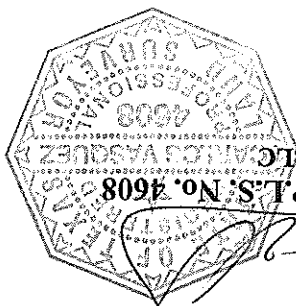
**THENCE**, along the West line of said Lot 17 and said curve to the left with a radius of 50.00 feet, an interior angle of 17° 27' 33", an arc length of 15.24 feet, a tangent of 7.68 feet, and a chord that bears N 00° 09' 44" E, a distance of 15.18 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set, for the northeast corner of this tract;

**THENCE**, S 81° 04' 27" E, a distance of 64.07 to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the East line of said Lot 17, for the northeast corner of this tract;

**THENCE**, S 08° 55' 33" W (S 08° 59' 00" W), along the East line of said Lot 17, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.02 of one acre (938 square feet) 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 AUGUST 5, 2008.**



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



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Parcel No. 2

A tract of land containing 0.02 of one acre (938 square feet), situated in Hidalgo County, Texas and also being a part or portion of LOT 18, WESTERN PALMS SUBDIVISION, map reference: Volume 37, Page 55, H.C.M.R., and said 0.02 of one acre (938 square feet) of land also being a part or portion of a tract of land dedeed to Alejandra Ortiz, recorded in Document No. 1070789, H.C.D.R., and said 0.02 of one acre (938 square feet) of land also being more particularly described as follows;

**BEGINNING** on a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the Northeast corner of said Lot 18, for the northeast corner of this tract;

**THENCE**, S 08° 55' 33" W (S 08° 59' 00" W), 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 "CVO LS" set on the East line of said Lot 18, for the southeast corner of this tract;

**THENCE**, N 81° 04' 27" W, a distance of 64.07 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on a point of curve on the West line of said Lot 18, for the southwest corner of this tract;

**THENCE**, along the West line of said Lot 18 and said curve to the left with a radius of 50.00 feet, an interior angle of 17° 27' 33", an arc length of 15.24 feet, a tangent of 7.68 feet, and a chord that bears N 17° 41' 21" E, a distance of 15.18 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the Northwest corner of said Lot 18, for the northwest corner of this tract;

**THENCE**, S 81° 04' 27" E (S 81° 01' 00" E), along the North line of said Lot 18, a distance of 61.76 to the **POINT OF BEGINNING**, containing 0.02 of one acre (938 square feet) 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 AUGUST 5, 2008.**

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

