



**METES AND BOUNDS DESCRIPTION  
1.70 ACRES OF LAND  
C.A. CONNER & CO. INC. SUBDIVISION  
ANCIENT JURISDICTION OF REYNOSA  
HIDALGO COUNTY, TEXAS**

A tract of land containing 1.70 acres, situated in Hidalgo County, Texas and also being a part or portion of **LOTS 19 and 21, C.A. CONNER & CO. INC. SUBDIVISION**, map reference: Volume 11, Page 17, H.C.M.R., and **SHARE 10, AGREED PARTITION OF PORCION 49**, map reference: Volume 5, Pages 17 and 18, H.C.M.R., and said 1.70 acres of land also being more particularly described as follows:

**COMMENCING** in the right-of-way of Minnesota Road and the Southeast corner of said Lot 19 of said C.A. Conner & Co Subdivision; **THENCE**, N 81° 10' 00" W, along the South line of said Lot 19, a distance of 20.00 feet to the West right-of-way line of said Minnesota Road; **THENCE**, N 08° 50' 00" E, along the West right-of-way line of said Minnesota Road, a distance of 163.96 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° 50' 00" E, continuing along the West right-of-way line of said Minnesota Road, at a distance of 1,239.25 feet pass the common line of said Lots 19 and 21, and continuing a total distance of 1,831.07 feet to a 1/2" iron with a plastic cap stamped "CVQ LS" set on the south line of a 70.00 foot Hidalgo County Water District No. 6 Canal right-of-way, for the northwest corner of this tract;

**THENCE**, N 56° 53' 52" E, along the South line of said canal right-of-way, at a distance of 26.89 feet pass the East line of said Lot 21, and continuing a total distance of 53.77 feet to a 1/2" iron with a plastic cap stamped "CVQ LS" set on the East right-of-way line of said Minnesota Road, for the northeast corner of this tract;

**THENCE**, S 08° 50' 00" W, along the East right-of-way line of said Minnesota Road, a distance of 1,867.00 feet to a 1/2" iron with a plastic cap stamped "CVQ LS" set on the North line of Lot 18, of said C.A. Conner & Co. Inc. Subdivision, for the southeast corner of this tract;

**THENCE**, N 81° 10' 00" W, along the North line of said Lot 18, at a distance of 20.00 feet pass the Northwest corner of said Lot 18 and the East line of said Lot 19, and continuing a total distance of 40.00 feet to the **POINT OF BEGINNING**, containing 1.70 acres of land, more or less.

Bearing basis as per **C.A. CONNER & CO. INC. SUBDIVISION**, recorded in Volume 11, Page 17, Hidalgo County Map Records.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY  
DIRECTION ON MAY 30, 2008.**

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

SCALE 1" = 200.0'

N56°53'52"E  
53.77'

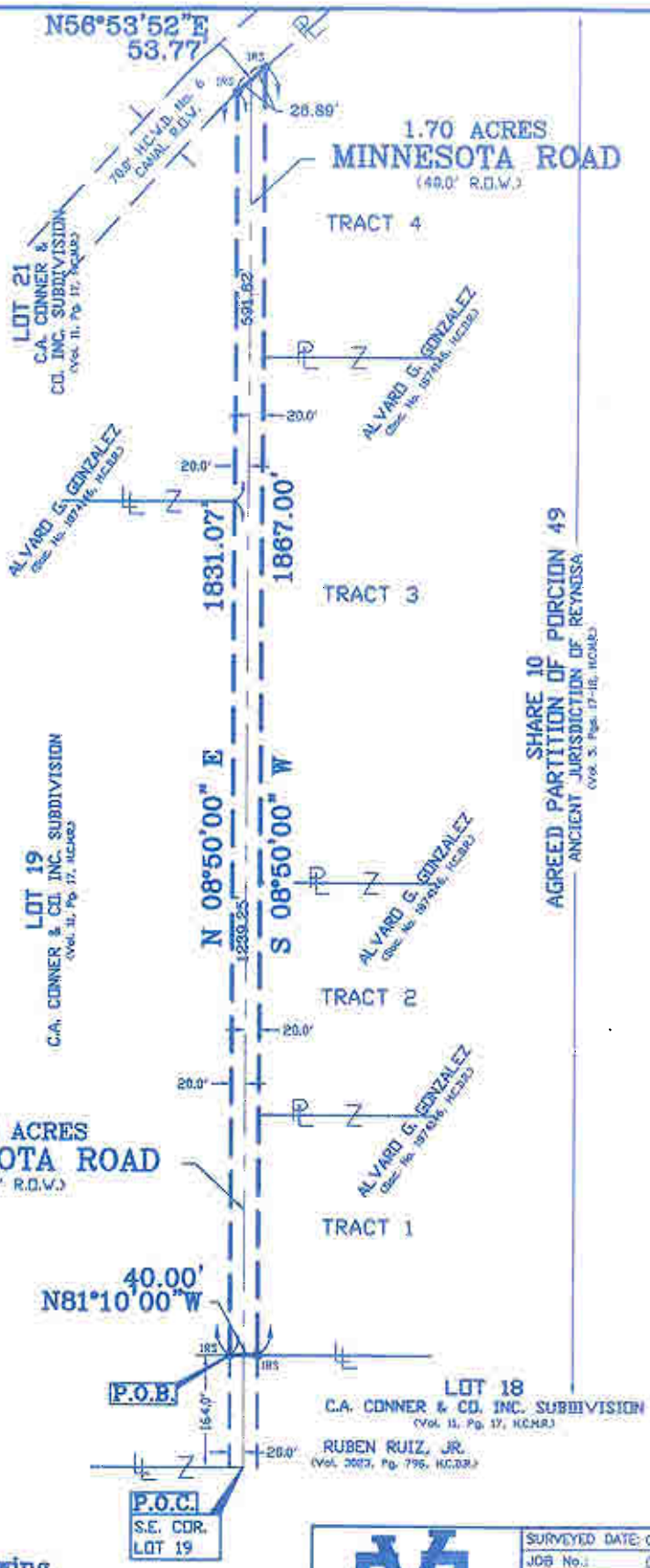
1.70 ACRES  
MINNESOTA ROAD  
(40.0' R.O.W.)

**LEGEND**

- L = LOT LINE
- P = PROPERTY LINE
- Z = COMMON OWNER
- IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS

**NOTES**

1. Subject to the subdivision regulations of the County of Hidalgo and/or ordinances or governmental regulations of the city in which the property may be located or holding extrajurisdictional jurisdiction of said property.
2. This survey was performed without the benefit of a title commitment, and may be subject to easements recorded or unrecorded.
3. If this survey does not bear an original seal and signature, it is **INVALID** as per Section 683.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
4. Easement, rules, regulations and rights in favor of Hidalgo County Water District No. 6, and all visible easements.



Plat showing  
**EXISTING 40.0' R.O.W. OF MINNESOTA ROAD  
 OUT OF LOTS 19 & 21,  
 C.A. CONNER & CO. INC. SUBDIVISION  
 (Volume 11, Page 17, H.C.M.R.)  
 AND OUT OF SHARE 10,  
 AGREED PARTITION OF PORCION 49  
 ANCIENT JURISDICTION OF REYNOSA  
 (Volume 5, Pgs. 17-18, H.C.M.R.)  
 HIDALGO COUNTY, TEXAS**

<p>Carlos Vasquez        R.P.L.S. No. 4608        STATE OF TEXAS</p>	SURVEYED DATE: 08/29/08
	JOB No.: 080824
	DRAWN BY: A.S.
	CHECKED BY: C.V.
REVISIONS:	
<b>SURVEYOR'S CERTIFICATION</b>	
<p>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 August 29, 2008, as the same is shown under my direction.</p>	
<p>Carlos Vasquez, Registered Professional Land Surveyor, No. 4608, State of Texas. This document and survey is prepared by Computer and is hereby certified to be a true and correct representation of the land as surveyed on August 29, 2008, as the same is shown under my direction.</p>	

**November 14, 2008**

**TO WHOM IT MAY CONCERN:**

**DEAR SIRs,**

**THE PURPOSE OF THIS LETTER IS TO DETAIL SOME OF THE REASONS FOR CLOSING MINNESOTA ROAD AT 9.5 MILE LINE.**

**A 100+ ACRE TRACT OF LAND THAT ADJOINS MY PROPERTY WAS SUBDIVIDED INTO SMALL TRACTS AND HAS BEEN SELLING LOTS AT A FAST PACE. WITH THIS GROWTH CAME SOME OF THE PROBLEMS WE HAVE ENCOUNTERED.**

**ONE OF THOSE PROBLEMS IS THE THEFT OF MORE THAN 50 IRRIGATION VALVE COVERS. THE REASON THAT VANDALS ARE INTERESTED IN THESE VALVE COVERS IS THAT THE SCREWS THAT HOLD DOWN THE COVERS ONTO THE IRRIGATION PIPE IS MADE OF COPPER.**

**THE SECOND PROBLEM IS THE AMOUNT OF TRASH THAT FLIES ONTO THE PROPERTY FROM THIS SUBDIVISION. THEY ARE ON THE SOUTHEAST CORNER OF MY PROPERTY AND THE PREDOMINANT WINDS BLOW LARGE AMOUNTS OF TRASH ONTO MY LAND. BECAUSE OF THIS I CANNOT HAVE LIVESTOCK ON THIS LAND. I FEAR ONE OF THE ANIMALS MIGHT INGEST SOME TYPE OF PLASTIC THAT FLIES ONTO THE PROPERTY AND THIS COULD BE FATAL.**

**THE THIRD ITEM IS THE AMOUNT OF TRASH AND DEBRIS THAT IS BEING DUMPED IN THE AREA. PRIOR TO THE SUBDIVISION BEING DEVELOPED WE DID NOT HAVE THE LARGE PILES OF DEBRIS IN THE AREA. WE ARE CONSTANTLY HAVING TO CLEAN UP AFTER THE INDIVIDUALS DUMPING THEIR TRASH ON OR NEAR MY PROPERTY.**

**PLEASE CONSIDER MY REQUEST TO CLOSE THE ROAD. I BELIEVE IT WILL PROVIDE A GREATER DEGREE OF SAFETY FOR MY PROPERTY AND WILL ALSO BENEFIT IN LIMITING THE ACCESS TO THOSE DUMPING THEIR TRASH IN THE AREA.**

**SINCERELY,**



**ALVARO GONZALEZ**







PREJAST

PREJAST

PREJAST