

**METES AND BOUNDS DESCRIPTION  
0.42 ACRES OF LAND  
FAIRVIEW SUBDIVISION  
HIDALGO COUNTY, TEXAS**



Job No. 26050144  
6.59 acres of land  
Sheet No.: 1 of 2

A tract of land containing 0.42 acres situated in Hidalgo County, Texas and also being part or portion of **LOT 6, FAIRVIEW SUBDIVISION**, map reference: Volume 4, Page 4, H.C.M.R., and said 0.42 acres of land also being a part or portion of a tract of land deeded to Pharr-San Juan-Alamo Independent School District, a political subdivision and body politic, recorded in Volume 1178, Page 165, H.C.D.R., and said 0.42 acres of land also being more particularly described as follows;

**BEGINNING** on an iron pipe found on the northwest corner of said Lot 6 and the westernmost east line of Austin Jr. High School, P.S.J.A., I.S.D., recorded in Volume 26, Page 122-A, H.C.M.R., for the northwest corner of this tract and the **POINT OF BEGINNING**;

**THENCE** S 81° 24' 07" E, along the north line of said Lot 6, at a distance of 294.50 feet pass a ½" iron rod with a plastic cap stamped "CVQ LS" set on the west right-of-way line Stewart Road (30.0' easement), recorded in Volume 722, Page 150, H.C.D.R., and continuing a total distance of 304.50 feet to the northeast corner of said Lot 6, for the northeast corner of this tract;

**THENCE** S 08° 35' 53" W, along east line of said Lot 6 and within the right-of-way of said Stewart Road, a distance of 59.43 feet to the southeast corner of Lot 6 and the easternmost northeast corner of said Austin Jr. High School tract, for the southeast corner of this tract;


**THENCE** N 81° 00' 04" W, a distance of 59.43 feet to the southeast corner of said Lot 6 and the southernmost north line of said Austin Jr. High School tract, for the southeast corner of this tract;

**THENCE** N 81° 24' 07" W, along the southern most north line of said Austin Jr. High School tract, at a distance of 10.00 feet pass a nail set on the west right-of-way line Stewart Road (30.0' easement), recorded in Volume 722, Page 150, H.C.D.R., and continuing a total distance of 304.50 feet a ½" iron rod with a plastic cap stamped "CVQ LS" set on an inside corner of said Austin Jr. High School tract, for the southwest corner of this tract;

**THENCE** N 08° 35' 53" E, along the common line of said Lot 6 and said westernmost east line of said Austin Jr. High tract, a distance of 59.43 feet to the **POINT OF BEGINNING**, containing 0.42 acres of land, of which 0.01 acres of land lies with the right-of-way easement o said Stwart Road, leaving a net of 0.41 acres of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, South Zone.

**THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION  
ON MAY 26, 2026.**

  
**Carlos Vasquez, R.P.L.S. No. 46085303**  
CVQ Land Surveyors, LLC  
T.B.P.E.L.S. Firm No. 10119600

