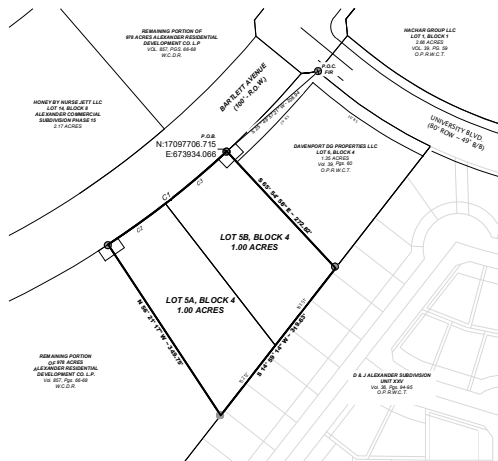




Curve Table				
Curve #	Arc Length	Radius	Delta	Bearing
C1	258.715	1549.678	9.5654	N28° 51' 55.04"E
C2	120.421	1550.073	4.4512	N31° 25' 18.63"E
C3	138.294	1550.885	5.1091	N26° 38' 24.49"E

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4

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, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER DEVELOPMENT, LLC

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, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THIS ____ DAY OF _____, 20__.

BLAUD DE LOS SANTOS, P.E.
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
TPI/LS FIRM REG. NO. 101346886

_____/_____/_____
DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IT HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 20__.

DANIELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR

_____/_____/_____
DATE

LEGAL DESCRIPTION: 2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER COCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGE 502-504, DEED RECORDS WEBB COUNTY TEXAS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 465-468, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 782, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD ALONG THE SOUTH OF UNIVERSITY BLVD (100' ROW), RECORDED IN VOLUME 35, PAGE 58, PLAT RECORDS WEBB COUNTY TEXAS, HEREOF;

BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW),

THENCE 5.65° 54' 58" E, A DISTANCE OF 272.82 FEET TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF LOT 6, BLOCK 4, RECORDED IN VOLUME 6038, PAGE 0908, PUBLIC RECORDS WEBB COUNTY, TEXAS, BEING THE EASTERN CORNER, HEREOF;

THENCE 5.14° 59' 54" W, A DISTANCE OF 318.63 FEET TO POINT OF DEFLECTION TO THE RIGHT, ALONG THE COMMON BOUNDARY LINE OF LOT 15, BLOCK 1, D & J ALEXANDER SUBDIVISION UNIT XIV, RECORDED IN VOL. 36, PAGES 94-95, HEREOF;

THENCE N 56° 21' 13" W, A DISTANCE OF 349.75 FEET, TO A POINT OF DEFLECTION, ALONG A NON-TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID BARTLETT AVENUE, HEREOF;

THENCE ALONG THE NON-TANGIBLE CURVE TO THE RIGHT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. HAVING A RADIUS OF 1945.9', WITH A BEARING N 28° 56' 35.16" E, AN ARC LENGTH 258.43 FEET, TO A SET IRON ROD, BEING ON THE SOUTHWESTERN CORNER OF LOT 6, BLOCK 4, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, AND THE NORTHWESTERN CORNER, 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.

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, AICP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

_____/_____/_____
DATE

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, HEREIN DESIGNATED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4, 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 THE ____ DAY OF _____, 20__.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

_____/_____/_____
DATE



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 NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, 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. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL GNSS CONTROL.
7. ACCESS TO BARTLETT AVE.
8. POINT OF COMMENCEMENT ON FOUND IRON ROD, (NORTHING: 17097892.9761, EASTING: 674024.2390)
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED IN AN OFFSITE 18.68 ACRE OFFSITE EASEMENT EASEMENT DETENTION POND LOCATED IN ROCIO DRIVE & UNIVERSITY BLVD., RECORDED IN VOL. 26, PAGE 63-61A.

ENGINEER

RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

PRELIMINARY

OWNER:
D&J ALEXANDER DEVELOPMENT, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER COCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-504, DEED RECORDS WEBB COUNTY TEXAS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 465-468, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 782, CITY OF LAREDO, WEBB COUNTY TEXAS.

PROJECT #	---
FIELD DATE	---
DRAWN BY	N.J.S.
APPROVED	DATE
DATE	2020-04
FILE NAME	
SCALE	1"=50'



TOPSITE
Civil Group

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