

Blue Top Land Surveying

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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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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 1/2" 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**

OSCAR ALMAGUER

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