

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	150.293	1095.000	7.8641	N17°21'49.74\"/>	



CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2

STATE OF TEXAS & WEBB COUNTY &  
 I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS & WEBB COUNTY &  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT-APPROVAL CITY ENGINEER  
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF \_\_\_\_\_, 20\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER

CERTIFICATE OF ENGINEER  
 STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO VILLARREAL, P.E. No. 101308-TEXAS \_\_\_\_\_ DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR  
 STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
 TPLS FIRM REG. NO. 10194686 \_\_\_\_\_ DATE \_\_\_\_\_



PLANNING COMMISSION APPROVAL  
 THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DANELLA SADA PAZ, \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL  
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PLANNING DEPARTMENT  
 CITY OF LAREDO, TEXAS

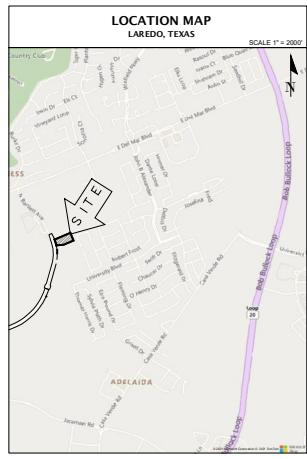
CERTIFICATE OF COUNTY CLERK  
 STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2" WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HON. MARGIE RAMIREZ IBARRA \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY CLERK, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION:  
 2.00 ACRE TRACT OF LAND  
 A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 10" IRON ROD ALONG THE SOUTHEAST LINE OF D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT RECORDED IN VOL. 32, PG.44, WEBB COUNTY PLAT RECORDS, THE NORTHWEST CORNER OF D&J ALEXANDER SUBDIVISION UNIT XX, RECORDED IN VOLUME 32, PGS 29-30 PLAT RECORDS WEBB COUNTY, TEXAS,  
 THENCE S 22° 59' 02" E, A DISTANCE OF 206.91 FEET TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 14 AND LOT 15, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, UNIT XV, RECORDED IN VOLUME 32, PAGE 29-30, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHEASTERN CORNER, HEREOF;  
 THENCE S 67° 00' 58" W, A DISTANCE OF 269.70 FEET TO A POINT OF DEFLECTION, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, BEING THE NORTH WESTERN CORNER OF THIS SAID LOT 5, BLOCK 2, RECORDED IN VOL.40, PGS. 22-23, P.A.W.C.T., AND THE NORTHEASTERN CORNER OF LOT 18, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA RECORDED IN VOL. 37, PG.28, P.A.W.C.T., HEREOF;  
 THENCE N 83° 39' 49" E, A DISTANCE OF 179.71 FEET ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA, TO A NON TANGIBLE POINT OF CURVATURE, HEREOF;  
 THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY OF BARTLETT, A RADIUS OF 1095.0', A BEARING OF N 17° 21' 50" W, A CHORD LENGTH OF 150.18', AN ARC LENGTH OF 150.293' TO A POINT OF TANGENCY, HEREOF;  
 THENCE N 67° 00' 58" E, A DISTANCE OF 425.27 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT, BEING THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.

NOTES:  
 1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.  
 2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48474C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF D & J ALEXANDER SUBDIVISION, UNIT XX (IN: 17099300.7786, E: 674539.9025)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.

ENGINEER:  
 RICARDO M. VILLARREAL, P.E.  
 TOP-SITE CIVIL GROUP, LLC  
 6282 M'PHERSON RD., STE. 206  
 LAREDO, TEXAS 78041  
 (956) 726-6257

SURVEYOR:  
 RICARDO M. VILLARREAL, R.P.L.S.  
 TOP-SITE CIVIL GROUP, LLC  
 6282 M'PHERSON RD., STE. 206  
 LAREDO, TEXAS 78041  
 (956) 726-6257

PRELIMINARY

OWNER:  
**D&J ALEXANDER INVESTMENTS, LLC**  
 1302 CALLE DEL NORTE, SUITE 1  
 LAREDO, TEXAS 78041  
  
**PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,  
 ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 2**  
 A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC,  
 RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN  
 PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS,

PROJECT #	201917
REVISIONS	NONE
DRAWN BY	KJJ
APPROVED	RBK
CITY	10/10/2024
FILE NO.	
SCALE	1"=100'

**TOPSITE**  
 Civil Group  
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 www.topsitecivil.com

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