



HARPER LEE DR.

LOT 26
BLOCK 1

D&J ALEXANDER SUBDIVISION
UNIT XVIII
V. 4742, P. 765
O.P.R.W.C.T.

LOT 31
BLOCK 2

LOT 30
BLOCK 2

LOT 29
BLOCK 2

LOT 28
BLOCK 2

D&J ALEXANDER
INVESTMENTS LLC.

ARTHUR MILLER CT.
(UNDER CONSTRUCTION)

POINT OF BEGINNING
N: 17096421.4532
E: 673686.6500

S 63° 25' 38" E ~ 890.01'
FROM POINT OF
COMMENCEMENT

D&J ALEXANDER COMMERCIAL
SUBDIVISION, PHASE 15
LOTS 4A, 4B, & 4C,
BLOCK 3
V. 40, P. 73
O.P.R.W.C.T.

N 32° 10' 05" W ~ 151.31'

D&J ALEXANDER
INVESTMENTS LLC.
2.15 ACRE TRACT

N 78° 00' 34" E ~ 430.11'

N 72° 17' 56" E
50.25'

S 11° 59' 26" E ~ 282.86'

N 84° 22' 47" W ~ 448.96'

A-64
A. SANCHES
SURVEY 26
SURVEY 1021
GB & CNG RR CO.
A-64

CITY OF LAREDO
18.33 ACRES
V. 4029, P. 819-82
O.P.R.W.C.T.

LEGEND	
○	PROPERTY CORNER
—	PROPERTY LINE
- - -	LOT LINE
FIR	FOUND IRON ROD
SIR	SET IRON ROD

W E B B C O U N T Y , T E X A S

OWNER:
D&J ALEXANDER INVESTMENTS LLC
1302 CALLE DEL NORTE STE. 1
LAREDO, TEXAS 78041-6043

D&J ALEXANDER INVESTMENTS LLC.
2.15 ACRE TRACT



December 16, 2025
PROJECT #:
FIELD DATE: 08/08
DRAWN BY: K.M.L.
APPROVED: R.M.V.
DATE: 12/16/2025
FILE NAME: D&J Alexander Commercial - Survey.dwg
SCALE: 1"=100'



METES & BOUNDS
2.15 ACRE TRACT
D&J ALEXANDER INVESTMENTS
LLC.
 WEBB COUNTY, TEXAS

DATE: DECEMBER 16, 2025
 SHEET: 1 OF 2

A TRACT OF LAND CONTAINING 2.15 ACRES MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO D&J ALEXANDER INVESTMENTS LLC, RECORDED IN VOLUME 4284, PAGE 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN SURVEY 26, ABSTRACT-282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, SURVEY 1021, ABSTRACT 64, GALVESTON, BRAZOS, AND COLORADO NARROW GAUGE RAILROAD COMPANY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND ½" IRON ROD ON THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE S 63° 25' 38" E, AT 890.01 FEET THE POINT OF BEGINNING;

THENCE N 78° 00' 34" E AT 430.11 A SET IRON ROD AND DEFLECTION CORNER TO THE LEFT HEREOF;
 N 72° 17' 56" E AT 50.25 FEET A SET IRON ROD AND NORTHEAST CORNER HEREOF;
 S 11° 59' 26" W AT 282.86 FEET A SET IRON ROD AND SOUTHEAST CORNER;
 N 84° 22' 47" W AT 448.96 FEET A SET IRON ROD AND SOUTHWEST CORNER HEREOF;

THENCE N 32° 10' 05" W ALONG THE EAST BOUNDARY OF D&J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, RECORDED IN VOLUME 40, PAGE 73, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, AT 151.31 FEET THE POINT OF BEGINNING AND CONTAINING 2.15 ACRES, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE
 Civil Group

10109 International Blvd., Ste. 300
 Laredo, Texas 78045
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	--
APPROVED:	--
DATE:	12/16/2025
SHEET:	1 of 2
FILE PATH:	D&J Alexander Commercial - Survey.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Ricardo M. Villarreal

December 16, 2025

