



Blue Top Land Surveying
101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax

Field Notes for
A 0.42 Acre tract, more or less,
out of a tract of land, conveyed to D & J Alexander Investments, LLC,
situated in Porcion 26, Agustin Sanchez, original grantee, Abstract 282,
Webb County, Texas

Being a 0.42 Acre tract, more or less, out of a tract of land conveyed to D & J Alexander Investments, LLC, recorded in Volume 4164, Pages 705-710, Official Public Records, Webb County, Texas, situated in Porcion 26, Agustin Sanchez, original grantee, Abstract 282, and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found on the west boundary line of Lot 1, Block 2, Lago Del Mar Subdivision, Unit 4, recorded in Volume 20, Page 55, Map Records, Webb County, Texas, the southeast corner of Lot 4, Block 5, Alexander Commercial Subdivision, Phase II, recorded in Volume 29, Page 32, Plat Records, Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along the west boundary line of said Lot 1, Block 2, *South 01 degrees 04 minutes 06 seconds West*, a distance of *73.08 feet*, to a ½" iron rod found at the southwest corner of said Lot 1, Block 2, for the southeast corner of the herein described tract;

Thence, *South 67 degrees 00 minutes 20 seconds West*, a distance of *12.43 feet*, to a ½" iron rod set at a point of curvature for a curve to the right;

Thence, along said arc of the curve right a distance of *128.53 feet*, said curve having a radius of *170.00 feet*, a delta of *43 degrees 19 minutes and 07 seconds*, with a chord and chord bearing of *125.49 feet* and *South 88 degrees 39 minutes and 54 seconds West*, to a ½" iron rod set at a point of tangency of the herein described tract;

Thence, *North 69 degrees 40 minutes 33 seconds West*, a distance of *84.76 feet*, to a ½" iron rod found, for the most southerly southwest corner of the herein described tract;

Thence, *North 27 degrees 44 minutes 22 seconds West*, a distance of *29.65 feet*, to an "X" mark set on the east Right-of-Way line of Green Meadow Drive, a non-tangent point of a curve to the left, for the most westerly southwest corner of the herein described tract;

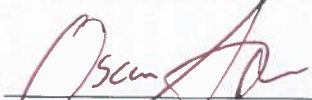
Thence, along said east Right-of-Way line, and along the arc of the curve left a distance of *30.40 feet*, said curve having a radius of *230.00 feet*, a delta of *07 degrees 34 minutes and 25 seconds*, with a chord and chord bearing of *30.38 feet* and *North 08 degrees 02 minutes and 32 seconds East*, to a ½" iron rod set on said east Right-of-Way line, the southwest corner of above aforementioned Lot 4, Block 5, Alexander Commercial Subdivision, Phase II, for the northwest corner of the herein described tract;

Thence, along the south boundary line of said Lot 4, Block 5, *South 88 degrees 45 minutes 35 seconds East*, a distance of *227.35 feet*, to return and close at the **POINT OF BEGINNING** of this 0.42 Acre tract, more or less.

Basis of Bearings:
G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

State of Texas:
County of Webb:

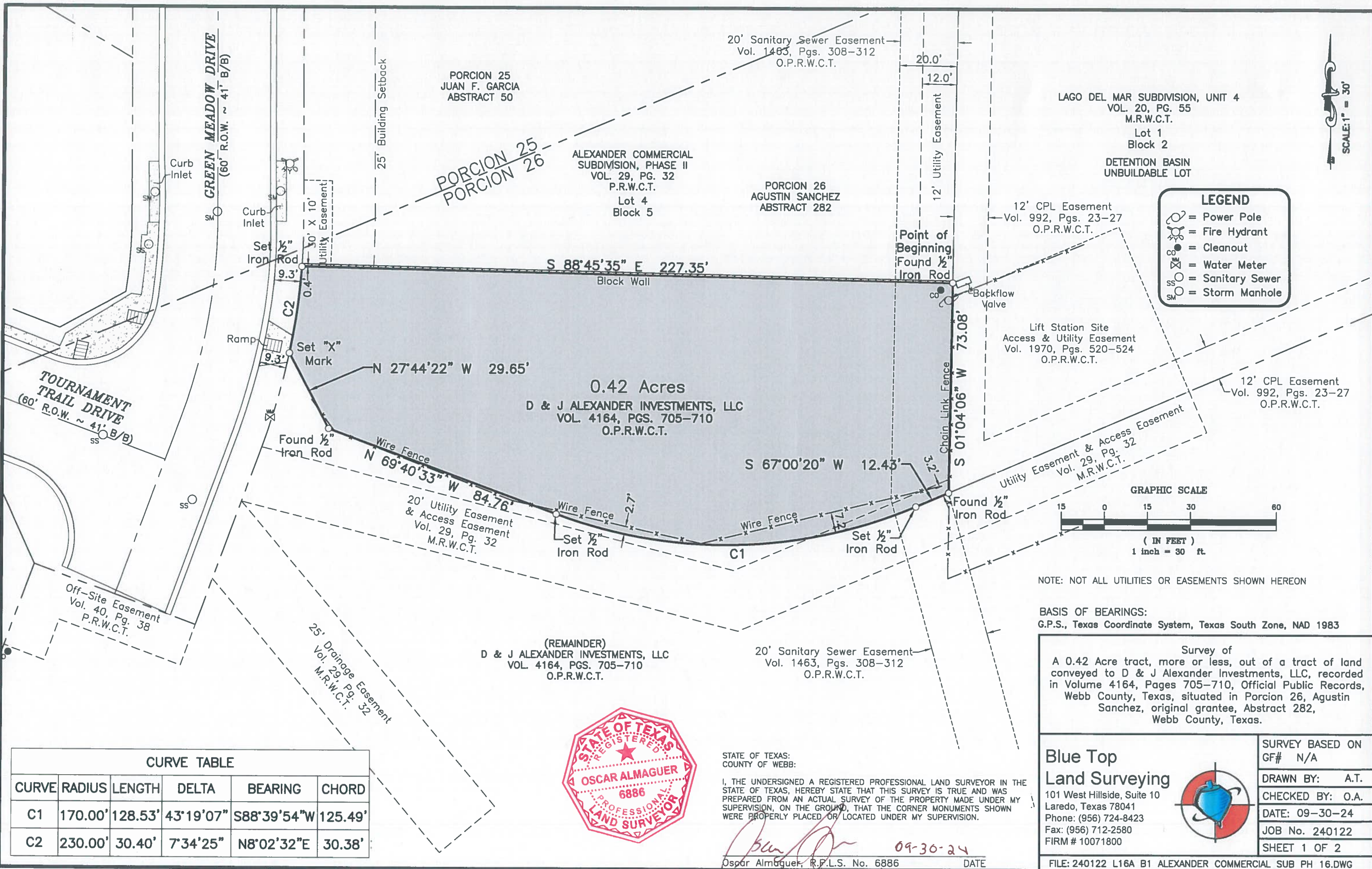
I, **Oscar Almaguer**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 6886 – Texas

09-30-24
Current Date





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	170.00'	128.53'	43°19'07"	S88°39'54"W	125.49'
C2	230.00'	30.40'	7°34'25"	N8°02'32"E	30.38'



STATE OF TEXAS:
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

Oscar Almaguer 09-30-24
Oscar Almaguer, R.P.L.S. No. 6886 DATE

**Blue Top
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FIRM # 10071800

SURVEY BASED ON
GF# N/A

DRAWN BY: A.T.

CHECKED BY: O.A.

DATE: 09-30-24

JOB No. 240122

SHEET 1 OF 2

FILE: 240122 L16A B1 ALEXANDER COMMERCIAL SUB PH 16.DWG