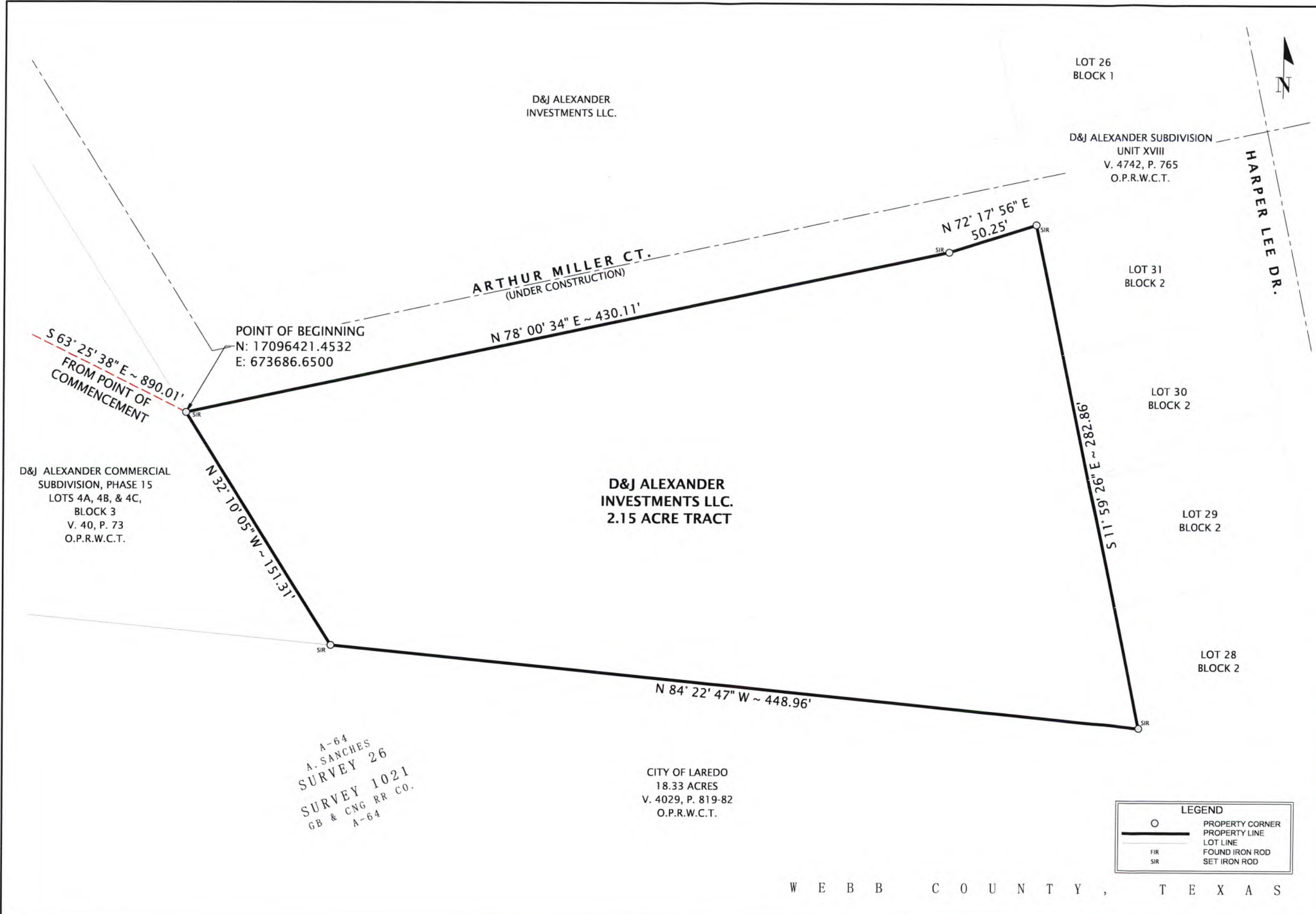
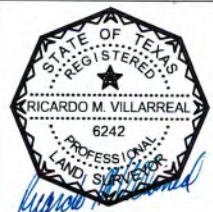




OWNER:
D&J ALEXANDER INVESTMENTS LLC
1302 CALLE DEL NORTE STE. 1
LAREDO, TEXAS 78041-6043

**D&J ALEXANDER INVESTMENTS LLC.
2.15 ACRE TRACT**



December 16, 2025

PROJECT #:	
FIELD DATE:	0000
DRAWN BY:	K.M.L.
APPROVED:	R.M.V.
DATE:	12/16/2025
FILE NAME:	D&J Alexander Commercial - Survey.dwg
SCALE:	1"=150'

TOPSITE
Civil Group

TopSite Civil Group, LLC
4100 W. 2237th - Suite 101 Dallas, TX 75224
topsitecivil.com
Phone: 725-5052 Cell: 281-285-1235
r.villarreal@topsitecivil.com

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
enr.# 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

